

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr0990	sb0071			Hoen Lithograph Building Renovation
3. Senate Bill Sponsors				House Bill Sponsors
McFadden				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$200,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Hoen Lithograph Building				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Anne Riggle			410-419-5426	anne.riggle1@verizon.net
10. Description and Purpose of Organization (Limit length to visible area)				
<p>City Life is partnering with Cross Street Partners to restore the Hoen Lithograph Building in the Middle East neighborhood of East Baltimore. Hoen is an 87,000 square foot historic property that occupies an entire city block, is highly visible from the Amtrak/MARC line, and has been vacant for over 35 years. Hoen is part of a larger neighborhood revitalization strategy to improve the housing, transportation, employment opportunities, and food access to the residents of East Baltimore. The Development team has assembled a collection of experienced anchor institutions and non-profits who are committed to creating broad and inclusive neighborhood change, while occupying space at the Hoen Lithograph project.</p>				

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

Strong City Baltimore will bring 47 years of community outreach experience, 50 employees, and the fiscal sponsorship for 100 non-profits. Morgan State University, Schools of Social Work, Education, Architecture, and Business will help provide community members with a pathway to higher education. City Life Community Builders is the operator of the Workforce Incubator and will train and place East Baltimore residents in construction jobs. FoodShed, in partnership with the Eastside Writers Coop, will create a coffee shop that will serve as a much needed community amenity. Foodshed plans to offer Church brunch on Sunday and accept SNAP payments. Cross Street Partners will relocate its office to the Hoen Lithograph building to support the redevelopment of the project.

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	\$200,000
Design	\$1,500,000
Construction	\$24,324,597
Equipment	
Total	\$26,024,597

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

Federal Historic Tax Credits	\$3,416,300
New Market Tax Credits	\$7,881,900
State Historic Tax Credits	\$3,000,000
Bank Loan	\$8,500,000
Equity Investment	\$2,126,397
Stabilization Baltimore City	\$500,000
CORE Grant	\$400,000
Bond Bill	\$200,000
Total	\$26,024,597

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
6/1/2016	3/1/2017	5/1/2017	5/1/2018
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
10600000.00	N/A		1,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
	\$0		
19. Legal Name and Address of Grantee		Project Address (If Different)	
City Life Community Builders 2809 Boston Street, Suite #402 Baltimore, MD 21224		Hoen Lithograph 2101 E. Biddle Street Baltimore, MD 21213	
20. Legislative District in Which Project is Located	45 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	David Fishman	Has An Appraisal Been Done?	Yes/No
Phone:	410-576-4000		No
Address:		If Yes, List Appraisal Dates and Value	
Gordon Feinblatt 233 E. Redwood Street Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	200	0.00	660000.00
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?			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?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Strong City Baltimore	10 years	10 years	47,000
Cross Street Partners	10 years	10 years	7,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	87,000		
Space to be Renovated GSF	87,000		
New GSF	87,000		

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

1888

28. Comments

N/A