

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr1775	sb0430	lr1923	hb0514	Hoen Lithograph Building Renovation
3. Senate Bill Sponsors				House Bill Sponsors
McFadden				Glenn
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$750,000
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.riggle@citylifegroup.org
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. Hoes is an 85,000 square foot historic building 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. Eastside Writers Coop, will create a coffee shop that will serve as a much needed community amenity. 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**

<b>Acquisition</b>	\$200,000
<b>Design</b>	\$1,500,000
<b>Construction</b>	\$24,324,597
<b>Equipment</b>	
<b>Total</b>	\$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	\$7,950,000
Equity Investment	\$2,126,397
Stabilization Baltimore City	\$500,000
CORE Grant	\$400,000
Bond Bill	\$750,000
<b>Total</b>	\$26,024,597

<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>
6/1/2017	3/1/2018	5/1/2018	5/1/2019
<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>
10600000.00	N/A		1,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
	\$0		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
City Life Community Builders 2809 Boston Street, Suite #402 Baltimore, MD 21224		Hoen Lithograph 2101 E. Biddle Street Baltimore, MD 21213	
<b>20. Legislative District in Which Project is Located</b>	45 - 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>	David Fishman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-576-4000		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Gordon Feinblatt 233 E. Redwood Street Baltimore, MD 21202			

<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>
0	200	0.00	660000.00
<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>
Strong City Baltimore	10 years	10 years	47,000
Cross Street Partners	10 years	10 years	7,000
<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>	85,000		
<b>Space to be Renovated GSF</b>	85,000		
<b>New GSF</b>	85,000		

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

1888

**28. Comments**

N/A