

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

|  |   |                               |
|--|---|-------------------------------|
| <b>1. Name Of Project</b>  |   |                               |
| Martin's House and Barn - HVAC   |   |                               |
| <b>2. Senate Sponsor</b>   | <b>3. House Sponsor</b>                           |                               |
|  | Ghrist  |                               |
| <b>4. Jurisdiction</b> (County or Baltimore City)  | <b>5. Requested Amount</b>                        |                               |
| Caroline County  | \$70,000  |                               |
| <b>6. Purpose of Bond Initiative</b>   |   |                               |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Martin's House Homeless Shelter  |   |                               |
| <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 Jeff Ghrist   |   | jeff.ghrist@house.state.md.us |
| Deborah Vornbrock  |   | 410-634-2537                  |
|  |   |                               |
| <b>10. Description and Purpose of Organization</b> (Limit length to visible area)  |   |                               |
| <p>Martins House &amp; Barn has been providing a safety net for individuals and families needing support during difficult times since 1983. Originally started by the Benedictine Sisters to provide food for families in Caroline County, MHB now provide Emergency Shelter for up to 12 families, administers state and federal homelessness prevention funds to help families avoid eviction, distributes almost 10 tons of groceries monthly to families experiencing food insecurity and operates a thrift shop. We serve families in Caroline, Kent, Queen Anne, Talbot and Dorchester counties. As a non-denominational 50(c)3 we have gone from sheltering only woman and their young children to operating as a low barrier emergency shelter for families experiencing homelessness.</p> |   |                               |

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

Whole House Replacement of our Heating, Ventilation and Air Conditioning System (HVAC) will cost \$120,000.00. We have already collected \$50,000.00 so we are seeking the balance of \$70,000. The shelter currently has a central system of boilers, central air distribution systems that have long since lost their operational effectiveness. The system is held together by belts and expensive suspenders and in one unit the system has completely failed. In todays environment we can replace the central system with energy efficient low maintenance mini-split units in each family unit for a fraction of the cost of replacing a central system. With more on demand control we can respond to the ebb and flow of clients and immediately save significant operating and maintenance expenses.

*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> | \$60,000  |
| <b>Equipment</b>    | \$60,000  |
| <b>Total</b>        | \$120,000 |

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

|  |           |
|--|-----------|
| Private Grant and Individual Donations | \$50,000  |
| LBI                                    | \$70,000  |
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|  |           |
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|  |           |
|  |           |
| <b>Total</b>                           | \$120,000 |

| <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  | 2020  | 2023                         |
| <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> |                              |
| 50000.00   | 100+  | 100+  |                              |
| <b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>                             |   |   |                              |
| <b>Legislative Session</b>   | <b>Amount</b>   | <b>Purpose</b>  |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
| <b>19. Legal Name and Address of Grantee</b>   |   | <b>Project Address (If Different)</b>   |                              |
| St. Martin's Ministries (DBA Martin's House & Barn)  |   | 14374 Benedictine Lane<br>Ridgely, MD 21660                                     |                              |
| <b>20. Legislative District in Which Project is Located</b>  | 36 - Kent, Queen Anne's, Cecil and Caroline Counties                |   |                              |
| <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>   | Deborah Hudson Vornbrock,<br>Executive Director                     | <b>Has An Appraisal Been Done?</b>  | Yes/No                       |
| <b>Phone:</b>  | 410.634.2537 x 102  |   | No                           |
| <b>Address:</b>  |   | <b>If Yes, List Appraisal Dates and Value</b>                                   |                              |
| 14374 Benedictine Lane<br>Ridgely, MD 21660  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |
|  |   |   |                              |

| <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> |
| 14  | 16 individuals/11.5             | 1100000.00                      | 1100000.00                        |
| <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>      |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
| <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>  | 10,000                          |                                 |                                   |
| <b>Space to be Renovated GSF</b>  | 10,000                          |                                 |                                   |
| <b>New GSF</b>  | 10,000                          |                                 |                                   |

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

1993

**28. Comments**

The purpose of requesting support to replace the aging HVAC system is to radically improve energy efficiency. Combined with the planned window and door replacement and insulation projects that are part of our larger capital campaign it is anticipated that the organization will see significant cost savings.

Martin's House & Barn has been operating with a very streamlined staffing structure due to funding limitations. Becoming a low barrier shelter in line with HUD and MD Department of Housing and Community Development emergency shelter guidelines and serving a population with much higher needs has resulted in significant safety and security challenges and the need for additional and more professional staffing. Any cost savings would allow us to staff more appropriately to provide the best service and safest operations for our clients and staff at the shelter.