

# State Of Maryland

## 2021 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Melwood Horticultural Training Facilities		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Jackson	Patterson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Prince George's County	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Melwood Horticultural Training facilities, including the installation of energy efficient systems		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<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>
Senator Jackson		michael.jackson@senate.state.md.us
Delegate Patterson		
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
Melwood, a 501(c)(3) organization, advocates for and empowers people with disabilities to transform their own lives through unique opportunities to work and play in their community. Since 1963, Melwood has been enhancing the lives of thousands of Marylanders with intellectual and developmental disabilities by providing personal supports, community living supports, day habilitation, career training, job placement and supported employment programming. Additionally, Melwood operates numerous recreational programs serving the disability community.		

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

When making decisions that commit Melwoods human and financial resources, we consider if the expenditures help to achieve our mission and ensure our long-term economic viability. Melwood is investing significant resources into a Capital Recovery and Reinvestment Project that is focused on modernizing its facilities across the DMV by maximizing energy & utility efficiency through the implementation of environmentally friendly operational & energy solutions. The proposed energy conservation measures will generate a 22 - 26% reduction in Melwoods current utility costs & over \$45,000 in annual savings, amounting to over \$1.2M in life-cycle savings. Melwood plans to reinvest the utility costs-savings from this Project into training programs & services for people with disabilities & veterans in Maryland.

*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>	
<b>Construction</b>	\$500,000
<b>Equipment</b>	\$600,000
<b>Total</b>	\$1,100,000

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

Maryland Bond Bill	\$500,000
Melwood Provided Funds	\$600,000
<b>Total</b>	\$1,100,000

<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	October 2021	June 2022
<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>	
500000.00	2494	2500+	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2013	\$105,000	Melwood Recreation Center Facility (Nanjemoy)	
2010	\$80,000	Melwood Recreation Center Facility Revitalization	
2007	\$1,000,000	Melwood Horticultural Training Center (Upper Marlboro)	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Melwood Horticultural Training Center 5606 Dower House Rd Upper Marlboro, MD 20772		N/A	
<b>20. Legislative District in Which Project is Located</b>	23B - Prince George's County		
<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>	Christie Roberts, Corporate Counsel	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
5606 Dower House Road, Upper Marlboro, Maryland			

<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>
1315	1315	100000000.00	100000000.00
<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>			Yes
<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>
The Lions Club	Monthly	400.00/mo	250 sq ft
<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>	72,370		
<b>Space to be Renovated GSF</b>	72,370		
<b>New GSF</b>			

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	1984, 1985, 1992, 1997, 1999, 2004, 2008
<b>28. Comments</b>	
<p>At our founding, Melwoods focus was teaching plant care to young adults with developmental disabilities who were considered to be untrainable and unemployable. At the time, providing any meaningful work activity was considered innovative and cutting edge. We were small and we were local, drawing most of our participants from our backyard.</p> <p>Fifty-five years later, todays Melwood is committed to inspiring people of differing abilities to break through barriers so they may pursue careers of their choosing and enjoy meaningful community inclusion. Our reach has grown to include the greater Washington, D.C. area, including Maryland and Northern Virginia. While people with neurodevelopmental challenges remain a core constituency, we have grown to offer support services to people affected by other conditions and to veterans affected by post-traumatic stress (PTS(d)) and mild traumatic brain injury (mTBI). Melwood even offers inclusive childrens programming to help foster a generation that will demand a world where people with disabilities are fully included.</p> <p>As of 2021, Melwood serves 980 people with disabilities in Maryland, including veterans. We provide over 1,100 jobs in the state at 18 contract work locations, and our workforce is significantly comprised of people with disabilities. We pay our employees the prevailing wage for the jobs they perform and provide a variety of on-the-job support services for our staff. Melwood was a leading voice for abandoning the subminimum wage in Maryland and we're proud to have been part of the effort to end this practice statewide.</p> <p>Melwood plans to reinvest the utility costs-savings from this Project into expanding training programs and services for people with disabilities and veterans in Maryland. Completion of this project allows Melwood to reduce its overhead rates, allowing its social enterprises to be more cost-competitive when bidding business opportunities to create jobs for people with disabilities. The projected annual savings of \$45,000 translates to 1,000 additional job development hours Melwood can provide in services to people with disabilities.</p> <p>To finance the remainder of the Project, Melwood intends to leverage the requested state funds to raise grant dollars, leveraging its fundraising capabilities to match the requested \$500,000 from the Maryland Senate Capital Budgets Subcommittee, and utilizing funds from Melwood's strategic reserve. This project is shovel ready and Melwood is prepared to fully cover the difference in requested funds and overall cost of the project.</p>	