

# State of Maryland

## 2011 Bond Bill Fact Sheet

| 1. Senate<br>LR #      Bill #   |        | House<br>LR #      Bill #   |                      | 2. Name of Project                |
|---|--------|---|----------------------|-----------------------------------|
| lr1095  | sb0039 | lr3043  | hb1298               | Mary Harvin Transformation Center |
| 3. Senate Bill Sponsors   |        |   |                      | House Bill Sponsors               |
| McFadden  |        |   |                      | Harrison                          |
| 4. Jurisdiction (County or Baltimore City)  |        |   | 5. Requested Amount  |                                   |
| Baltimore City  |        |   | \$1,000,000          |                                   |
| 6. Purpose of Bill  |        |   |                      |                                   |
| <p>Authorizing the creation of a State Debt not to exceed \$1,000,000, the proceeds to be used as a grant to the Board of Directors of the Mary Harvin Transformation Center Development Corporation, Inc. for the acquisition, planning, design, and construction of the Mary Harvin Transformation Center.</p>  |        |   |                      |                                   |
| 7. Matching Fund  |        |   |                      |                                   |
| Requirements:   |        | Type:   |                      |                                   |
| Equal   |        | The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act. |                      |                                   |
| 8. Special Provisions   |        |   |                      |                                   |
| <input type="checkbox"/> Historical Easement  |        | <input checked="" type="checkbox"/> Non-Sectarian   |                      |                                   |
| 9. Contact Name and Title   |        | Contact Phone   | Email Address        |                                   |
| Kevin Tyler   |        | 443-255-5361  | KTyler@3pointinc.com |                                   |
|   |        |   |                      |                                   |
|   |        |   |                      |                                   |
| 10. Description and Purpose of Grantee Organization (Limit Length to Visible area)  |        |   |                      |                                   |
| <p>The Mary Harvin Transformation Center Community Development Corporation (MHTCDC) was created to serve as the economic and community development arm of the Southern Baptist Church. At the heart of the MHTCDC is a larger mission to assist in the rebuilding of East Baltimore. This rebuilding effort is being led by a coalition of Ministers known as the East Baltimore Minister's Community Development Partnership. The partner churches include Southern Baptist, Israel Baptist, Ark Church, Greater Gethsemane, and United Baptist. Footprints have been developed mapping out the area of influence for each church in order to avoid any overlap in projects. Through the efforts of these partner churches work is underway to build affordable housing and mixed use development in East Baltimore (north of EBDI project). This work is extremely important in the Southern Baptist area of influence. About half of the properties in this area are empty building or barren lots. The MHTCDC will oversee the rebuilding of this area with the Transformation Center being the catalyst for this effort.</p> |        |   |                      |                                   |

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

The Southern Baptist Church owns or is in the process of acquiring properties for the following purpose: New Mary Harvin Transformation Center building construction  
 Services to be delivered - Early Childhood Development/Head start  
 1603-1609 N. Castle, 1615-19 N. Castle, 1600-1602 N. Chester, 1606-1616 N. Chester, 2030 - 2050 E. Federal.

Planned renovations of existing houses for service delivery  
 Services to be delivered - Behavioral Health Counseling, Counseling and support for individuals and families infected and affected by HIV/AIDS, Workforce development, Home and credit counseling, and ex offender re-entry services  
 1700 block of Chester, 1700 block of Duncan, and 1700 block of Collington.  
 These services will be delivered in a highly underserved area of East Baltimore. The MHTC will allow for the delivery of services needed to re-build the residents of this blighted community.

*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**

|                     |                    |
|---------------------|--------------------|
| <b>Acquisition</b>  | \$250,000          |
| <b>Design</b>       | \$240,000          |
| <b>Construction</b> | \$1,060,000        |
| <b>Equipment</b>    |                    |
| <b>Total</b>        | <b>\$1,550,000</b> |

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

| Source                          | Amount             |
|---------------------------------|--------------------|
| Existing Bond Bill              | \$150,000          |
| New Bond Bill Request           | \$250,000          |
| Existing Community Legacy Grant | \$100,000          |
| Southern Baptist Church         | \$1,050,000        |
|                                 |                    |
|                                 |                    |
|                                 |                    |
|                                 |                    |
|                                 |                    |
|                                 |                    |
|                                 |                    |
| <b>Total</b>                    | <b>\$1,550,000</b> |

| <b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>                        |   |   |   |
|---|---|---|---|
| <b>Begin Design</b>   | <b>Complete Design</b>                        | <b>Begin Construction</b>   | <b>Complete Construction</b>  |
| June 1, 2011  | September 30, 2011                            | January 1, 2012   | August 31, 2012   |
| <b>15. Total Private Funds and Pledges Raised</b>   |   | <b>16. Current Number of People Served Annually at Project Site</b> | <b>17. Number of People to be Served Annually After the Project is Complete</b> |
| 0   |   | 0   | 1,000   |
| <b>18. Other State Capital Grants to Recipients in Past 15 Years</b>  |   |   |   |
| <b>Legislative Session</b>  | <b>Amount</b>                                 | <b>Purpose</b>  |   |
|   | 150,000                                       | Mary Harvin Transformation Center construction                      |   |
|   |   |   |   |
|   |   |   |   |
|   |   |   |   |
| <b>19. Legal Name and Address of Grantee</b>  |   | <b>Project Address (If Different)</b>                               |   |
| The Mary Harvin Transformation Center<br>Community Development Corporation<br>1701 N. Chester Street<br>Baltimore, MD 21213 |   | 2030 - 2050 E. Federal Street<br>Baltimore, MD 21213                |   |
| <b>20. Legislative District in Which Project is Located</b>   | 45 - Northeastern Baltimore City              |   |   |
| <b>21. Legal Status of Grantee (Please Check one)</b>   |   |   |   |
| <b>Local Govt.</b>  | <b>For Profit</b>                             | <b>Non Profit</b>   | <b>Federal</b>  |
| <input type="checkbox"/>  | <input type="checkbox"/>                      | <input checked="" type="checkbox"/>                                 | <input type="checkbox"/>  |
| <b>22. Grantee Legal Representative</b>   |   | <b>23. If Match Includes Real Property:</b>                         |   |
| <b>Name:</b>  | Mckennon Shelton & Henn LLP                   | <b>Has An Appraisal Been Done?</b>                                  | Yes/No  |
| <b>Phone:</b>   | 410-843-3500                                  |   | No  |
| <b>Address:</b>   | <b>If Yes, List Appraisal Dates and Value</b> |   |   |
| 401 East Pratt Street<br>Baltimore, Maryland 21202  |   |   |   |
|   |   |   |   |
|   |   |   |   |
|   |   |   |   |
|   |   |   |   |

| <b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>                          |                                 |                                 |                                   |
|--|---------------------------------|---------------------------------|-----------------------------------|
| <b>Current # of Employees</b>  | <b>Projected # of Employees</b> | <b>Current Operating Budget</b> | <b>Projected Operating Budget</b> |
| 0  | 29                              | 0                               | \$1,000,000                       |
| <b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b>   |                                 |                                 |                                   |
| <b>A. Will the grantee own or lease (pick one) the property to be improved?</b>                      |                                 |                                 | Own                               |
| <b>B. If owned, does the grantee plan to sell within 15 years?</b>                                   |                                 |                                 | No                                |
| <b>C. Does the grantee intend to lease any portion of the property to others?</b>                    |                                 |                                 | Yes                               |
| <b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>      |                                 |                                 |                                   |
| <b>Lessee</b>  | <b>Terms of Lease</b>           | <b>Cost Covered by Lease</b>    | <b>Square Footage Leased</b>      |
| Sisters Together and Reaching  | TBD                             | TBD                             | TBD                               |
| Phyllis Wheatley   | TBD                             | TBD                             | TBD                               |
| Early Childhood Headstart and school age programs  | TBD                             | TBD                             | TBD                               |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
| <b>E. If property is leased by grantee – Provide the following:</b>                                  |                                 |                                 |                                   |
| <b>Name of Leaser</b>  | <b>Length of Lease</b>          | <b>Options to Renew</b>         |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
|  |                                 |                                 |                                   |
| <b>26. Building Square Footage:</b>  |                                 |                                 |                                   |
| <b>Current Space GSF</b>   | 4,000                           |                                 |                                   |
| <b>Space to Be Renovated GSF</b>   | 4,000                           |                                 |                                   |
| <b>New GSF</b>   | 8,000                           |                                 |                                   |
| <b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b> |                                 | 2012                            |                                   |

**28. Comments: (Limit Length to Visible area)**

Our initial plans called for the acquisition, planning, reconstruction and construction of properties at 1606, 1608 and 1610 North Chester Street. Due to changes in project parameters we are now planning to construct a new facility and renovate existing housing where counseling and workforce services will be delivered. This arrangement provides for a physical separation of the child related services and the counseling services.