

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3164	sb0995	lr3255	hb1460	Redevelopment of 4510 41st Avenue and 4516 41st Avenue
3. Senate Bill Sponsors			House Bill Sponsors	
Ramirez			Summers	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Prince George's County			\$150,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$150,000, the proceeds to be used as a grant to the Mayor and Town Council of the Town of North Brentwood for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the buildings at 4510 41st Avenue and 4516 41st Avenue.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property or in kind contributions.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Mayor Petrella Robinson			probinson@northbrentwood.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>Town of North Brentwood, MD is the municipal government for 517 residents. Its unique history as one of four towns in Prince Georges County to be incorporated by African Americans places the Town on the National Register of Historic Places. Its Mayor and Council provide governance to ensure the health, safety and welfare of its residents, businesses, and visitors. The Redevelopment of 4510 / 4516 41st Avenue will eliminate the continued blight and structural decay that has been the state of the property for more than a decade. The feasibility of restoring or removing the failing structure at 4516 41st Avenue (site of the former Sis's Tavern) will be established, and the site will be rehabilitated or redeveloped.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

4516 41st Ave: (once Sis's Tavern) is listed on the MD Inventory of Historic Properties as PG: 6806121. It's visible to travelers on Route 1, and been vacant for 17 years. The building has been neglected and is deteriorated. Holes in the roof have emerged and the roof framing shows signs of distress. The building has been a frequent target of graffiti. The Town is acquiring the property, and can take advantage of its recent purchase of the adjacent, empty lot at 4510 41st Ave to create a plan to turn this neglected commercial parcel, into a productive community resource contributing to the vitality of the Arts District and the restoration of the Town's character. 4510 is an adjacent 4000 SF lot. 4516 has a one-story structure occupying 1700 SF upon a 5000 SF parcel. The Town is commencing planning for rehab or redevelopment of the parcels. Along with its purchase of the property, the Town will commission a feasibility analysis and redevelopment plan for the rehab or reuse of 4516 41st Ave. Depending on the outcome of the analysis: the Town will rehab the extant structure as part of an arts district-related re-use or combine the parcels to redevelop them. The Town will meet several needs beyond eliminating blighted. The Town needs municipal storage for recreation equipment, tools, and its Public Works vehicle, and will incorporate these functions into the redeveloped assemblage. The 2nd phase of this project, for which this funding is sought.

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	\$141,000
Design	\$60,000
Construction	\$180,000
Equipment	
Total	\$381,000

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

Source	Amount
Town of North Brentwood - Real Property	\$141,000
Grants	\$70,000
MD Bond Bill	\$150,000
Town of North Brentwood - Cash	\$20,000
Total	\$381,000

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
Underway	11/30/2014	2/1/2015	8/31/2015
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
0.00		0	> 600
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
1996	\$175,000	North Brentwood Town Hall and Museum Project	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Town of North Brentwood 4009 Wallace Road, North Brentwood, Maryland 20722		4510, 4516 41st Avenue, North Brentwood, MD 20722	
20. Legislative District in Which Project is Located	47 - Eastern Prince George's County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Mayor Petrella Robinson	Has An Appraisal Been Done?	Yes/No
Phone:	301.699.9699		Yes
Address:	If Yes, List Appraisal Dates and Value		
4516 41st Ave	12/5/2013	72000.00	
4510 41st Ave	no appraisal	69000.00	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	N/A	0.00	0.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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?			No
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
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	1700		
Space to Be Renovated GSF	1700		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		circa 1912, addition: circa 1920	

28. Comments: (Limit Length to Visible area)

The first phase of this project involves acquisition, use feasibility analysis, and planning, and is underway. The second phase of this project, the phase for which this bond bill funding is sought, involves expenditure of funds to either rehabilitate the existing structure or to design and build a redeveloped structure for the parcel, based upon the information developed once the foregoing phase is completed. Once funding is acquired, the Town will move quickly to implement the rehabilitation or redevelopment recommendations of the feasibility analysis.

The rehabilitation/redevelopment work itself can be projected to generate between \$200,000 - \$400,000 in direct professional fees and work contracts, depending upon the outcome of the feasibility analysis. Downstream, the rehabilitated facility may generate between one to three full time equivalent positions. The new facility will serve at minimum 600 people / year and at maximum 1000.