

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Building To Serve		
2. Senate Sponsor	3. House Sponsor	
Mautz	Talbot County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Talbot County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Building To Serve initiative		
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
Joan M. McNamara		240-687-0496
10. Description and Purpose of Organization (Limit length to visible area)		
<p>In 1920, American Legion Post 77 was founded by fifteen men who served in the U.S. military between April 16, 1917, and November 11, 1918. These fifteen men who fought in World War I, were awarded a temporary charter on February 26, 1920. Mr. Henry N. Dobson was the first Post 77 Commander. During that time, there were two local soldiers who were missing in action, Mr. Nelson Blake of Unionville, and Mr. John Blackston of Trappe. In honor of these two World War I soldiers, the Post 77 name, Blake-Blackston was created. The current property, located at 102 Glenwood Avenue was purchased in 1958. A Permanent Charter was awarded to the American Legion Blake-Blackston Post 77 on June 27, 1960. Our mission is serving the Community and is representative of Veterans Affairs and Rehabilitation, National Security, Americanism, Children & Youth.</p>		

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

The Building to Serve Project serves the Town of Easton by providing an affordable venue and commercial kitchen for use to the community. The final phase of the project will provide office space, lounge and a new entrance foyer which will depict the stories of the brave members of Post 77. The location of the project is a central area that aligns with the objectives of the Sustainable Community Act. The completion of this project will protect cultural and historical resources, create a mix of land uses, promote walkability and recreational opportunities and conserve energy, and water resources. The exterior of the project will improve the infrastructure of the Glenwood Avenue building while improving the streetscape and look of the area. The finished project will result in a legacy building that will align with the master plan of the Easton Point and development and enhancement of the Port Street Corridor.

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	\$70,000
Construction	\$630,000
Equipment	
Total	\$700,000

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

American Legion Blake Blackston Post 77	\$200,000
Legislative Bond Initiative	\$500,000
Total	\$700,000

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
1/15/2025	3/31/2025	9/1/2025	3/2/2026
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	
200000.00	1,000	1,250	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
CL2020 Easton 0005	\$250,000	Pre-Construction & Construction costs	
CL2021Easton 00092	\$150,000	Construction costs	
Bond Bill #1 (2020)	\$100,000	Construction costs	
Bond Bill #2 (2019)	\$50,000	Construction costs	
19. Legal Name and Address of Grantee		Project Address (If Different)	
American Legion Blake-Blackston Post 77 102 Glenwood Avenue, Easton MD. 21601			
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	William Griffin, Commander	Has An Appraisal Been Done?	Yes/No
Phone:	971-288-7172		No
Address:		If Yes, List Appraisal Dates and Value	
102 Glenwood Avenue, Easton MD. 21663			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
7	10	250000.00	300000.00
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?			No
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
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	6356 sf		
Space to be Renovated GSF	1660 sf		
New GSF	2662 sf		

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

1900

28. Comments

WHAT IF AMERICAN LEGION BLAKE-BLACKSTON POST 77 DID NOT EXIST?

Over the past several years, as the first part of this project has been completed and members have decided to move forward to finish their house renovation, the Community has reveled in events hosted by the Veterans of Post 77. But looking back into history, what if Post 77 was never formed? What would the impact be on the Easton Community?

The Neighborhood Service Center began in 1969 as an off-shoot of the Tri-County Community Action Agency. The vision of Dorothy W. Black, the agencys first executive director, began as a small non-profit that provided not only emergency services but hope, stability, and support to hundreds of families in Talbot County. Dorthy Black was a member of the Post 77 Auxiliary and her son Walter Black is the current Judge Advocate. Imagine the loss of thriving families if Post 77 was not there to give them the right mix of assistance, encouragement and incentives to become self-sufficient!

Boys' State is a program of the American Legion developed from the concept that youth should be offered a better perspective of the practical operation of government. American Legion Boys State is among the most respected and selective educational programs of government instruction for U.S. high school students. Post 77 sponsors and pays expenses for selected high school juniors to attend the program. Several generations have been afforded this prestigious opportunity and new generations continue to gain this positive influence of American Legion members!

Organizations that have benefitted from Post 77 include the Talbot County Board of Elections; Frederick Douglass Honor Society; Critchlow Adkins; and Brookletts Place Senior Center. The Easton Fire Department, Police Department, First Responders, area Churches, Hospice and Disaster Relief Programs have also benefitted, in the form of monetary donations (averaging \$45,000 annually over the last 5 years) volunteers and program sponsors, given willingly by Post 77 members. They saw the need for these services and offered support! Talbot County Public Schools has benefitted, from mentoring visits to Middle School students, to receiving books on the history of Frederick Douglass, all so that students could envision themselves as contributing citizens to society.

Post 77 is included in the Hometown Heroes program. The first banners, for the posts founders, Nelson Blake and John Blackston, both U.S. Army veterans hang proudly across from the Post 77 headquarters as a reminder to the sacrifices that were made to defend our country. William Griffin, current Commander, is recognized for his service in the Army during the Cold War. Other notable Post 77 members include Richard Marks, Philanthropist, and Governor Wes Moore.

Because of the support and participation of Post 77 for over 100 years, our Community has thrived and prospered. They are not finished. The outcome of this project will be a completed renovation to a historic house that will stand proudly in the Port Street Corridor. It will be a fitting legacy for an organization that has given much to the Veterans and members of the Easton Community.