

# State of Maryland

## 2013 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name of Project
lr1225	sb0099	lr1226	hb0418	Little Sisters of the Poor - St. Martin's Home
3. Senate Bill Sponsors			House Bill Sponsors	
Kasemeyer			DeBoy	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore 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 the Little Sisters of the Poor of Baltimore, Inc. for the planning, design, construction, renovation, reconstruction, and capital equipping of the roof and windows at St. Martin's Home.</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	
Karen Hanrahn		443-514-0448	devbaltimore@littlesistersofthepoor.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>St. Martin's Home in Catonsville, Maryland is situated on a twenty-two acre campus and is run by the Little Sisters of the Poor. This religious congregation was founded in France in 1839 by Saint Jeanne Jugan. The mission of the Little Sisters of the Poor is to care for the elderly poor in a spirit of humble service modeled on the life and work of their Foundress, Saint Jeanne Jugan. The sisters welcome the elderly poor as you would welcome Jesus Christ and serve them with love, respect, and gracious hospitality until their death.</p> <p>Having served Baltimore for over 140 years, first downtown on Valley Street and, for the last 41 years, in Catonsville the Little Sisters are known for their legacy of caring. Since 1869, an estimated 15,000 elderly of varied races, religions and ethnicities and with very limited financial means have found a local home with the Little Sisters. Our mission is to provide a compassionate continuum of healthcare services and end of life care to low-income, elderly Marylanders. Such services are rendered in independent living, assisted-living and skilled-nursing settings.</p>				

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

Seventy-five residents with an average age of eighty-seven are served annually.

It is with the vow of hospitality that the Little Sisters freely give their services and oversee the day to day operation of St. Martin's Home. To appreciate this mission, it is essential to understand the Little Sisters' total reliance on God's Divine Providence to meet the daily needs of the residents. The Little Sisters must raise nearly half the operating costs of St. Martin's Home each year. This income is generated through annual fund operations including but not limited to church collections, quarterly mailings, annual events, grant writing, memorials, bequests and various solicitation methods. The operation of St. Martin's Home depends on this income.

*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>	\$40,000
<b>Construction</b>	\$210,000
<b>Equipment</b>	
<b>Total</b>	\$250,000

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

Source	Amount
Bond Bill	\$250,000
<b>Total</b>	\$250,000

<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>
9/1/2009	4/6/2010	10/1/2012	8/1/2013
<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>
\$14,000,000 for total reconstruction of the Home		75	80
<b>18. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2010	\$500,000	Acquisition, repair and capital equipping of an HVAC unit.	
2011	\$125,000	Design, reconstruction and capital equipping of boilers and boiler room	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
St. Martin's Home for the Aged Little Sisters of the Poor 601 Maiden Choice Lane Catonsville, MD 21228			
<b>20. Legislative District in Which Project is Located</b>	12A - Southwestern Baltimore County		
<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>	Whiteford, Taylor & Preston	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.347.8726		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Attn. Robert Carney 7 Saint Paul Street Baltimore, MD 21202		March 31, 2009	3,536,000

<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>
102	102	\$7,152,000	\$7,200,000
<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>	13,525		
<b>Space to Be Renovated GSF</b>	13,525		
<b>New GSF</b>	13,525		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			1969

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

When it was constructed in 1969, St. Martin's Home was ahead of its time for nursing/assisted living design. The Home is made up of small, self-contained cottages designed to deliver individualized care, meaningful relationships and better direct care by staff working in cross-trained roles. Each of the cottages at St. Martin's Home is undergoing total reconstruction. This particular request concerns Cottage A - an Assisted Living facility. When completed the facility will house 18 residents. Three cottages at the Home are completed or nearing completion (one skilled nursing cottage will move in patients in early March 2013). All the new construction is designed to be energy efficient. The goal of the Sisters was to re-design the facility to increase the comfort of the residents, reduce the energy consumption in each cottage and reduce operation and maintenance costs by employing strategies for roofing and siding/glass (i.e. skin design) that adhered to "green" building standards.

Energy efficient roofing includes enhanced sealing for water tightness; reduced roof penetration (vents, etc.) to prevent leakage, built up roof with tapered insulation (energy saving through reflectivity of sunlight and heat load); tan reflective finish; Tyvek roof lining; 40-year premium shingles.

Energy efficient windows include high efficiency, insulated low E glass windows; argon gas filled glazing. Larger windows and skylights to bring in more light. The number of windows in each's resident's room will double and a solarium for the use of all residents will significantly increase the infusion of daylight into the cottage. This has dual advantages of improving the physical and mental well-being of the residents and decreasing energy costs.

St. Martin's strives to provide the best care possible. Residents at the home living a long and healthy life; hospital admissions are minimal. When the residents are hospitalized their length of stay is generally less than their peers because of the care and services available at St. Martin's.

St. Martin's provides salaried jobs for 102 lay men and women. Community service opportunities for high school and college age students are always available. In 2012 more than 50 young men and women fulfilled service requirements at St. Martin's. The corps of volunteers numbers well over 200 men and women who provide invaluable service for all of the residents.