

State Of Maryland

2023 Bond Initiative Fact Sheet

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		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> 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)		
<p>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.</p>		

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

Acquisition	\$0
Design	\$40,365
Construction	\$2,320,815
Equipment	\$188,820
Total	\$2,550,000

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

Delaplaine Foundation	\$475,000
Kahlert Foundation	\$250,000
City of Frederick	\$250,000
Frederick County	\$250,000
Bert Anderson	\$25,000
Tom Natelli	\$50,000
William E. Cross Foundation, Inc.	\$200,000
Ellis Barber	\$50,000
State of Maryland Bond Initiative Fund	\$1,000,000
Total	\$2,550,000

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
June 2023	September 2023	January 2024	January 2025
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	
955000.00	0	200	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
n/a			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Spring Bank Property, LLC 20 West 3rd Street, Unit 1-A Frederick, MD 21701		7945 Wormans Mill Road Frederick, MD 21701	
20. Legislative District in Which Project is Located	3A - Frederick County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Leslie Schultz	Has An Appraisal Been Done?	Yes/No
Phone:	240-409-4756		Yes
Address:		If Yes, List Appraisal Dates and Value	
20 West 3rd Street, Unit 1-A Frederick, MD 21701		July 2021	930000.00

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	20	0.00	167585.00
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?			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:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Non-profit #1	12 mos	7%	576
Non-Profit #2	12 mos	13%	1105
	12 mos		
Non-profit #3		5%	438
	12 mos		
Non-profit #4		11%	885
	12 mos		
Non-profits #5 & #6		26%	2226
	12 mos		
Non-profits #7 & #8		38%	3245
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	11175 (includes porches & basement)		
Space to be Renovated GSF	7494		
New GSF	11175		

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

2024

28. Comments

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, sprinklers, mechanical upgrades, lead paint abatement and interior renovations.