

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 |
| | |
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| | |
| 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 |
| | | | |
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| E. If property is leased by grantee – Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
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| 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.