

## State Of Maryland 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Gilchrist Center Baltimore		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Washington	McIntosh	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Gilchrist Center Baltimore facility		
<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>
Catherine Y. Hamel	443-849-8233	chamel@gilchristcares.org
Shannon Wollman		443-849-8263
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
Formerly the Joseph Richey House, Gilchrist Center Baltimore (GCB) provides inpatient hospice services to Baltimore City residents without discrimination and regardless of their ability to pay. With 18 adult beds and 4 pediatric beds, GCB is additionally home to the only inpatient pediatric hospice and respite unit in Maryland.		

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

The center operates out of two separate converted rowhomes that are over 130 years old. The ongoing maintenance expense, combined with the costs of providing charity care for its patients, are unsustainable at the present location. Gilchrist's board of directors initiated a \$15.3M fundraising effort in 2017 to relocate and build a brand-new center at Stadium Place, former site of Memorial Stadium on E 33rd Street. This GEDCO development, hosts a vibrant community of low to moderate income housing for seniors, a YMCA, and a nursing home. The new GCB will be 30,000-square-feet and will continue to offer 22 private hospice suites with approved plans to increase to 30 within the first year.

*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>	\$550,000
<b>Design</b>	\$950,000
<b>Construction</b>	\$12,800,000
<b>Equipment</b>	\$1,000,000
<b>Total</b>	\$15,300,000

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

Community Philanthropy	\$9,200,000
Gilchrist Organizational Commitment	\$3,600,000
State Funding	\$500,000
New Markets Tax Credits	\$2,000,000
<b>Total</b>	\$15,300,000

<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>
Complete	Complete	TBD	TBD
<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>	
4787000.00	400	800	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
NONE REQUESTED			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Gilchrist 11311 McCormick Road, Suite 100 Hunt Valley, MD21031		1060 E. 33rd Street Baltimore, MD 21218	
<b>20. Legislative District in Which Project is Located</b>	43 - 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>	Barry Weiskopf - Tydings Law	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.752.9700		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
One East Pratt Street Baltimore, MD 21202 Suite 901		9/20/2019	370000.00

<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>
55	53	3500000.00	3200000.00
<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>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>	30,000		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>This centers ability to offer a lower-cost alternative to hospital care for dying city residents is estimated to save the state an estimated \$6.7 million per year by avoiding unnecessary hospital utilization.</p> <p>Long-term care facilities often will not accept the populations we serve because of their lack of insurance or financial resources. GCB serves the underprivileged and the underserved, ensuring that all individuals have access to safe, compassionate care at the end of life, regardless of background or ability to pay.</p> <p>The addition of GCB will create a hub offering hospice, elder medical care, advance care planning, bereavement and counseling services, creating a full continuum of care for this population in one central location. Gilchrist provides these services regardless of ability to pay.</p> <p>In addition to serving the residents of Stadium Place, Gilchrists services will be available to anyone in the surrounding region.</p> <p>Volunteer opportunities with Gilchrist for adults and teens will also be available. Gilchrist has an extensive volunteer network, with approximately 500 active volunteers.</p> <p>Gilchrist has a 25-year proven track record of financial sustainability. It operates efficiently with a 3% annual margin.</p> <p>Gilchrist is certified by Medicare and Medicaid, licensed by the State of Maryland, accredited by the Community Health Accreditation Partner, and winner of the prestigious Circle of Life award from the American Hospital Association.</p> <p>Gilchrists Board of Directors has a 100% philanthropic giving level for this project.</p>	