

State Of Maryland 2019 Bond Initiative Fact Sheet

1. Name Of Project		
Hoen Building - Number 2		
2. Senate Sponsor	3. House Sponsor	
McCray	Glenn	
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 Hoen Building #2		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Ellen Burke	410-371-6526	eburke13@msn.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>City-Life Community Builders Ltd. is acquiring, stabilizing, restoring Building #2 in the Hoen Lithograph Complex in the Middle East neighborhood of East Baltimore. Building #2 is 13,670 square feet, a historic property highly visible from the Amtrak/MARC line and has been vacant for over 35 years. Building #2 is called the Innovative Housing Center and Work Incubator. It will house for-profit and non-profits focused on the housing sector. Construction workforce training will be provided in this community where 56% of working age men are unemployed. Job opportunities will be provided to work on boarded houses in the community, where 54% of the houses are boarded and vacant. This is part of a larger neighborhood revitalization strategy to improve the housing, transportation, employment opportunities, and access to resources for the residents of East Baltimore.</p>		

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

Baltimore-based non-profit City Life-Community Builders Ltd. is undertaking the historic preservation of Building #2 at the Hoen Lithograph Complex. This architectural gem, which has sat vacant for 35 years, will be repurposed as a vibrant mixed-use complex providing construction training, job opportunities, and neighborhood amenities. The creation of this housing and workforce training center is expected to catalyze revitalization activity in the nearby neighborhood, including the restoration of blighted row homes. The A. Hoen & Company Complex, constructed from ca. 1885-1963, was the office and production facility of one of the most important lithographers in the US. Hoen produced the first color cards and lithographic maps in the U.S. and employed over 250 people. Hoen filed for bankruptcy in the late 1970's and completely vacated the building in 1981. Hoen Building #2 will be renovated to meet U.S. Secretary of the Interior historic preservation guidelines.

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	\$32,000
Design	\$200,000
Construction	\$2,760,000
Equipment	\$1,192,000
Total	\$4,184,000

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

Federal Historic Tax Credits	\$531,000
New Market Tax Credits	\$1,283,000
State Historic Tax Credits	\$490,000
Bank Loan	\$977,000
Equity Investment	\$509,000
CORE Grant	\$63,000
Stabilization Baltimore City	\$81,000
Bond Bill	\$250,000
Total	\$4,184,000

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
6/1/2018	3/1/2019	5/1/2019	5/1/2020
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	
758712.00	0	700	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
City Life - Community Builders Ltd. 2809 Boston Street #402 Baltimore, MD 21224		Hoen Lithograph, Building #2 2101 E. Biddle Street Baltimore, MD 21213	
20. Legislative District in Which Project is Located	45 - 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 Fishman	Has An Appraisal Been Done?	Yes/No
Phone:	410-576-4000		No
Address:		If Yes, List Appraisal Dates and Value	
233 E. Redwood Street Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	5	0.00	500000.00
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
City Life - Community Builders	7 years	7 years	3,215
Housing & Neighborhood Preservation	10 Years	10 years	1,000
Cross Street Partners	10 Years	10 Years	7,000
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	13,670 sq. ft.		
Space to be Renovated GSF	13,670 sq. ft.		
New GSF	13,670 sq. ft.		

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

1888

28. Comments