

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Broad Creek Memorial Scout Reservation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Gallion	Griffith	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Harford County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Broad Creek Memorial Scout Reservation including construction of three comfort stations		
<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>
Kenn Miller		443-573-2507
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Mission of the Boy Scouts of America (dba Scouting America) is to prepare young people to make ethical and moral choices over their lifetimes by instilling in them the values of the Scout Oath and Law. <b>SCOUT OATH:</b> On my honor, I will do my best to do my duty to God and my country and to obey the Scout Law; To help other people at all times; To keep myself physically strong, mentally awake, and morally straight. <b>SCOUT LAW:</b> A Scout is Trustworthy, Loyal, Helpful, Friendly, Courteous, Kind, Obedient, Cheerful, Thrifty, Brave, Clean, Reverent</p>		

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

In 2019 the Baltimore Area Council embarked on a capital campaign, originally aiming to raise \$11M for infrastructure and building improvements at Broad Creek Memorial Scout Reservation in Harford County, Maryland. In early 2020, ground was broken on infrastructure work to support, among other improvements, three comfort stations. Prior to the COVID-19 pandemic, our comfort stations had an anticipated price tag of \$250,000 each, for a total of \$750,000. Current pricing for these facilities is approximately \$800,000 each. For these reasons, it was necessary to narrow our scope of work, and reinvigorate our fundraising efforts. To date, we have secured approximately \$8.3M toward a new campaign goal of \$10.5M, leaving a delta of approximately \$2.2M. The wastewater treatment facility was completed in late 2024. By the end of 2025 we intend to secure the remaining funding, complete the construction of three 10-door comfort stations in time for summer camp in June.

*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>	\$0
<b>Design</b>	\$150,000
<b>Construction</b>	\$2,250,000
<b>Equipment</b>	
<b>Total</b>	\$2,400,000

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

Private Donors	\$1,900,000
Government Capital Support	\$500,000
<b>Total</b>	\$2,400,000

<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	1/1/2025	6/30/2025
<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>	
6087636.00	25,000	30,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
20-134	\$500,000	Infrastructure	
23-327	\$275,000	Wastewater Treatment Facility Infrastructure	
24-201	\$1,500,000	Wastewater Treatment Facility Construction	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Baltimore Area Council Boy Scouts of America Inc. 701 Wyman Park Dr. Baltimore, MD 21211		1929 Susquehanna Hall Rd. Whiteford, MD 21160	
<b>20. Legislative District in Which Project is Located</b>	35A - Cecil and Harford 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>	Jay L. Lenrow, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	Jay L. Lenrow, Esq. 410-962- 8777		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Adelberg Rudow 7 Saint Paul Street, Suite 600 Baltimore, Maryland 21202		1/12/2017	11240000.00

<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>
2	52	535027.00	642850.00
<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>			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>			Yes
<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>
Camp Opportunity	1 Year	\$30,000	200 Acres
<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>	N/A		
<b>Space to be Renovated GSF</b>	N/A		
<b>New GSF</b>	\$1.350 GSF per comfort station		

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

N/A

**28. Comments**

Comfort Stations: Scouting has evolved to the point that flush toilets and hot showers are the industry standard for camp accommodations. The question is not whether it is as good as you remember as a kid, but, "Would your spouse stay here today?" In addition, our child protection standards and increasingly co-gender participation make the traditional latrines and open showers inappropriate. As such, convenient access to shower houses with private stalls are a priority for the Reservation. Our master plan calls for three shower houses strategically located throughout the property. The locations have been selected to provide convenient access from clusters of campsites and program areas while minimizing utility and sewer line runs. Estimated cost per comfort station: \$800,000 (total: \$2,400,000).

We are seeking \$500,000 in a the form of an LBI to offset the costs already incurred by our organization to construct these facilities.