

State Of Maryland

2019 Bond Initiative Fact Sheet

| | | |
|--|--|--------------------------------|
| 1. Name Of Project | | |
| WIN Team Headquarters and Treatment Facility | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| | Brooks | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Baltimore County | \$500,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the WIN Team headquarters and treatment facility | | |
| 7. Matching Fund | | |
| Requirements: Equal | Type: The matching fund may consist of real property or funds expended prior to the effective date of this Act. | |
| 8. Special Provisions | | |
| <input type="checkbox"/> Historical Easement | <input checked="" type="checkbox"/> Non-Sectarian | |
| 9. Contact Name and Title | Contact Ph# | Email Address |
| Laura Mueller | 410-578-8003 | lmueller@winfamilyservices.org |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Since 1992, WIN Team LLC has worked tirelessly to serve at-risk youth, families and individuals facing substance use and behavioral health needs throughout Maryland. Our mission is to promote holistic, strength-based, and faith-based principles within the human service community. Our goal is to therapeutically support and strengthen youth, families, organizations and communities through the creation of innovative health services, products and initiatives. WIN Team currently serves approximately 600 individuals. With plans to introduce five new health programs in 2019, WIN remains committed to serving more youth, families and individuals and a new larger facility is an ideal means of offering the highest level of services.</p> | | |

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

In an effort to meet the needs of Baltimore County and City residents, WIN Team LLC, in partnership with its sister agency WIN Family Services Inc., plans to build a new Maryland headquarters in Baltimore County to provide expanded child welfare and behavioral healthcare services to residents of Baltimore County, Baltimore City and surrounding counties. The WIN health treatment facility project requires a complete build out of a 13,000 square foot facility that will offer areas designated for an Outpatient Mental Health Clinic offering group and individual therapy, youth and adult psychiatric rehabilitation, somatic health services, psychiatric day programming, partial hospitalization and opioid support for individuals with substance use disorders, Family Strengthening training, and administrative offices for more than 150 staff.

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 | \$60,000 |
| Construction | \$750,000 |
| Equipment | \$200,000 |
| Total | \$1,010,000 |

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

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|----------------------------|-----------|
| WIN Team Retained Earnings | \$510,000 |
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| Total | \$510,000 |

| 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 |
| 2/25/2019 | 4/5/2019 | 4/26/2019 | 9/6/2019 |
| 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 | |
| 0.00 | NA- Site not in operation | 3500 | |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| NA | | | |
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| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| The WIN Team LLC 4715 Wards Chapel Rd Owings Mills, MD 21117 | | 6901 Security Blvd Windsor Mill, MD 21244 | |
| 20. Legislative District in Which Project is Located | 10 - Baltimore County | | |
| 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: | Gregory Grant | Has An Appraisal Been Done? | Yes/No |
| Phone: | (301) 230-5200 | | No |
| Address: | | If Yes, List Appraisal Dates and Value | |
| Shulman Rogers 12505 PARK POTOMAC AVENUE, 6TH FLOOR, POTOMAC, MD 20854 | | | |
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| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 26 employees | 300 | 5000000.00 | 10000000.00 |
| 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? | | | No |
| 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 |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| Set The Captives Free Outreach Center Inc. | 10 | renewable | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 13000 | | |
| Space to be Renovated GSF | 13000 | | |
| New GSF | 13000 | | |

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

1972

28. Comments

Maryland is facing an ever increasing opioid and substance use epidemic, coupled with an increased numbers of youth and adults impacted by mental illness. In a recent Community Health Needs Assessment survey, conducted by LifeBridge Health Systems, Maryland residents are greatly impacted by the effects of drug addiction in communities; the assessment noted how it impacts physical health, leading to chronic disease. Stakeholders also noted stigma and silence around mental health, the lack of treatment resources and the disproportionately high availability of liquor stores. Most of the stakeholders in the Northwest service area identified behavioral health as a top priority. Additionally, the Baltimore County Health Department officials noted the presence of opioid crisis in the community and the lack of treatment for mental health disorders.