

State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3439	sb0913	lr3443	hb0915	Baltimore Regional Employment and Education Center
3. Senate Bill Sponsors				House Bill Sponsors
Ferguson				R. Lewis
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$250,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Baltimore Regional Employment and Education Center				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Jennifer Freedman			301-270-7471	jfreedman@wearecasa.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>CASA is the foremost Latino and immigrant organization in the mid-Atlantic region and a national leader in immigrant and working-class families have the supports necessary for full participation in society. CASA was founded in 1985 and its mission is to create a more just society by building power and improving the quality of life in working class and immigrant communities. CASA starts with families and communities, and builds out to achieve collective impact at the state, regional and national levels. CASA has 7 locations throughout Maryland, as well as a presence in southcentral Pennsylvania and northern Virginia. CASA has over 96,000 all-time members and serves over 37,000 people annually. We seek to empower immigrant families; ensure youth successfully transition to adulthood; expand good jobs, housing, and health and safety; and transform neighborhoods.</p>				

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

For the past 10 years, CASA has operated workforce development, services, education, and youth programs at a 3,000 square-foot space in Baltimore, serving approximately 4,000 low-income residents annually. The site is no longer adequate to meet the needs of the community, as workers have expressed the need for on-site vocational training programs and expanded services. As such, CASA will establish a permanent Baltimore Regional Education and Employment Center to benefit low-income workers and residents. The new center located at 2706 Pulaski Highway in Library Square will significantly expand CASA's capacity to deliver workforce and leadership development programming, coupled with wraparound services and supports for the city's immigrant and minority residents. It will also serve as a hub multi-racial youth educational and leadership development programs. The project is nearly "shovel-ready," as we are in the final stages of our fundraising.

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	\$650,978
Design	\$4,972,017
Construction	\$7,110,958
Equipment	\$150,000
Total	\$12,883,953

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

Federal Historic Tax Credit Equity	\$1,557,106
New Markets Tax Credit Equity	\$4,001,400
State Historic Tax Credits	\$2,085,252
2016 Maryland Bond Bills	\$432,500
Baltimore City - CDBG & Appropriations	\$1,250,000
France-Merrick Foundation	\$250,000
Baltimore County Appropriation	\$250,000
2018 Maryland Bond Bill (anticipated)	\$250,000
Harry and Jeanette Weinberg Fdn (anticipated)	\$2,300,000
Remaining to be raised	\$507,695
Total	\$12,883,953

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
9/1/16	12/31/17	6/1/18	7/31/19
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
250000.00	4,000		11,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$132,500	Baltimore Regional Education & Empl Ctr capital	
2016	\$300,000	Baltimore Regional Education & Empl Ctr capital	
2014	\$50,000	Riverdale Welcome Center capital project	
2014	\$100,000	Riverdale Welcome Center capital project	
19. Legal Name and Address of Grantee		Project Address (If Different)	
CASA de Maryland, Inc. 8151 15th Avenue Langley Park, MD 20783		2706 Pulaski Highway Baltimore, MD 21224	
20. Legislative District in Which Project is Located	46 - 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 E. Raderman	Has An Appraisal Been Done?	Yes/No
Phone:	410 347-1352		Yes
Address:		If Yes, List Appraisal Dates and Value	
GALLAGHER EVELIUS & JONES LLP 218 N Charles Street, Suite 400 Baltimore, MD 21201		10/16/2016	453000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
15	22	956604.00	1799299.00
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?			No
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
n/a			
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	16,000		
Space to be Renovated GSF	16,000		
New GSF	0		

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

1929

28. Comments

The objective of this project is to establish a permanent Baltimore Regional Education and Employment Center through the purchase and renovation of a 16,000 square-foot building at 2706 Pulaski Highway, currently vacant. The location is easily accessible by foot and public transit. Services would be significantly increased, allowing CASA to serve an additional 7,000 low-income residents annually. Programs will include:

- An on-site vocational training lab with a focus on the healthcare, construction and IT fields;
- Expansion of employment placement and workforce development programs;
- Expansion of afterschool and youth leadership development programs;
- Expansion of ESOL programming to include intermediate and advanced levels; Increased capacity for tax preparation, financial literacy, citizenship classes, and legal services.

CASA has been operating a Baltimore Welcome Center in McElderry Park for the past 10 years, providing employment placement, workforce development, and support services. CASA has outgrown this space, as there is limited office space for consultations and in which programs can operate, and almost no room to provide training or instructional classes on-site. In order to expand and adapt its programming to respond to changing community needs, CASA is acquiring and renovating a 16,000 square-foot historic theater to convert it into a Regional Education and Employment Center.

CASA closed on the acquisition of the building in mid-November 2015. All architectural, engineering, and design work has been completed, and we have finished our value engineering process as well. Through a competitive bidding process CASA selected Hamel Builders as our General Contractor. Hamel has extensive experience in historic and LEED projects, and with nonprofit sponsors like CASA who are especially committed to creating local employment opportunities. We are currently negotiating the contract with the GC and finishing our fundraising as we prepare for closing on the tax credits and breaking ground. In order to close on the tax credit financing, CASA is working to have the balance of all funding committed by spring of 2018. Once funds are raised for renovation, CASA will break ground on construction. Renovations are anticipated to last 14 months.