

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2304	sb0527	lr2538	hb0692	Chesapeake Grove Senior Housing and Intergenerational Center
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Cane
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Dorchester County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of Delmarva Community Services, Inc. for the planning, design, and construction of the Chesapeake Grove Senior Housing and Intergenerational Center.</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	
Santo A. Grande		410-221-1900		
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Delmarva Community Services Inc. is a 501c3 non profit human services organization located in Cambridge, Maryland. DCS has served the community for over 35 years and is currently one of the 5 largest employers in Dorchester County. DCS has as its mission providing the supports individuals need to remain independent in community. DCS began and continues serving individuals with developmental disabilities by providing day and residential services. DCS is the subcontractor for MAC Inc., the Area Agency on Aging for administering senior center services, home delivered meals and senior information and assistance. DCS is the designated Community Action Agency for Dorchester County providing a community food pantry, housing rehabilitation and homeownership counseling, and interim housing assistance. In addition, DCS is the public transit provider for four counties including Kent, Caroline, Talbot and Dorchester under the auspices of the Maryland Transit Administration (MTA).</p>				

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

Funds for the Chesapeake Grove project will be used to finance infrastructure and pre-construction costs of a 10 acre multi-phase senior citizen housing and community facility project, located in the City of Cambridge. The Intergenerational Center will be the first phase build and the centerpiece around which housing focused towards seniors and individuals with developmental disabilities will be constructed. The Center is modeled from the St. Anne's Center which was established in the early 1980s combining a facility that encourages cooperative services and opportunities in Child day care, seniors, and individuals with disabilities. The Intergenerational center will be the only of it's kind in our region and a great asset to the Dorchester County community. The housing proposed for the project includes two large apartment complexes consisting of 30 units each, two 15 unit assisted living buildings and 28 unit mixed income family apartment complex. There are currently no formal assisted living opportunities in Dorchester County. The project will also benefit the community by providing additional employment and workforce training opportunities. The project will add approximately 47,000 sf of programming and community space, add approx. 60 new jobs, add approx. 150 construction jobs in an area with no current development activity.

*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>	
<b>Design</b>	\$581,406
<b>Construction</b>	\$10,790,588
<b>Equipment</b>	
<b>Total</b>	\$11,371,994

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

Source	Amount
2013 Legislature Bond Bill	\$250,000
Foundation Funds	\$1,801,994
DCS Cash Contribution	\$740,000
DCS Capital Campaign	\$1,575,000
USDA Rural Development - Community Facilities Loan	\$3,100,000
DHCD / Economic Development Funds	\$1,500,000
Future Legislature Bond	\$1,250,000
MDoA Capital Improvement Program	\$800,000
Other Contribution	\$60,000
Previous Legislature Bond	\$295,000
<b>Total</b>	\$11,371,994

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	May 2013	June 2013	October 2016
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
\$7,335,000		20,500	36,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1997/1998	300,000	renovations and new construction multi purpose center	
2011/2012	295,000	Chesapeake Grove pre-construction design and site work	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Delmarva Community Services, Inc. 2450 Cambridge Beltway P.O. Box 637 Cambridge, Maryland 21613		Adjoining Property along Chesapeake Street Cambridge, MD 21613	
20. Legislative District in Which Project is Located	37B - Dorchester, Talbot and Caroline Counties		
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:	Mr. Sandy McAllister	Has An Appraisal Been Done?	Yes/No
Phone:	410-221-4545		Yes
Address:	If Yes, List Appraisal Dates and Value		
Miles & Stockbridge 300 Academy Street Cambridge, MD 21613	March 29, 2013	\$1,530,000	

<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>
360	420	\$14,000,000	21,000,000
<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>			No
<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>
n/a			
<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>	
n/a			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	30,000		
<b>Space to Be Renovated GSF</b>			
<b>New GSF</b>	47,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>		2013 - 2016	

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

Dorchester County, Maryland is a historically economically distressed area on Maryland's Eastern Shore, with a growing number of vulnerable individuals and families due to the emerging trend of seniors living longer and needing a higher level of support as well as the steady decline of industry and business in the area. This building project will fill a much needed gap in facility/services for the current population and also for future residents seeking retirement in the area with more urban facility/service expectations. With the addition of adding child care day services, complimentary programming will be developed to help each of the present stakeholder groups support one another's mental and physical development, being based on an established and proven inter-generational model developed by the St. Anne's Intergenerational Center in Milwaukee, WI. The Intergenerational Center is envisioned to be a community center also open to the broader community for family activities. Skilled employment positions will be added such as nursing position, physical rehabilitative and therapeutic opportunities, health/wellness and recreation positions, specialists in childcare and disability services. Other opportunities will be created for workforce training in cooperation with area schools and community programs, employment opportunities for area youth, and additional grounds maintenance support is anticipated in the new employment count. The focus of DCS housing efforts at Chesapeake Grove are to help support individuals with disabilities live independently, support seniors currently living in substandard homes, and to attract families especially the trend of seniors raising their grandchildren. These families will be able to take advantage of the Intergenerational Center for daily activities, thus the housing projects and the Intergenerational Center support one another within the campus. DCS currently holds a permit to develop the 10 acre area with work slated to begin for site development this 2013 construction season which will include clearing, fill and grading for the project's full 10 acres, followed by underground utilities and water/sewer infrastructure. The project will access City of Cambridge Water and Sewer with the project having been reviewed by the City of Cambridge Planning and Zoning Department and Planning and Zoning Board of Commissioners. Site plans, site engineering, and floor plans for the Intergenerational Center have been developed. We anticipate that once fully complete, with all it's features, the Chesapeake Grove campus will be a place in Dorchester County but also rooted in a regional focus beyond just one county. It will feature a unique and innovative campus unduplicated anywhere else which Maryland can be proud of.