

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Greens Sustainability Initiative		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Kramer	Crutchfield	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Greens for sustainability upgrades/replacements including the garage ceiling tiles		
<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>
Casey Kaplan		301-598-1507
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Constructed in 1982, The Greens at Leisure World is the oldest multiunit development within the Leisure World of Maryland community. The Greens consist of two buildings comprising a total of 500 condominium units covering 771,295 square feet and is home to over 800 residents. The Greens Association is dedicated to the comfort, health, and welfare of its residents, which continually seeks to enhance their quality of life through capital projects that aim to reduce the buildings carbon footprint. To date, several environmentally friendly projects have been implemented, including the installation of a community charging station, the use of LED lights in common areas, the reduction of paper usage for communication, and maintaining sustainable landscaping.</p>		

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

The Greens Sustainability Initiative (GSI) to replace and upgrade garage ceiling tiles represents a major advancement in the Association's continual pursuit of a more sustainable future. Given the age of the buildings, the primary aim of the GSI project is to maintain optimal water temperatures during cold months, thereby preventing water leaks, freezing pipes, and pipe bursts. Upon project completion, it is expected that there will be a reduction in both water and energy consumption, resulting in lower energy costs for the Association which averages \$210k annually and decreased energy bills for individual homeowners, who are typically 75 years of age and older. The tiles slated for replacement are within six garage areas, encompassing approximately 95,000 square feet across the two buildings. Finally, the GSI project will also ensure compliance with state and local Building Energy Performance Standards (BEPS) in the future.

*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>	\$250,000
<b>Design</b>	
<b>Construction</b>	
<b>Equipment</b>	
<b>Total</b>	\$250,000

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

LBI	\$250,000
<b>Total</b>	\$250,000

<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>
		TBD	TBD
<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>	
	800	800	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2023	\$800,000	Calvert Project--Storm Water Management	
2024	\$250,000	Healthy Community Initiative--Electric wheelchair ac	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Greens at Leisure World 15107A Interlachen Drive Silver Spring, MD 20906		N/A	
<b>20. Legislative District in Which Project is Located</b>	19 - Montgomery County		
<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>	Ian Douglas, Whiteford, Taylor, Preston	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301/804-3608		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
8830 Stanford Blvd Suite 400 Columbia, MD 21045			

<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>
7	7	5700000.00	5700000.00
<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>			No
<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>
<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>	771,295		
<b>Space to be Renovated GSF</b>	95,000		
<b>New GSF</b>	N/A		

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

1982

**28. Comments**