

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2182	sb0497	lr1682	hb0474	4500 Harford Road Development Project
3. Senate Bill Sponsors				House Bill Sponsors
Conway				McIntosh
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Baltimore City			\$500,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$500,000, the proceeds to be used as a grant to the Board of Directors of the Hamilton-Lauraville Main Street, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of 4500 Harford Road.</p>				
7. Matching Fund				
Requirements:		Type:		
Unequal \$50,000		The matching fund may consist of in kind contributions or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Regina Lansinger		4103197150	regina@hamiltonlauravillemainstreet.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Hamilton-Lauraville Main Street, Inc. (HLMS) is a 501(c)3 non-profit commercial revitalization program, one of ten designated commercial districts in the City of Baltimore. The purpose of this organization is to bring sustainable businesses to the commercial district and to engage community members to take an active role in the revitalization process through volunteerism. HLMS works to support existing small businesses while attracting complementary businesses that will serve the surrounding community, provide jobs, bring new homeowners to the area and work with local schools. The Healthy Neighborhoods Initiative is a program of HLMS, as is the Northeast Schools Alliance. HLMS has been successful in bringing new businesses to the area through creative methods. "City Wide Search for Small Business" was an ad campaign that brought one new business to a specific location. Saving an old firehouse from certain demolition was another method used to save an old building, then renovate the first floor for a retail business incubator and second floor office space for Hamilton-Lauraville Main Street. The purpose of this organization is to revitalize the commercial district and build a strong community.</p>				

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

4500-04 Harford Road is a vacant parcel, owned by the City of Baltimore. Previously a gas station, the remediation of the gas tanks and the grounds have been completed. On December 21, 2006, a No Further Requirements Determination letter was issued for commercial or industrial use of the property. This property is located in the Lauraville business district. HLMS has a short term lease of this property and has used this space for a weekly farmers' market, a raised bed hoop house for agricultural enrichment and for community activities. HLMS has entered an Exclusive Negotiating Privilege with the Baltimore Development Corporation for the purpose of developing this property in a way that best fits the needs of the community. Prior attempts by commercial developers were not successful. The purpose of the 4500 Harford Road Development Project is to obtain a long-term lease for use as a commercial kitchen incubator. The proposal includes improvements to the existing building to include a large commercial kitchen to benefit local chefs who need more kitchen space for catering, as well as to provide space for community members who need a certified kitchen to prepare food for sale at local markets. A portion of the space will be used for educational purposes. This project has wide-spread support of the community. The development team consists of community members, business owners, resident architects & contractors. This

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	0
Design	\$30,000
Construction	\$356,000
Equipment	\$164,000
Total	\$550,000

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

Source	Amount
Bond Bill	\$500,000
Fundraising	\$50,000
Total	\$550,000

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
9/30/2013	5/5/2014	9/1/2014	6/1/2015
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
10000.00		1,000 visitors and community members	3,000 visitors and community members
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
FY2009	10820.00	Commercial Facade Improvement Grants	
FY2010	14619.79	Commercial Facade Improvement Grants	
FY2011	17471.03	Commercial Facade Improvement Grants	
FY2012	16462.00	Commercial Facade Improvement Grants	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Hamilton-Lauraville Main Street, Inc. 5500 Harford Road Suite 202 Baltimore, MD 21214		4500 Harford Road Baltimore, MD 21214	
20. Legislative District in Which Project is Located		43 - Northern Baltimore City	
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Daniel Doty	Has An Appraisal Been Done?	Yes/No
Phone:	410.615.0902		No
Address:		If Yes, List Appraisal Dates and Value	
5500 Harford Road Suite 202 Baltimore, MD 21214			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
2	4	6500	115000
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
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
N/A			
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
City of Baltimore/Baltimore Development Corporation	25 years	year 15 purchase option	
26. Building Square Footage:			
Current Space GSF	1736		
Space to Be Renovated GSF	1736		
New GSF	1736		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1968

28. Comments: (Limit Length to Visible area)

The total project includes improvements to the building as well as the lot that surrounds the building. To make this location our "Town Square" this project requires grading, utilities, water, sewage, electrical work, exterior lighting, impervious surfaces, a water collection system, indigenous plantings, ADA accessibility to the building and grounds, composting and recycling systems.

Construction plans include equipping the lot for a gathering space for community events, farmers' markets, community concerts, community gardening projects, holiday events and other activities that will support Hamilton-Lauraville Main Street's mission to bring businesses and residents together to create a thriving shopping and dining destination.

This community is in need of an open space on the main road for gatherings as listed above. Like so many other successful neighborhoods, Hamilton-Lauraville will benefit from community space that will become our "Town Square." This development is necessary for the sustainable growth of our entire community.

We need this.

Thank you.