

State Of Maryland

2019 Bond Initiative Fact Sheet

1. Name Of Project		
Cherry Hill Town Center		
2. Senate Sponsor	3. House Sponsor	
Ferguson	R. Lewis	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Cherry Hill Town Center		
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
Regan Vaughan	667-600-3356	rvaughan@cc-md.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Associated Catholic Charities, Inc. (ACC), was founded in 1923 to serve immigrant orphans. Our mission states: "Inspired by the Gospel mandates to love, serve, and teach, ACC provides care and services to improve the lives of Marylanders in need." ACC is the leading nonprofit human services agency in Maryland and has provided services to children and families, the elderly, the disadvantaged, and people with developmental disabilities for more than 90 years. We operate 80 human services programs through three service divisions: Senior Services, Community Services and Family Services. Collectively, these programs touched the lives of 160,000 children, families, and adults in FY2018.</p>		

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

Cherry Hill, a community built for African-American GIs returning from World War II, has endured 70 years of underinvestment. With community collaboration, Cherry Hill is on the cusp of a renaissance - two 21st-century schools opened and the City has committed \$20 million for a recreation center. The Town Center has always functioned as community hub but it is in desperate need of updating. It currently provides amenities such as a barber shop, prepared foods, and laundry as well as services such as a library, health center, WIC program and daycare. In a three phase plan, Catholic Charities will update the Town Center. The exterior improvements (Phase 1) will include facade updates with new storefronts, shading, lighting and signage. In Phase 2, the existing food court will be updated. Phase 3 will include turning 4,000 sf of retail space into a community hub which will have a cafe, an events/meeting area, pop-up stalls, and a community kitchen.

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	\$0
Construction	\$1,473,000
Equipment	\$27,000
Total	\$1,500,000

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

ACC commits to contributing and raising	\$1,000,000
Local Bond Initiative	\$500,000
Total	\$1,500,000

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
Complete	3/31/2019	8/1/2019	7/1/2020
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
1000000.00	8,000		8,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2007	\$253,000	Construction of Esperanza Center	
2004, 2005, 2006	\$7,000,000	Construction of Our Daily Bread Employment Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Associated Catholic Charities, Inc. 320 Cathedral Street Baltimore, MD 21201		634 Cherry Hill Road Baltimore, MD 21225	
20. Legislative District in Which Project is Located	46 - 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:	David Kinkopf	Has An Appraisal Been Done?	Yes/No
Phone:	410-347-1363		
Address:		If Yes, List Appraisal Dates and Value	
218 North Charles Street Suite 400 Baltimore, MD 21201			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
55	55	575000.00	575000.00
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?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
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
WIC	Fixed	\$1,407/mo	2,837
Enoch Pratt Library	Fixed	\$6,354.17	6,100
ACC Family Services	Fixed	\$900	1,200
Neighborhood Service Center	Fixed	\$5,208.33	5,000
Zoned for Kidz	Month to	\$2,000	3000
T-Mobile	Fixed	\$1847.34	Roof
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	49,000		
Space to be Renovated GSF	49,000		
New GSF	0		

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

1947

28. Comments

12: Cost estimates are for Phase I. The total project cost is over \$4.5 million.

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Lessee	Terms	Cost	Square Footage
China Wok	Fixed	\$1,094.79	667
Cherry Hill Liquors	Fixed	\$2,264.00	2,090
Dry Clean Express	MtM	\$1,823.67	2,528
Family Dollar	Fixed	\$6,416.67	8,400
Kang's Mart	MtM	\$2,135.82	2,506
Pixie Pizza	Fixed	\$1,639.20	800
Cherry Hill Mart	Fixed	\$1,500.00	1,467
Hilltop Barber Shop	Fixed	\$900	650
VIP Nails	MtM	\$1,148.32	1,995
Y&J Carryout	Fixed	\$2,019.40	1,333
Delicious 2 Go	Fixed	\$1,250.00	456