

State of Maryland

2012 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0723	sb0933	lr0578	hb1076	Carroll Baldwin Hall
3. Senate Bill Sponsors				House Bill Sponsors
Howard County Senators				Howard County Delegation
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Howard County			\$150,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$150,000, the proceeds to be used as a grant to the Board of Directors of the Carroll Baldwin Memorial Institute, Inc. for the planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Carroll Baldwin Hall.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
David Nitkin		443-610-5044	DNitkin@howardcountymd.gov	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Carroll Baldwin Memorial Institute (CBMI) was created in 1922 when the Carroll Baldwin Hall was erected in memory of its namesake by the owners of the Savage Mill, in Savage, Maryland. Mr. Baldwin had been the President of the Savage Mill from 1905-1918. The CBMI is comprised of a group of community volunteers who are interested in the maintenance and upkeep of the facility. The organizations charter from 1922 directs the CBMI to remain a non-profit organization and to maintain the facility for the benefit of the community for social, educational, and benevolent purposes. The organization has performed these duties for the last 90 years.</p>				

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

Over the past two decades, the Carroll Baldwin Hall fulfilled its mission of being available for the use of the community for the purposes described in its charter. However, it has also suffered from a lack of funding to proactively maintain and manage its infrastructure and finishes. In the last few years, a surge of community interest in the building has led to several improvements. We have already used an architect to design a functional basement and a mechanical/electrical/plumbing specialist to design our new HVAC system. The funds from this Bond Bill will allow for rehabilitation of the basement spaces for additional community use, additional bathrooms, a serving pantry, and a meeting room. Additionally, current office spaces will be upgraded, allowing the facility to achieve an equilibrium between income and ongoing maintenance expenses. It is our expectation that these upgrades will allow us to operate in a self-sustaining manner for the foreseeable future.

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	
Design	\$20,000
Construction	\$310,000
Equipment	\$15,000
Total	\$345,000

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

Source	Amount
2012 State Bond Bill Request	\$150,000
2010 State Bond Bill	\$50,000
2010 Community Legacy Grant	\$75,000
Carol Baldwin Matching Funds	\$70,000
Total	\$345,000

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
complete	July, 2012	August, 2012	August, 2013
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
\$70,000		1,500	3,500
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2010	\$50,000	renovations	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Carroll Baldwin Memorial Institute Inc.P.O. Box 631Savage, MD 20763		9035 Baltimore Street Savage, MD 20763	
20. Legislative District in Which Project is Located	13 - Southern Howard County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Brian P. Clifford, president, CBMI	Has An Appraisal Been Done?	Yes/No
Phone:	301-362-1367		No
Address:		If Yes, List Appraisal Dates and Value	
9126 Washington Street Savage, MD 20763			
clifford@aeneas.net			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
None	None	\$15,506	\$24,186
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
Reuben Hamby, Esq.	month to month	\$11,700	2,782
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	4,858		
Space to Be Renovated GSF	2,429		
New GSF	NA		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1922

28. Comments: (Limit Length to Visible area)

In addition to the income from the lease of the office space, the CBMI charges a nominal rental fee for use of the meeting hall for events. This rental fee has allowed the organization to average a break-even budget for the past few years, while deferring large maintenance items. After our improvements to the main meeting room this past summer, our rentals have increased over 40%, without any advertising. We project that a concerted advertising and awareness campaign will increase our annual income to be commensurate with our expenses, while allowing for preventive and proactive maintenance projects.