

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
Clinton Street Community Center		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Clippinger	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$75,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of two properties in the Clinton Street Community		
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
Delegate Clippinger		luke.clippinger@house.state.md.us
Senator Ferguson		
		lsmparker@gmail.com
10. Description and Purpose of Organization (Limit length to visible area)		
The purposes of the Clinton Street Community Center are as follows: to raise funds for the purchase and disposition of property to be used in the furtherance of education, community programming, childcare, and general welfare of families in the Highlandtown neighborhood of Baltimore City.		

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

Our first task is to renovate a fire-damaged rowhouse, located at 139 S. Clinton Street, Baltimore, MD 21224, for use as preschool classrooms serving two-year-old students from our surrounding community. At least twenty-five percent of our students will come from families experiencing poverty, and at least twenty-five percent of our students will come from families whose primary language is other than English. We aim to make sure that children of all backgrounds have access to the high-quality early childhood education they need to be prepared for success in kindergarten. We already own this property and are preparing our permit applications. We are trying to acquire and renovate a second house (137 S. Clinton Street) with an eye toward helping resettle refugee families. We don't yet own that property due to complications around ownership, but we are preparing our plans and financing to be able to move forward on that front too.

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	\$230,000
Design	\$12,000
Construction	\$321,000
Equipment	\$5,000
Total	\$568,000

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

Individual Donations	\$79,000
Grants	\$74,000
Loan--ELCA Mission Investment Fund	\$290,000
Maryland Bond Initiative	\$75,000
Additional Loan--ELCA MIF, related to 137 S. Clinton	\$50,000
Total	\$568,000

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
2/15/21	3/15/21	5/1/21	11/1/21
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
395000.00	0		30 families
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)	
Clinton Street Community Center, Inc. 141 S. Clinton Street Baltimore, MD 21224		139 S. Clinton Street Baltimore, MD 21224	
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:	Mark Parker	Has An Appraisal Been Done?	Yes/No
Phone:	(443) 683-2582		
Address:		If Yes, List Appraisal Dates and Value	
141 S. Clinton Street Baltimore, MD 21224			

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	4	0.00	228000.00
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?			
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Breath of God Lutheran Church	20	Yes	
26. Building Square Footage:			
Current Space GSF	2675		
Space to be Renovated GSF	2675		
New GSF	2536		

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

1900

28. Comments

The acquisition costs are based on our actual purchase price for 139 S. Clinton and our estimated purchase price for 137 S. Clinton, based on conversations with the lender who holds the note on 137 S. Clinton.

The construction costs are based on a draft pro-forma developed for us by our future contractor on this project, Edgemont Builders. As our architect works with us to finalize the drawings, and we receive feedback from our partners in City agencies during plans review, those plans will come into greater focus and so will the construction costs.