

## State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3731	sb1151	lr3640	hb1591	Sellers Mansion
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Hayes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$500,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sellers Mansion building				
7. Matching Fund				
Requirements:  Equal			Type: The matching fund may consist of real property or in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Ernst Valery			410-962-5460	evalery@eviequity.com
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The St. James Terrace Apartments Inc., a 501(c)(3) not-for-profit corporation (SJTA), incorporated in Maryland in 1962; and is organized for the purpose of providing quality affordable housing for the community of West Baltimore, and improving the immediate areas surrounding Lafayette Square, Harlem Park and Sandtown-Winchester. SJTA oversaw the development of senior housing complex that was completed in 1967 at 827 N. Arlington Ave. SJTA was initially sponsored by St. James Episcopal Church, which still maintains a close connection with the SJTA. In 2013, SJTA partnered with SA+A Development with a purpose of rehabilitating the aging building. In 2016, the partnership closed on a 4% LIHTC w 221 d HUD loan resulting in an over \$25mm investment in the neighborhood. The grantee is currently overseen the construction process.</p>				

**11. Description and Purpose of Project** (Limit length to visible area)

State Bond Bill will support the stabilization and full renovation of "Sellers Mansion, " an ionic historic home built circa 1868 in Baltimore City and designated as a historical landmark in 1990. The building has been on the verge of complete disintegration and has contributed to the blight surrounding the Lafayette Square/Harlem Park Community. SJTA is looking to rehabilitate the historic facade as well as construct community and residential facilities inside of the building. The plan includes 10 residential units for housing low income individuals who don't qualify under the LIHTC program, a community center, classrooms including a computer lab for the neighborhood to bridge the digital divide, and offices for non profit/community oriented companies. The rehabilitation of the building will signal the beginning of revitalization of the neighborhood, show the significance of historical building to the City and position the neighborhood to thrive in the 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**

<b>Acquisition</b>	\$10,000
<b>Design</b>	\$300,000
<b>Construction</b>	\$1,690,000
<b>Equipment</b>	
<b>Total</b>	\$2,000,000

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

Bank Mortgage/Loan	\$1,000,000
Bond Bill	\$500,000
Grantee	\$500,000
<b>Total</b>	\$2,000,000

<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>
9/26/2016	4/15/2017	6/1/2017	6/1/2018
<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>
500000.00	0		1500
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A	\$0		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
827 N. Arlington Ave. Baltimore, MD 21217		801 N. Arlington Ave. Baltimore, MD 21217	
<b>20. Legislative District in Which Project is Located</b>	40 - Baltimore City		
<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>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Andrew Skopp, Esq-Miles & Stockbrige	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.385.3618		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
827 N. Arlington Ave Baltimore, MD 21217		December 23,	36700.00

<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>
0	1	0.00	50000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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 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>
<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>	
Seller's Mansion Partners, LLC	99 years	N/A	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	11,500		
<b>Space to be Renovated GSF</b>	11,500		
<b>New GSF</b>	13,350		

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

2017

**28. Comments**

The Bond will serve several purposes:

- 1) Revitalization of a critical piece of Baltimore's History.
- 2) Provide much needed additional services to the surrounding community with the presence of a computer lab and community center at the Sellers Mansion. The computer lab will help to bridge the digital divide in the neighborhood
- 3) Restore the communities sense of pride and serve as a catalyst for additional redevelopment in the community.

The building is in dire need of stabilization which has been committed by our not-for-profit to use the building as an annex for the senior property, St. James Terrace Apartments (currently under renovations) and as a cornerstone and anchor for the Lafayette Square Community. The grantee has partnered with an experienced and committed Baltimore Developer (SA+A Development) to ensure the project will be completed.

The full bond bill amount requested is desperately needed to match the equity investment by our organization and the 50% LTV loans, which will allow the development team to fund the entire project cost. The renovation of Sellers Mansion will not only help to revitalize the neighborhood and spark new development in West Baltimore, but it will also bring back back to life a piece of history to the city of Baltimore.

The entire Sellers Mansion team is committed and looking forward to orchestrating the restoration of this once vibrant community as well as its very important historic elements.