

# State of Maryland

## 2015 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr2181	sb0349	lr1018	hb0715	Bethesda Graceful Growing Together Community Center
3. Senate Bill Sponsors			House Bill Sponsors	
Lee			Korman	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Montgomery County			\$400,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$400,000, the proceeds to be used as a grant to the Board of Directors of Graceful Growing Together, Inc., the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Bethesda Graceful Growing Together Community Center</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The grantee shall provide and expend a matching fund		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Barry Lemley		301-652-5160	barrylemley@gmail.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Graceful Growing Together, Inc (GGT) is a nonprofit corporation, organized exclusively for charitable purposes as defined in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") and more specifically to provide alternate venues where multiple nonprofit organizations and community groups can conduct their own charitable services in a safe environment, and so that they can operate from a location that allows for flexible leasing and usage terms (i.e. one-time only, daily, once a week, bi-weekly, etc.).</p>				

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

This 2.2 acre Woodmont Triangle Bethesda community project involves the re-zoning, entitlement, design, demolition, reconstruction and capital equipping of the Graceful Growing Together Community Center. The planned 6 level, 64,000 GSF center's planned usage will house a number of the current and significantly expanded community services. These will include but not be limited to, - Bethesda Cares Homeless Lunch program, - Non Profit Child Development Center, plus after school programs, - Community Meeting Space and ESOL programs - Mental Health Counseling - Food Service Incubator and Job training programs, - Election Polling Place,- 30 Non-Profit Office, meeting and incubator spaces - and multi-purpose recreation, theatre and assembly. These services will all be available to all generations in the community.

A partial land sale of 60% of the re-zoned current property will be sold to a developer to build 90 market rate and 17 MPDU residential units that will provide both needed housing and new State and County tax revenue estimated at \$1M annually. The land sale also provides the economic base for an estimated 75% of the full capital costs of the community center.

*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>	\$5,038,000
<b>Design</b>	\$1,580,000
<b>Construction</b>	\$16,681,000
<b>Equipment</b>	\$476,000
<b>Total</b>	\$23,775,000

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

Source	Amount
Partial Land Sale to Residential Developer	\$19,000,000
Capital Campaign with Community	\$1,000,000
Long Term Debt	\$3,100,000
MD State Bond Bill FY 16	\$400,000
Montgomery County Executive Match FY 15 & FY16	\$275,000
<b>Total</b>	\$23,775,000

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
3Q2013	3Q2015	1Q2016	4Q2017
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
180000.00		Over 34,000	Approximately 260,000- 760% growth
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
None ever received			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Graceful Growing Together, Inc. 8011 Old Georgetown Road Bethesda, Maryland 20814		Same	
20. Legislative District in Which Project is Located			
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:	Barry Lemley	Has An Appraisal Been Done?	Yes/No
Phone:	3016525160		Yes
Address:		If Yes, List Appraisal Dates and Value	
8011 Old Georgetown RoadBethesda, MD, 20814		July 2014 Land value only	23625000.00

<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>
2	6	178500.00	914000.00
<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>			Lease
<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>			Yes
<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>
Not applicable			
<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>	
Christ Evangelical Lutheran Church-Bethesda-Chevy Chase	25 years	Yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	17,000		
<b>Space to Be Renovated GSF</b>	64,000		
<b>New GSF</b>	64,000		
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			2016-2017

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

1. This Bond Bill request builds on 80 years of the grantee's sharing policy and history with the Bethesda Community including Ivymount School, Bethesda Cares, Board of Elections Polling Place, non-profit child care, 12 Step groups and many others.
2. Looking forward, it addresses public reports demonstrating the lack of available community space in Bethesda and South Central Montgomery County from such sources as CUPF (Community Use of Public Facilities) and the Department of Parks and Recreation's Vision 2030 Goal 8.1 specifically addresses "Lower per capita Level of Service (LOS) in South Central" and at Goal 15.1 "Utilize non profit 501(c)(3) funding organizations." County leadership have stated "Your conceptual design is ideal for a neighborhood multi-generational health and wellness center".
3. Most available Bethesda land is currently being acquired as for-profit use with higher commercial and residential density that will result in increased demands on community space. This one time non-profit proposal specifically addresses active senior care and job training/creation space.
4. In addition to well documented public studies, Graceful Growing Together also had professional needs assessments conducted in 2012 and 2013 by The Nonprofit Centers Network; Community Counselling Services Co. These study findings formed the core of our convictions and strategy.
5. As noted in Section 11 & 13- Proposed Funding Sources- the partial sale of the County Council approved rezoned property to a residential developer creates the economic engine for over 75% of the capital costs of the planned LEED Gold Center.
6. That residential component also creates new taxable housing opportunities with 90 market rate and 17 much needed MPDU condominium units built at part of the current nonprofit and tax exempt site.
7. The approval of the Bond Bill will enable a signification reduction in the planned long term debt and be a cornerstone for other matching appeals. They will all result in a positive impact on future operating financial projections and increased community services for the center.
8. On behalf of the Bethesda and Montgomery County citizens, we thank the bill's sponsors, Senator Susan Lee and Delegate Marc Korman and colleagues for your consideration.