

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Mental Health Facility - Acquisition and Renovation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Mautz	Caroline County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Talbot County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the agency's new headquarters for behavioral health services and education		
<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>
Beth Anne Dorman, CEO		410-200-3826
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>For All Seasons is the only behavioral health and rape crisis center serving Kent, Queen Annes, Caroline, Talbot, and Dorchester Counties, covering nearly a quarter of Maryland's geographic area. Last year, we provided over 60,000 life-saving therapy, psychiatry, and sexual assault victim support services to 3,500 individuals. Our trauma-certified programs include therapy, psychiatry, crisis hotlines, and school-based services, ensuring access for all, regardless of ability to pay. Our Open Access program has eliminated waitlists with same-day mental health appointments. With six Eastern Shore offices and telehealth statewide, we reach vulnerable populations, overcoming barriers with multilingual services. Our Center for Learning advances mental health education, training clinicians, and engaging over 750,000 people regionally.</p>		

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

For All Seasons seeks funding to acquire and equip a new regional headquarters at 111 E. Dover Street in Easton, MD, expanding access to critical mental health and sexual assault services. The 10,529 sq. ft. facility will house our growing Center for Learning and consolidate administrative functions, freeing 16 offices at our existing clinical headquarters for expanded trauma-certified therapy, psychiatry, and crisis services. This headquarters will serve as a regional operations center, enabling office expansions in Dorchester and Kent Counties to function as higher capacity service hubs for rural residents in outer lying counties with more limited access than in more central areas. The project will improve operational efficiency, reduce overhead, and provide a permanent home for training and workforce development. By expanding in-person care while maintaining robust telehealth access, this project ensures more Marylanders receive timely, high-quality services.

*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>	\$1,150,000
<b>Design</b>	\$50,000
<b>Construction</b>	\$1,000,000
<b>Equipment</b>	\$75,000
<b>Total</b>	<b>\$2,275,000</b>

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

Congressionally-Directed Spending (Federal Earmark, pe	\$1,000,000
Private Donors and Foundations	\$275,000
Local Bond Initiative (this request)	\$300,000
Other Federal	\$700,000
<b>Total</b>	<b>\$2,275,000</b>

<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>
12/9/2024	4/1/2025	TBD	Goal: 02/2026
<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>	
275000.00	N/A - new acquisition	4,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2022	\$300,000	Renovations of 300 Talbot Street mental health facilit	
2024	\$100,000	Renovations of 300 Talbot Street mental health facilit	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
For All Seasons, Inc. 300 Talbot Street Easton, MD 21601		111 E. Dover Street Easton, MD 21601	
<b>20. Legislative District in Which Project is Located</b>	37B - Caroline, Dorchester, Talbot, and Wicomico 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>	Beth Anne Dorman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(410) 200-3826		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
300 Talbot Street Easton, MD 21601		In Progress	

<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>
80	100	10626722.00	11500000.00
<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>
N/A			
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	10,529 SF		
<b>Space to be Renovated GSF</b>	10,529		
<b>New GSF</b>	0		

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

1900 (Original Structure), 1959 (Add-On)

**28. Comments**

**Key Benefits of the Project**

**Expanding Accessibility of Mental Health Care and Victim Support Services**

Consolidating administrative functions at 111 E. Dover St. will free up 16 offices at our existing clinical headquarters, allowing for expanded trauma-certified therapy, psychiatry, and crisis intervention services. Increased space will enable us to hire more clinicians well-paying, permanent positions that will strengthen the local workforce.

**Center for Learning: A Regional Mental Health Workforce Training Academy**

This acquisition will establish a permanent home for our Center for Learning, which provides essential mental health and sexual assault prevention education. In FY24, it reached nearly 1 million people through free public workshops and speaker series (in-person and streamed simultaneously online), in-depth modality trainings and other professional development for mental health specialists, and preventative education for targeted populations and the region at large. The new facility will feature dedicated training spaces and a multimedia production studio, expanding our reach.

**Regional Operations Center & Expansion into Healthcare Deserts**

For All Seasons' acquisition of 111 E. Dover St. will establish an administrative headquarters that enables regional service expansion. This facility will coordinate the decentralization of services, ensuring remote outer lying areas have access to a robust, full-service location in their county that serves as a service hub bringing mental healthcare and victim support services to healthcare deserts where access to behavioral healthcare is limited or nonexistent.

**Operational Efficiency & Sustainability**

A centralized headquarters will streamline operations, reduce overhead, and eliminate the need for our leased Teal Drive (Easton, MD) office, allowing more resources to be directed toward client care. This investment strengthens long-term financial sustainability and increases operational efficiencies.