

# State Of Maryland

## 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
WYPR Radio Building and Studio		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Hayes	Mosby	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$360,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the WYPR Radio building and studio, including repairs to the building's roof		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The grantee shall provide and expend a matching fund	
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Anthony Brandon	410-235-1065	tbrandon@wypr.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>WYPR is the premier National Public Radio station in Baltimore. WYPR is a non-commercial, independent, community owned and member supported radio station established in 2002, the only one of Baltimore's four public radio stations that receives no state support because it is unaffiliated with any state university. WYPR offers an essential service to its 250,000 weekly listeners in the Baltimore region and beyond through its streaming and podcast services, which are available worldwide on WYPR.org. WYPR's mission is to inform, connect, and challenge the listeners we serve in the metropolitan Baltimore area and the State of Maryland by broadcasting programs of intellectual integrity and cultural merit so as to provide an unbiased perspective of the events of today and to enrich the minds and spirits of our audience.</p>		

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

State funds would enable WYPR to complete needed renovations to upgrade broadcast studio equipment, to repair the building facade, and to achieve ADA compliance. In addition, repairs to a deteriorating roof and replacement of inefficient windows has become a necessity. The building dates to the early 1960's and is located in the major crossroads of the Old Goucher Neighborhood and Charles Street corridor. These essential upgrades will not only enhance the function of the building, but will also enable WYPR to make technological and structural improvements so WYPR can continue to play its leading role of providing quality journalism and programming. In addition, this funding will enable WYPR to continue to be an anchor in a steadily improving neighborhood.

*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>	
<b>Design</b>	\$30,000
<b>Construction</b>	\$355,000
<b>Equipment</b>	\$200,000
<b>Total</b>	\$585,000

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

WYPR Existing Funds On Hand	\$225,000
State Bond Requested Funds	\$360,000
<b>Total</b>	\$585,000

<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>
9/1/2018	12/1/2018	2/1/2019	3/15/2019
<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>
225000.00	250,000		250,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2007	\$375,000	Digital conversion of two digital studios at WYPR	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Your Public Radio Corporation 2216 North Charles Street Baltimore, MD 21218			
<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>	Anthony S. Brandon	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-235-1660		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2216 North Charles Street Baltimore, MD 21218			

<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>
42	44	7559747.00	7800000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<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>			No
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	14,256		
<b>Space to be Renovated GSF</b>	1518.20		
<b>New GSF</b>	14,256		

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

2019

**28. Comments**

WYPR provides a daily forum for listeners on programs such as Midday with Tom Hall who invites political and thought leaders, social welfare and religious and city leaders, entrepreneurs and artists to discuss issues that shape the present and future of the city of Baltimore and the broader region.

WYPRs local programs, such as On the Record with Sheilah Kast, Out of the Blocks produced by Aaron Henkin, Life in the Balance produced by Katie Marquette and Future City with Wes Moore, are all programs that regularly engage in civil conversation and discuss topics relevant to our area.

The public value offered here is that of continuing to enrich our listeners lives with unique and interesting content to the diverse cultural demographics of the Baltimore region. Programs like these are always free and accessible to all.

As the only independent, community owned, non profit public radio station, WYPR neither seeks nor receives consistent state support as do the other three public stations in Baltimore that are university owned. WYPR only received state support one time in the past. In 2007, WYPR received state funding to convert to digital broadcasting. Twelve years later, we are requesting \$360,000 to support much needed studio/technical upgrades and building renovations.

WYPR operates from its studios at 2216 N. Charles Street in the heart of the Charles Street corridor in Baltimore City. This essential renovation to upgrade the crumbling facade and become ADA compliant can be seen as an example to other stakeholders in the Old Goucher Neighborhood. We believe this renovation is not only essential for WYPR's operations but for the rapidly improving Charles Street corridor as a whole.

We respectfully submit this application with the best intentions for the city of Baltimore, the neighborhood of Old Goucher, the Charles Street corridor, and the 250,000 people in Maryland who rely upon WYPR for balanced journalism and a public forum for the exchange of ideas and information which in turn builds a stronger community and in turn a stronger democracy.