

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Downtown Sailing Center Inclusive Docks Initiative		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Edelson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Downtown Sailing Center Inclusive Docks Initiative Phase 1		
<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 Edelson		mark.edelson@house.state.md.us
Doug Silber, Ex. Director		410-404-8090
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Downtown Sailing Center (DSC) provides quality educational and life enriching programs that promote self-esteem and teamwork through the joy of sailing. The DSC is committed to promoting an environment of inclusiveness and accessibility, especially to youth, persons with disabilities, and those with limited opportunity. In 2023, our extensive outreach programs hosted over 700 accessible participants and over 600 community programming participants, and we provided financial aid of over \$30,000 to enable 50 children from underserved communities to attend summer camp. Our workforce development for Baltimore City teens has graduated 257 "Young Mariners" who have learned important job skills while completing school. We introduced many thousands how to sail. For residents of Baltimore City, we are one of few ways the public can access the Patapsco River and the Bay.</p>		

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

Most programs, including accessible sailing, summer camp and adult education programs, are staged at our marina at 1425 Key Highway. The floating concrete docks were initially installed elsewhere in the early 1980's. In 2005, these docks were slated for demolition and landfilling. The DSC acquired them from the former owner and re-purposed them to install at our facility in 2007. The docks had an original design life of 30 years, and are now over 40 years old and at (or beyond) the end of their useful life. Some parts have broken off. They are still safe, but require imminent replacement, otherwise the significant programming that relies on them are in real jeopardy of being terminated, which will have huge negative consequences for our organization and those we serve. The project will entail demolition and disposal of the current marina, and installation of similarly designed, fully ADA compliant, concrete floating docks with a design life of 50 years.

*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>	\$203,000
<b>Construction</b>	\$1,337,000
<b>Equipment</b>	
<b>Total</b>	\$1,540,000

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

Applicant Capital Account	\$200,000
State L.B.I.	\$500,000
Federal Government Grant	\$840,000
<b>Total</b>	\$1,540,000

<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>
5/1/2024	5/1/2025	12/1/2025	4/1/2025
<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>
270000.00	3,300		3,500
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2008	\$100,000	Boating Infrastructure Grant (BIG)	
2009	\$100,000	BIG Grant	
2014	\$100,000	BIG Grant	
2015	\$100,000	BIG Grant	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Downtown Sailing Center, Inc.		1425 Key Highway, Suite 110 Baltimore, MD 21230	
<b>20. Legislative District in Which Project is Located</b>	46 - Baltimore City		
<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>	Douglas Silber, Executive Director	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-404-8090		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1425 Key Highway, Suite 110 Baltimore, MD 21230			

<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>
50	50	883000.00	883000.00
<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>			Lease
<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>	
The Baltimore Museum of Industry	79 years	No	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	10,000		
<b>Space to be Renovated GSF</b>	6,940		
<b>New GSF</b>	6,940		

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

NA

**28. Comments**

The existing marina at 1425 Key Highway is comprised of four parts:

1. a fixed timber and galvanized metal pier comprising 500 square feet
2. 6,940 square feet +/- of concrete floating docks initially constructed and installed elsewhere in the early 1980's and then transferred and re-purposed by the Downtown Sailing Center at the current marina location in 2007.
3. 1,580 square feet +/- of wood decked floating docks constructed new and installed in 2010. Access to these wood-decked floating docks, which can only support shallow draft power boats, which are safety support craft for the deeper draft sailing vessels which all programs are dependent upon the concrete floating docks for ingress/egress
4. 900 square feet +/- of wood decked floating docks constructed and installed in 2010 that is designed and dedicated to supports all accessible programming, and is dependent upon the concrete floating docks for ingress/egress.

An 80 square foot +/- aluminum gangway connects Items #1 and #2.

The project entails the removal and replacement in a similar layout of the 6,940 square feet concrete docks described in Item #2. The project would involve the removal of the existing pilings, demolition and disposal of the existing 44 +/- year old concrete docks, installation with new steel pipe pilings of 50 year life span, ADA compliant new concrete floating docks. Docks are designed to be permit subsequent installation of water and electric service, if they are made available to the marina's connection point to land, if and as may be necessary to support the organizational mission.

The Downtown Sailing Center is one of the larger community sailing centers in the United States, most likely one of the largest in the State of Maryland, and has been in business and operating as an IRS approved 501(c)(3) Non-Profit Organization for 30 years. Without securing necessary funding to replace the current concrete docks, there is a great risk of the Downtown Sailing Center being forced to significantly curtail or terminate large portions of its current programming, which will have severe adverse consequences for the organization and those we serve.