

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Federated Charities Corporation of Frederick		
2. Senate Sponsor	3. House Sponsor	
Lewis Young	Fair	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$254,679	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of five infrastructure projects to an historic property operated as a nonprofit center		
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
Elin Ross		301-662-1561 xt 100
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Federated Charities is a nonprofit center, dedicated to collaborative efforts of nonprofits. We provide essential resources, including reduced-cost office space tailored to enhance the operational capabilities of organizations. In addition to space, we offer professional development, technical assistance, and fiscal sponsorship. These programs are crucial for fostering growth and sustainability among smaller organizations that may lack the infrastructure or expertise needed to thrive independently. We have owned the property since 1930. Our buildings feature unique architectural elements that contribute to its visibility and significance, which enhances the aesthetic appeal of the area and serves as a landmark for community engagement. As a cultural hub, we actively support public art and interpretive materials in and on our publicly accessible property.</p>		

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

We have identified five priority projects for our property based on formal assessments. These include two Aesthetic and Accessibility projects: the front portico entrance and the fountain; two Life and Safety projects: security upgrades and HVAC replacement; and one Use Improvement project: incubator build-out. All these projects are essential as our centers activities evolve to address the needs of an evolving nonprofit sector.

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	\$10,829
Construction	\$243,850
Equipment	
Total	\$254,679

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

LBI	\$127,339
City/County	\$27,083
DFP Facade Improvement	\$10,000
Private Foundations	\$25,000
Maryland Historic Areas	\$7,759
Nonprofit to balance (in hand)	\$57,498
Total	\$254,679

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
7/15/25 (some)	1/31/2026	7/1/2025 (some)	10/31/2028
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	
57498.00	16-20 nonprofit tenants and	same	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19-GO43	\$75,000	Infrastructure: brick repointing and wood siding repair	
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	
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	322745.00	332437.00
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
As a nonprofit center, all of our space is leased			
organizations at less than 50% of market rate.			
Nonprofit tenants: African American Research	varying	\$282,869	16,179SF
Partnership, Frederick Children's Chorus, Heart			
Justice Jobs of Maryland, Lead 4 Life,			
Each 1 Teach 1, Enhance Arts Project			
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	23,000		
Space to be Renovated GSF	5,768		
New GSF	no change		

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

1820

28. Comments

The Federated Charities Nonprofit Center owns two adjacent buildings, the original (circa 1820) was acquired through a bequest in 1930. The adjacent building (circa 1870/1890) was acquired through purchase in the late 1990s and both parts of the the property were combined in 2000, with complete systems updates (sprinklers, elevator, electric, ADA access and other structural systems), either upgraded or added at that time. One of the 5 projects proposed under the LBI is the full renovation of one of the floors to provide more flexible access by community nonprofits. Our center is notable for the amount of shared space it contains, which provides for meeting areas and other common space that is used by all our tenants. The single floor renovation project will not add square footage to the property and we will not be exceeding our existing footprint for the property. The building (partial interior and full exterior) is under MHT easement as well as within the local Historic Preservation Commission in Frederick.

As a nonprofit center, our service recipients are the 501c3 nonprofit organization who themselves provide direct services. Unlike many other nonprofit centers in the U.S., Federated Charities is not a single service provider center (ie. solely focused on housing), we cultivate a range of tenants who provide services across a wide range of sector opportunities. Our partners provide job and employment services, housing, medical/dental, legal and mental health in addition to fostering arts education, land and cultural preservation and general human services. The collaboration inside our (multiple) walls means that our tenants can often directly serve or refer to another organization inside our center. Federated Charities exists in the heart of our city and in many cases sees significant numbers of individuals who simply drop in when they are struggling with something that would normally be dealt with by a human services provider. The significance of this becomes relevant when some other agency onsite can either provide what they need or are already working with another organization who can offer assistance, often immediately. Collectively for our nonprofit partners, co-housing their offices and some of their additional back end costs means significant savings in annual resources, funds that can be used to enhance and expand their own direct services. Over just the past 9 years, that has meant more than \$2.25M remains as program dollars in organizations rather than spent on overhead costs.

In 2024, we welcomed 2,546 visitors to our client nonprofit agencies. This is in addition to people who visited during the annual garden tour, the winter ice festival, the fall street festival or during other public events. Federated Charities is not only a hub for community services, it is a hub for community.