

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
South Baltimore Adult High School		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Clippinger	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the South Baltimore Adult High School, specifically including the predevelopment cost		
<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>
Lechele Kellam		410-355-1145
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
The Cherry Hill Development Corporation (CHCD) was established to promote economic development and investment opportunities in the areas of quality affordable housing, community engagement, public safety, commercial development, workforce development and education for Cherry Hill families.		

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

South Baltimore Adult High School (SBAHS) will be permanently housed in the Patapsco Pointe multifamily development in Cherry Hill. Approximately 12,000 SF is allocated for the SBAHS in which to operate. SBAHS seeks to help adult learners achieve high school attainment and career advancement. Presently high school attainment in Cherry Hill is at 78.9%, its unemployment rate is 8.1% and over 40% of the residents live at or below the poverty line. SBAHS offers easy access to education, workforce development training and employment therefore improving the overall wellbeing of Cherry Hill families. SBAHS is an initiative that originated from Maryland's legislature and brought to the Cherry Hill community. CHDC in partnership with Elev8 Baltimore, Inc., and Baltimore City Community College has turned concept into reality. SBAHS is a statewide program, and its reach extends as far as Frederick County. Current enrollment is at 86 pupils.

*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>	\$0
<b>Design</b>	\$0
<b>Construction</b>	\$3,500,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$3,500,000</b>

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

TBD	\$3,400,000
	\$100,000
<b>Total</b>	<b>\$3,500,000</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>
2024	2026	2027	2029
<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>
0.00	86		TBD
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020	\$270,000	Blight Reduction Homeownership Initiative- substanti	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Cherry Hill Development Corporation 806 Cherry Hill Road Baltimore MD 21225		844 Roundview Road Baltimore MD 21225	
<b>20. Legislative District in Which Project is Located</b>	46 - Baltimore City		
<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>		<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>			
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
N/A	N/A	0.00	0.00
<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>			Yes
<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>
Elev8 Baltimore, Inc to operate the SBAHS	TBD	1800 per	12,000 SF
<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>	TBD		
<b>Space to be Renovated GSF</b>	0.00		
<b>New GSF</b>	TBD		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	2027
<b>28. Comments</b>	
<p>CHDC is a long-standing stakeholder that has worked to foster economic development and investment in the Cherry Hill community through collaborative partnerships with the public and private sectors. Established in 1981, CHDC has been instrumental in organizing, engaging, and advocating on behalf of the community at large to improve the socio-economic conditions of Cherry Hill. CHDC represents the community on issues affecting the quality of life of Cherry Hill families to include, land use and comprehensive planning, real estate development, public safety, education, healthcare, transportation, and public infrastructure.</p> <p>CHDC is governed by a 15-member Board of Directors consisting of members of the community, business owners, educators, administrators, and civic leaders. The Board of Directors meets monthly to set priorities and address any pressing matters that arise in the community. CHDC is led by Ms. Lachele Kellam (Executive Director) who has over 25 years of experience in management and real estate. Under Ms. Kellam's effective leadership, CHDC has hired a skilled Real Estate Project Manager, Renard Baker, who manages CHDC's homeownership project and will oversee the construction and development of Patapsco Pointe. Mr. Baker has 30 years of construction management experience. Additionally, Lydia Able returned to CHDC as its Grants Manager. Ms. Able's exceptional organizational and time management skills are shepherding CHDC's grant reporting and construction draw requests.</p>	