

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Federated Charities Nonprofit Center		
2. Senate Sponsor	3. House Sponsor	
Lewis Young	Simpson	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$93,191	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Federated Charities Nonprofit Center properties		
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
Delegate Karen Simpson		karen.simpson@house.state.md.us
Elin Ross		301-662-1561 xt 100
10. Description and Purpose of Organization (Limit length to visible area)		
<p>As a nonprofit center, Federated Charities is social purpose real estate and provides reduced cost space and services to local nonprofit organizations. In 2023, collectively this meant that more than \$275,000 was able to be reinvested in direct programs and activities as the result of our work. We are the safety net for the community safety net of services in Frederick for individuals and families. We currently serve 16 nonprofit tenants directly in our building and have been a cornerstone of collective impact for nonprofits for more than 100 years. These organizations in turn serve thousands of Frederick County citizens every single year.</p>		

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

Federated Charities occupies two building dating to the early/mid 1800's and is responsible for maintaining and restoring them under the terms of an MHT easement. We manage the building as a nonprofit center and offer space to local community-serving organizations. A 2019 conditional assessment identified several areas for attention and improvement and the pandemic highlighted additional areas for access and security improvements. This project is part of our ongoing efforts to maintain the property and create quality space for local nonprofits. Our project encompasses two main areas: public accessibility and conditional improvements. Two planned projects will install additional safety features and upgrade our ADA accessibility in the building. Three planned projects will complete conditional and facade repairs and improvements and include replacing 2 HVAC units, repair existing windows and frames, and improve accessibility at the entrance to the building.

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	
Design	
Construction	\$252,000
Equipment	
Total	\$252,000

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

Rural Maryland Council (secured)	\$47,173
Delaplaine Foundation (secured)	\$15,000
DFP Facade Improvement (committed)	\$10,000
MD Bond Bill (proposed)	\$93,191
CDBG/Covid Funds (proposal under review)	\$14,284
Nonprofit to balance (in hand)	\$72,352
Total	\$252,000

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
4/7/2023	1/15/2024	7/1/2024	12/31/2024
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	
72352.00	we serve 16 nonprofit tenants	16-20 nonprofit tenants	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19-GO43	\$75,000	conditional assessment improvements: HVAC, water	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Federated Charities Corporation of Frederick 22 South Market Street, Suite 1 Frederick, MD 21701			
20. Legislative District in Which Project is Located	3 - Frederick County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Elin Ross	Has An Appraisal Been Done?	Yes/No
Phone:	301-662-1561, xt 100		Yes
Address:		If Yes, List Appraisal Dates and Value	
Federated Charities 22 South Market Street, Suite 1 Frederick, MD 21701		8/6/2020	2160000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	3	497488.00	497488.00
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
Nonprofit Tenants: AARCH Society,	varying	68%	17,400
Incubate+ Tenants (subsidized by FC): Each 1	varying		333
For Profit Tenants: Elizabeth Riitano,	varying	11%	1461
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	24,437		
Space to be Renovated GSF	same		
New GSF	same		

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

1820/1850

28. Comments

Federated Charities is a unique piece of Frederick's long history and its thriving social service sector. Nonprofits in Frederick have a significant economic and quality of life impact on our community and Federated Charities is one of its oldest operating nonprofit organizations, providing reduced cost operational space and critical support to local organizations over our 112-year history as a charitable society. Today our investment in their overhead ensures that at least 16 organizations in our community collectively keep more than \$250,000 in their operational budgets every year rather than spending those funds on rent, utilities and other back-end services meaning more dollars for direct programs. Since 1930, we have provided these services from our 22 South Market Street location, designated as an historic and unique structure in the State of Maryland and the visible reminder that charity lives in the heart of our community. Following a major renovation in 2000 and a second set of facade and improvement upgrades in 2019/20, our organization has undertaken not only the preservation of our physical structure but our improvements continue to offer significant value to the nonprofits housed in our collective space who serve individuals and families here.

Our request in this application puts before you the next phase of our planned improvements for the building, including several that were identified via a conditional assessment report completed in 2019. These infrastructure projects will improve safety, accessibility and address maintenance needs without passing any of the costs to our nonprofit partners.