## State Of Maryland 2025 Bond Initiative Fact Sheet

1. Name Of Project					
Frederick Center					
2. Senate Sponsor	3. House Spons	sor			
Lewis Young	Simpson				
4. Jurisdiction (County or Baltimore City)	5. Requested Amount				
Frederick County	\$155,000				
6. Purpose of Bond Initiative					
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Frederick Center facilities					
7. Matching Fund					
Requirements:	Type:				
Grant					
8. Special Provisions					
[ ] Historical Easement	[X] Non-Secta	rian			
9. Contact Name and Title	Contact Ph#	Email Address			
Martin Scarborough		301-383-8787			

## **10. Description and Purpose of Organization** (Limit length to visible area)

The Frederick Center supports the LGBTQ+ community in central Maryland throughout their day-to-day lives. Through support services, education, and outreach, the Center strives to create a Frederick County that is affirming and welcoming to the LGBTQ+ community. Direct support services include ten facilitated peer support programs for behavioral wellness, five routine social and STEAM enrichment programs, and direct systems navigation support to clients in crisis. In 2024, the Center held 330 events and saw 4,746 visits from 459 unique clients for events. Its clients include youth, parents, adults, and seniors in the LGBTQ+ community. Beyond direct support, The Frederick Center advocates for inclusive policies, educates businesses and governmental entities on best practices for inclusion, and hosts the second-largest Pride festival in the state.

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

The Frederick Center requests \$155,000 through the LBI program to renovate its 31 historic windows. This project is part of a series of significant renovations the Center needs to make its facility energy-efficient and accessible to its clients. Each window frame suffers from varying degrees of dry rot, cracked glass panes, and worn components. Damaged windows inhibit the Center's daily operations. The cost of heating an energy-efficient building is unsustainable, and even at full power, the HVAC system could not keep up with extreme colds this winter, affecting support programs. Working with the Frederick Glass Company, a local company that specializes in renovating type-c historic glass, The Center will replace the wooden frames and damaged panes of the windows, preserving the visual appeal of the historic building, increasing HVAC efficiency, and reducing our carbon footprint and operating costs to allow us to sustainably support our LGBTQ+ community.

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	\$0
Design	\$0
Construction	\$155,000
Equipment	\$0
Total	\$155,000
13. Proposed Funding Sources - (List all funding source	es and amounts.)
Legislative Bond Initiative	\$155,000
Total	\$155,000

14. Project Schedule (Enter a date or one of the					e of the	following in each box. N/A, TBD or Complete)			
Begin Desi	ign	Complete Design Begin			n Construction		<b>Complete Construction</b>		
7/7/2025		TBD	)		9/1/2	025		6/1/2026	
15. Total I and Pledge					ed An			umber of People to be ed Annually After the ect is Complete	
0.00			45	50			500		
18. Other	State (	Capita	al Gr	ants to Rec	cipien	ts in the Past	15 Yea	nrs	
Legislativ	ve Sess	sion	A	mount			Pur	pose	
19. Legal	Vama	and A	ddro	ss of Cron	too	Project Add	ross (I	f Different)	
Frederick,  20. Legisla	2nd Street derick, MD 21701  Legislative District in hich Project is Located  3 - Frederick			erick C	County				
21. Legal Status of Grantee (Please Check C					heck C	One)			
Local G	ovt.		For l	Profit	Non Profit			Federal	
[ ]			[	]		[ X ]		[ ]	
22. Grantee Legal Representative			23. If Match Includes Real Property:						
Name:	Johan	na Do	olan			Has An Appraisal Been Done?		Yes/No	
Phone:	443-2	271-57	737					No	
Address:						If Yes, List Appraisal Dates and Val		isal Dates and Value	
25514 Mili Cascade, N	•								

B. If owned, does the grantee plan to sell within 15 years?  C. Does the grantee intend to lease any portion of the property to others?  D. If property is owned by grantee any space is to be leased, provide the following:  Lessee  Terms of Lease Terms of Lease The Frederick Center, Inc Annual O 5977  E. If property is leased by grantee - Provide the following:  Name of Lease West College Terrace LLC Annual Right of 1st refusal to	24. Impact of Pro	oject on Staffing and	Operation	ng Cost at Proje	ect Site			
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?  B. If owned, does the grantee plan to sell within 15 years?  C. Does the grantee intend to lease any portion of the property to others?  D. If property is owned by grantee any space is to be leased, provide the following:  Lessee  Terms of Lease Terms of Lease The Frederick Center, Inc Annual 0 5977  E. If property is leased by grantee - Provide the following:  Name of Leaser Length of Lease West College Terrace LLC Annual Right of 1st refusal to		•	Curre	_	Projec	•		
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D. If property is owned by grantee any space is to be leased, provide the following:    Cost Covered by Lease   Square Footage Leased	B. If owned, does t	the grantee plan to sell	within 15	15 years?				
Lessee Terms of Lease Terms of Lease The Frederick Center, Inc Annual  O  5977  E. If property is leased by grantee - Provide the following:  Name of Lease West College Terrace LLC Annual Right of 1st refusal to	C. Does the grante	e intend to lease any po	ortion of	of the property to others?				
Terms of Lease  Terms of Lease  The Frederick Center, Inc  Annual  O  5977  Annual  E. If property is leased by grantee - Provide the following:  Name of Leaser  West College Terrace LLC  Annual  Right of 1st refusal to	D. If property is ov	wned by grantee any sp	pace is to	be leased, provid	e the follow	ing:		
E. If property is leased by grantee - Provide the following:  Name of Leaser  Length of Lease  West College Terrace LLC  Annual  Right of 1st refusal to		Lessee			rms of Covered Footage			
Name of Leaser  Length of Lease  West College Terrace LLC  Annual  Right of 1st refusal to	The Fr	ederick Center, Inc		Annual	0 5977			
Name of Leaser  Length of Lease  West College Terrace LLC  Annual  Right of 1st refusal to								
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Name of Leaser  Length of Lease  West College Terrace LLC  Annual  Right of 1st refusal to								
West College Terrace LLC  Annual  Right of 1st refusal to	E. If property is le	ased by grantee - Provi	ide the fo	llowing:				
	Na	ame of Leaser			Options to Renew			
Lease is a triple net leas	West C	ollege Terrace LLC		Annual	Right of 1st refusal to			
					Lease is a triple net lease.			
26. Building Square Footage:	26. Building Squ	are Footage:						
Current Space GSF 5977	<b>Current Space G</b>	SF		5977				
Space to be Renovated GSF 5977	Space to be Reno	ovated GSF		5977				
New GSF 5977	New GSF			5977				

27. Year of Construction of Any Structures Proposed	1
for Renovation, Restoration or Conversion	

871

## 28. Comments

Three other simultaneous renovations are underway at The Frederick Center: a \$75,000 HVAC replacement, a \$40,000 ADA ramp installation, and a \$23,000 restoration of the front

facade windows. Two additional projects an ADA bathroom renovation and a chair lift installationare in the early stages of planning, and final quotes have not been received. All six projects (including the windows) are critical to creating a sustainable and accessible space for our vulnerable clients.
In total, the Center plans to invest an estimated \$500,000 in renovations between FY25 and FY27 and is already using a broad array of private donations, energy grants and rebates, and historic grants to cover the costs. By funding this LBI request in its totality, the State of Maryland will financially free The Frederick Center to seek diverse funding opportunities for the remaining five projects.