

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr2009	sb0241	lr1539	hb0263	Hollins Market
3. Senate Bill Sponsors				House Bill Sponsors
Robinson				Hayes
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$2,000,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Hollins Market				
7. Matching Fund				
Requirements: Equal			Type: The grantee shall provide and expend a matching fund	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Steve Jennings			443-478-1200	steve@warhorsecities.com
10. Description and Purpose of Organization (Limit length to visible area)				
<p>War Horse Cities Community Development Corporation, Inc., is committed to creating long-term positive impact in overlooked communities. By programming spaces, developing real-estate, and supporting programs, we promote healthy lifestyles, collaboration, and innovative solutions to community interests. We drive economic revitalization through business and neighborhood redevelopment strategies designed to improve the quality of life for residents and increase sustainable business growth. War Horse Cities has pursued an expansive portfolio in the Baltimore Hollins Market community to redevelop a significant amount of residential and commercial properties. We have developed strong alliances with University of Maryland Baltimore, BioPark, Southwest Partnership and wide spectrum of other stakeholders.</p>				

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

We will renovate the existing building, both exterior and interior, bringing it into full code compliance; install completely new mechanical and infrastructure systems, and bathrooms that are ADA compliant and fully accessible by all customers. The exterior will be transformed into an inviting building with highly visible signage that will draw potential visitors in, while respecting the historic structure. The interior will feature a diverse group of merchants with an abundance of natural light and seating that will serve a wide spectrum of the area's population. We will activate the wide east sidewalk entrance, and broaden the north sidewalk to allow for outdoor seating. We will also improve the adjacent parking lots on the north side of Hollins Street, that convey with the building, and transform them into inviting space for events with the community and area partners.

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	\$700,000
Construction	\$4,300,000
Equipment	\$500,000
Total	\$5,500,000

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

War Horse Cities CDC (equity)	\$500,000
War Horse Cities CDC (debt)	\$1,500,000
Baltimore City government	\$500,000
University of Maryland at Baltimore	\$500,000
yet unidentified funds (grants, tax credits)	\$2,000,000
State Grant	\$500,000
Total	\$5,500,000

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
January 2018	September 2018	October 2018	June 2019
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	
2500000.00	109,500	332,150	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A			
19. Legal Name and Address of Grantee		Project Address (If Different)	
War Horse Cities CDC 900 E. Fort Ave., Suite 900 Baltimore, MD 21230		Hollins Market 26 South Arlington Avenue Baltimore, MD 21223	
20. Legislative District in Which Project is Located	40 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Steve Jennings	Has An Appraisal Been Done?	Yes/No
Phone:	(443) 478-1211		No
Address:		If Yes, List Appraisal Dates and Value	
900 E. Fort Ave., Suite 900 Baltimore, MD 21230			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
+/- 35	+/-62	165000.00	290000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
The Mayor and City Council of Baltimore	15 years	Three 5-year renewal	
26. Building Square Footage:			
Current Space GSF	14,058		
Space to be Renovated GSF	14,058		
New GSF	0		

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

1864

28. Comments

This project is shovel-ready and in urgent need of improvement. Hollins Market has long been neglected and the community is now on the cusp of a major transformation that will positively influence several surrounding areas; attracting more people walking through the neighborhood will ultimate result in a safer community.

This revitalization plan includes not only physical improvements of the facility, but the creation a more dynamic destination that offers fresh and healthy options in a current food desert; building an environment where people can engage in a unique neighborhood experience.

Hollins Market, the oldest of Baltimore Citys six historic public markets, was once the bustling center of a thriving commercial district and the heart of a vital, multi-ethnic neighborhood. Originally constructed in in 1838, the market was expanded in 1864 to its current size and has served generations of Baltimoreans. The building was last updated in the 1980s and is suffering from crumbling infrastructure, a loss of over 50% of the merchants and a severely declining customer base.

Today, the Market is a commercial anchor that has renewed opportunities generated by the close proximity of the University of Maryland Baltimore campus, 1.8 million square foot University of Maryland BioPark and the 14-acre Center West redevelopment in Poppleton. A revitalized Market will significantly change the perception of the community as a destination and where area employees choose not only to work but, are also attracted to purchase a home there as well.

An active and vibrant market will be a much-needed attraction for new buyers, people dont just buy a house, they buy a neighborhood. The recent announcement from UMB to offer \$16,000 grants to 100 employees to purchase homes in the area will be a significant boost to the community.

The ability to have full-day retail and restaurant services, which is currently severely lacking from coffee on the way to work, a great lunch spot to gather with UMB and BioPark colleagues off campus, and a prime destination for after work for both residents and those coming in for an evening visit. It will be the go-to location where the community comes together.