1. Name Of Project

Senior Resources Center at Spring Bank

2. Senate Sponsor  3. House Sponsor

Lewis Young  Simpson

4. Jurisdiction (County or Baltimore City)  5. Requested Amount

Frederick County  $1,000,000

6. Purpose of Bond Initiative

the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Senior Resources Center at Spring Bank

7. Matching Fund

Requirements:  Type:

Grant


[ ] Historical Easement  [ X ] Non-Sectarian

9. Contact Name and Title  Contact Ph#  Email Address

Sen Karen Lewis Young  Karen.Young@senate.state.md.us

Mark Lancaster  (301) 371 9101

10. Description and Purpose of Organization (Limit length to visible area)

All non-profits to be located at the property will be dedicated to providing vital assistance to Frederick County senior citizens, whatever the need, be it monetary assistance for basic needs, transportation, short-term housing, etc. as well as serve as a storage location for durable medical equipment (wheelchairs, chair lifts, beds, rollators, and walkers, power scooters, etc.). This site will provide a one-stop center where low-income seniors can receive non-profit services from various providers whose mission primarily serves the elderly and indigent seniors in need.
11. Description and Purpose of Project (Limit length to visible area)

The historic building will need extensive restoration and renovation to include lead paint & asbestos abatement, ADA compliance improvements, installation of a commercial elevator and electrical, plumbing and HVAC improvements to meet current building codes. Expenses not covered by the Grant are expected to be largely goodwill. When completed the facility can house up to 7 - 10 non-profit organizations dedicated to providing care & support to Frederick County seniors. The pace of growth in the senior population has outpaced the availability of resources. In the eleven year period between 2010 - 2021 the 65-and over population increased 61.4 percent. Per the 2020 ALICE Report 37% of Frederick County seniors fall below the household income threshold to afford the basic cost of living.

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition</td>
<td>$0</td>
</tr>
<tr>
<td>Design</td>
<td>$40,365</td>
</tr>
<tr>
<td>Construction</td>
<td>$2,320,815</td>
</tr>
<tr>
<td>Equipment</td>
<td>$188,820</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$2,550,000</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Source</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delaplaine Foundation</td>
<td>$475,000</td>
</tr>
<tr>
<td>Kahler Foundation</td>
<td>$250,000</td>
</tr>
<tr>
<td>City of Frederick</td>
<td>$250,000</td>
</tr>
<tr>
<td>Frederick County</td>
<td>$250,000</td>
</tr>
<tr>
<td>Bert Anderson</td>
<td>$25,000</td>
</tr>
<tr>
<td>Tom Natelli</td>
<td>$50,000</td>
</tr>
<tr>
<td>William E. Cross Foundation, Inc.</td>
<td>$200,000</td>
</tr>
<tr>
<td>Ellis Barber</td>
<td>$50,000</td>
</tr>
<tr>
<td>State of Maryland Bond Initiative Fund</td>
<td>$1,000,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$2,550,000</td>
</tr>
</tbody>
</table>

| 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 |
| June 2023          | September 2023    | January 2024        | January 2025          |

<table>
<thead>
<tr>
<th>15. Total Private Funds and Pledges Raised</th>
<th>16. Current Number of People Served Annually at Project Site</th>
<th>17. Number of People to be Served Annually After the Project is Complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>955000.00</td>
<td>0</td>
<td>200</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>18. Other State Capital Grants to Recipients in the Past 15 Years</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legislative Session</td>
</tr>
<tr>
<td>----------------------------------------------------------------</td>
</tr>
<tr>
<td>n/a</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19. Legal Name and Address of Grantee</th>
<th>Project Address (If Different)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Spring Bank Property, LLC</td>
<td>7945 Wormans Mill Road</td>
</tr>
<tr>
<td>20 West 3rd Street, Unit 1-A</td>
<td>Frederick, MD 21701</td>
</tr>
<tr>
<td>Frederick, MD 21701</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20. Legislative District in Which Project is Located</th>
</tr>
</thead>
<tbody>
<tr>
<td>3A - Frederick County</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>21. Legal Status of Grantee (Please Check One)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Govt.</td>
</tr>
<tr>
<td>[ ]</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>22. Grantee Legal Representative</th>
<th>23. If Match Includes Real Property:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name: Leslie Schultz</td>
<td>Has An Appraisal Been Done?</td>
</tr>
<tr>
<td>Phone: 240-409-4756</td>
<td>Yes/No</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Address:</th>
<th>If Yes, List Appraisal Dates and Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 West 3rd Street, Unit 1-A</td>
<td>July 2021</td>
</tr>
<tr>
<td>Frederick, MD 21701</td>
<td>930000.00</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
24. Impact of Project on Staffing and Operating Cost at Project Site

<table>
<thead>
<tr>
<th>Current # of Employees</th>
<th>Projected # of Employees</th>
<th>Current Operating Budget</th>
<th>Projected Operating Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>20</td>
<td>0.00</td>
<td>167585.00</td>
</tr>
</tbody>
</table>

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? **Own**
B. If owned, does the grantee plan to sell within 15 years? **No**
C. Does the grantee intend to lease any portion of the property to others? **Yes**

D. If property is owned by grantee any space is to be leased, provide the following:

<table>
<thead>
<tr>
<th>Lessee</th>
<th>Terms of Lease</th>
<th>Cost Covered by Lease</th>
<th>Square Footage Leased</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-profit #1</td>
<td>12 mos</td>
<td>7%</td>
<td>576</td>
</tr>
<tr>
<td>Non-Profit #2</td>
<td>12 mos</td>
<td>13%</td>
<td>1105</td>
</tr>
<tr>
<td>Non-profit #3</td>
<td>12 mos</td>
<td>5%</td>
<td>438</td>
</tr>
<tr>
<td>Non-profit #4</td>
<td>12 mos</td>
<td>11%</td>
<td>885</td>
</tr>
<tr>
<td>Non-profits #5 &amp; #6</td>
<td>12 mos</td>
<td>26%</td>
<td>2226</td>
</tr>
<tr>
<td>Non-profits #7 &amp; #8</td>
<td>12 mos</td>
<td>38%</td>
<td>3245</td>
</tr>
</tbody>
</table>

E. If property is leased by grantee - Provide the following:

<table>
<thead>
<tr>
<th>Name of Leaser</th>
<th>Length of Lease</th>
<th>Options to Renew</th>
</tr>
</thead>
</table>

26. Building Square Footage:

<table>
<thead>
<tr>
<th>Current Space GSF</th>
<th>11175 (includes porches &amp; basement)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space to be Renovated GSF</td>
<td>7494</td>
</tr>
<tr>
<td>New GSF</td>
<td>11175</td>
</tr>
</tbody>
</table>
The land and the buildings for this project, valued at $930,000 have been donated for the purpose of creating the first facility in Frederick County where low-income seniors can receive non-profit services from organizations such as Alzheimer's Association, SOAR, the Veteran's Administration, the United Way, Federated Charities and others. Co-locating various providers in one location will enhance all senior citizens of Frederick County, the fastest growing segment of our population.

Co-location will mean cost savings and greater efficiencies for non-profits. They will have the ability to share support staff and services such as conference space, internet, utilities, copiers, etc. These cost savings will allow the non-profits to focus and invest more time and money in their mission.

Because of the availability of meeting space agencies such as the Veteran's Administration can host educational seminars for senior veteran's and their caregivers as well as other organizations to provide educational fairs and volunteer training.

Non-profits located in this facility will be dedicated partners who share a common agenda, understand the problems of lower income seniors and can take a joint approach to solving or at least meeting more needs through agreed upon actions.

Before this facility can house non-profits it is estimated $2.55M will be needed to complete the required improvements and site work to include, but not limited to, installation of an elevator and other ADA improvements, sprinkers, mechanical upgrades, lead paint abatement and interior renovations.