

State of Maryland

2011 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3018	sb0931	lr1213	hb0443	Historic Diamond Press Building
3. Senate Bill Sponsors			House Bill Sponsors	
McFadden			Harrison	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$100,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$100,000, the proceeds to be used as a grant to the Board of Directors of the Historic East Baltimore Community Action Coalition, Inc. for the repair of the Historic Diamond Press Building.</p>				
7. Matching Fund				
Requirements:		Type:		
Grant				
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Edward Sabatino		4435242800	esabatino@hebcac.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Historic East Baltimore Community Action Coalition, Inc., (HEBCAC) is a nonprofit community development organization founded in 1994 by Johns Hopkins University, city and state officials and area residents. Its mission is to work with residents and other stakeholders to improve neighborhoods in the 220-block area bounded by Edison Highway, Aisquith Street, North Avenue, and Fayette Street. Since its founding HEBCAC has implemented a series of programs that address both the physical infrastructure and human capital issues faced by residents of the neighborhoods within which it works.</p> <p>HEBCAC owns and operates the Historic Diamond Press Building (1212 N Wolfe St, Baltimore, MD 21213) to house not only own own programs but job training, educational, and financial assistance programs of the Living Classrooms Foundation, Jobs Opportunities Task Force, East Baltimore Development, Campfire USA, Maryland Family Network, and Baltimore City Community College. These programs serve hundreds of East Baltimore residents every day.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

HEBCAC purchased the Diamond Press Building in 1998 and over the past decade we have undertaken over \$1.1 million in improvements to the building. Most of these improvements have been interior renovations to fit out space for six other social service providers and our programs. We are currently faced with urgent large scale maintenance that must be addressed to keep the building operational. The major component of the required maintenance is a new roof. In addition we are faced with other deferred but equally pressing maintenance including electrical, masonry, and plumbing repairs; heating an security system upgrades; and several other minor tenant improvements.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	0
Design	0
Construction	\$100,000
Equipment	0
Total	\$100,000

13. Proposed Funding Sources – (List all funding sources and amounts.)

Source	Amount
Maryland Bond Bill proceeds	\$100,000
Total	\$100,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
January, 2011	April, 2011	June, 2011	October, 2011
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
		10,000	10,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
legislative session 2009	\$75,000	Eastside Youth Opportunities Center Expansion	
legislative session 2008	\$150,000	Renovation of 901 N Milton Ave.	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic East Baltimore Community Action Coalition, Inc. 1212 N Wolfe Street Baltimore, MD 21213			
20. Legislative District in Which Project is Located	45 - Northeastern Baltimore City		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Danielle Zoller, Esq. (resident agent)	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 576-4036		yes
Address:		If Yes, List Appraisal Dates and Value	
Gorden Feinblatt Rothman Hoffberger & Hollander LLC 223 E. Redwood Street Baltimore, MD 21202		January 2, 2007	\$1,900,000

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
25 (HEBCAC only)	25 (HEBCAC only)	\$2.4 million (HEBCAC only)	\$2.4 million (HEBCAC only)
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			own
B. If owned, does the grantee plan to sell within 15 years?			no
C. Does the grantee intend to lease any portion of the property to others?			yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Sojourner Douglass College/Baltimore City Community College	1 year	\$24,000	3,300
Board of Childcare	1 year	\$20,400	2,800
Jobs Opportunities Task Force	1 year	\$33,600	4,500
Campfire USA	1 year	\$3,600	200
East Baltimore Development	1 year	\$24,000	3,300
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
NA			
26. Building Square Footage:			
Current Space GSF	33,000		
Space to Be Renovated GSF	33,000		
New GSF	33,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			unknown

28. Comments: (Limit Length to Visible area)

Deferred maintenance to the Diamond Press Building poses health and safety issues for the hundreds of individuals attending programs here. We have been able to avoid serious problems, through ongoing patchwork maintenance, but larger capital projects such as re-roofing the building and constructing additional rest room facilities have been beyond our financial capacity. The renovations to the Diamond Press building will provide a healthy safe environment that will ensure the continuation of valuable job training, education and other important social service programs serving our community.