

Department of Legislative Services  
Maryland General Assembly  
2011 Session

FISCAL AND POLICY NOTE

Senate Bill 983 (Senator Conway)  
Budget and Taxation

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Maryland Consolidated Capital Bond Loan of 2010 - Baltimore City - Long-Term  
Care at Stadium Place

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The bill clarifies the authorized uses of matching funds for the Stadium Place project, as established by the Maryland Consolidated Capital Bond Loan of 2010. The bill specifies that matching funds may be used for the design and construction of improvements to the Stadium Place water distribution system, including the addition, replacement, and removal of equipment, expansion tanks, hot water heaters, and circulating pumps in the four existing residential senior buildings, the installation of the Hydroguard4 – Automatic Flushing System, and the design and construction of new services to the existing distribution system.

The bill takes effect June 1, 2011.

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Fiscal Summary

**State Effect:** The bill does not materially affect governmental operations or finances.

**Local Effect:** The bill does not directly affect the finances or operations of Baltimore City.

**Small Business Effect:** None.

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Analysis

**Current Law:** Chapter 483 of 2010 authorized up to \$300,000 in matching funds to the Board of Directors of the Govans Ecumenical Development Corporation, Inc. for the design and construction of improvements to the Stadium Place water distribution system, located in Baltimore City. Matching funds may consist of in-kind contributions or funds

expended prior to the June 1, 2010 effective date of Chapter 483; matching funds may not consist of real property.

Chapter 336 of 2008 authorized up to \$100,000 in matching funds to the Board of Directors of the Govans Ecumenical Development Corporation, Inc. for the planning, design, and real estate predevelopment studies of long-term care at Stadium Place. Chapter 485 of 2009 authorized up to \$4.5 million in matching funds to Board of Directors of the Govans Ecumenical Development Corporation, Inc. for the acquisition, design, construction, and capital equipping of a long-term care facility at Stadium Place.

**Background:** The Govans Ecumenical Development Corporation (GEDCO) offers affordable housing with supportive services to nearly 400 low-income seniors, 84 formerly homeless people, and 20 adults with persistent mental illnesses. GEDCO is engaged in continuing the development of its senior retirement community at Stadium Place, the former site of Memorial Stadium. Ultimately, the site will provide homes to more than 500 low- and moderate-income older adults living in independent apartments and condominiums; these residences will include supportive services that will allow these individuals to remain in their homes for as long as possible.

GEDCO advises that the four existing senior residences and their related water systems have an intransigent infection of Legionella, the bacterium that causes Legionnaires' disease. In order to ensure the delivery of safe water to the existing 340 apartments for seniors on the site, improvements to the water system within each existing building and the community's related infrastructure are necessary. GEDCO advises the intended use of the matching funds was to make these improvements; however, the original grant language did not detail the specific needed improvements.

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### **Additional Information**

**Prior Introductions:** None.

**Cross File:** None.

**Information Source(s):** The Govans Ecumenical Development Corporation, Inc.; Department of General Services; Department of Legislative Services

**Fiscal Note History:** First Reader - March 21, 2011  
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