

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Baldwin Hall - Severn Cross Roads Foundation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Bagnall	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Anne Arundel County	\$30,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Baldwin Hall, including the windows		
<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>
Delegate Heather Bagnall		Heather.Bagnall@house.state.md.us
Gail Campbell, Secretary		(410) 409-0187
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Severn Cross Roads Foundation, is a 501c(3) non-profit based in Millersville, MD. Our mission is to manage and preserve Historic Baldwin Hall (1861), on the national Register of Historic Places, as well as to provide a community center for neighborhood organizations. We provide an array of valuable human services which enrich the lives of citizens in our community. These programs include several dance and choral groups. In addition, we sponsor Boy Scout Troop 804, which has completed 20 Eagle Scout projects on our grounds. We provide space for groups that share district information and allow for citizen input. SCRF also houses the Dulaney History Library, which provides access to those who wish to research family and local history. We also have a reconstructed one-room schoolhouse which is an educational resource for groups in the community who may wish to tour.</p>		

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

Baldwin Hall is an historic building constructed in 1861. The building has 21 original tall, arched, nine over nine double hung "Gothic" style sash windows. In a 2020 independent report by EHT Tracerics, an historic preservation consultant, it was noted that there is evidence of water damage, as well as wood rot, in some of the windows. In addition, the pulley systems, which allow the windows to be open and closed, are not operational. It was noted that some of the panes of glass are broken or cracked throughout the building. The windows need to be re-glazed, repaired, repainted and restrained, both interior and exterior. Insulation needs to be added to the windows and it is recommended that the windows should be fitted with UV resistant, non-glare, acrylic panels on the exterior. These exterior panels would protect the windows from the elements and help save energy.

*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>	\$0
<b>Design</b>	\$0
<b>Construction</b>	\$30,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$30,000</b>

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

N/A	
<b>Total</b>	<b>\$0</b>

<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>
3/1/2022	4/1/2022	6/1/2022	11/1/2022
<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>	
0.00	10,000	10,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Severn Cross Roads Foundation P.O Box 223 Crownsville, Maryland 21032		Baldwin Hall 1358 Millersville Road Millersville, Maryland 21108	
<b>20. Legislative District in Which Project is Located</b>	33 - Anne Arundel 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>	Julia Anderson Reinhart	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-268-5035		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Anderson Reinhart Law, LLC 92 Franklin Street PO Box 64 Annapolis, Maryland 21404-0064			

<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>
1	1	107000.00	107000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>
N/A			
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	Approximately 11,200 sq. ft;		
<b>Space to be Renovated GSF</b>	Windows only		
<b>New GSF</b>	No change to sq. ft.		

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

1861

**28. Comments**

Due to the Covid-19 Pandemic, SCRF has been unable to raise funds to address many structural issues at Historic Baldwin Hall, including desperately needed repairs to the beautiful 21 arched Gothic windows. Prior to the pandemic, our main source of income had been from rentals for weddings and other community events. Since most events in the past two years have been canceled, our finances have been severely impacted. This money has been used to cover operating expenses such as utilities and insurance. In 2021, we had an unexpected expense due to the ceiling being deemed unsafe and a possible collapse of that ceiling. We received several donations from our members for that project but are now unable to raise more funds for the historic windows in need of immediate repairs. Any assistance from this Bond Initiative would allow us to repair our historic windows and preserve the community treasure that it Baldwin Hall. Thank you for your consideration.