

## State Of Maryland 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Southern Streams Health and Wellness Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray	Glenn	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Southern Streams Health and Wellness Center		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The grantee shall provide and expend a matching fund	
<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>
Donte Hickman	410-732-8566	pastorhickman@me.com
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Mary Harvin Transformation Center Community Development Corporation (CDC) was established in 2010 to serve as the economic and community development arm of Southern Baptist Church. The CDC offers programs, provides services, and engages in other activities that promote and support the Broadway East Community located in Baltimore, Maryland. Using its core value-restoring people as we rebuild properties and working it the community, other churches, and other partners (including Baltimore Housing, Humanim, Enterprise Community Partners, Woda Development, Johns Hopkins, Legg Mason, and others), the CDC has embarked on a multi-pronged neighborhood master plan to acquire an raze more than 100 properties in Broadway East and assemble them into developable sites for affordable housing, retail, and community health amenities.</p>		

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

Mary Harvin recently released its master plan known as the East Baltimore Revitalization Plan which has been adopted by the City. Southern Streams is the next project in the plan. This \$31 million, 112,000 sq. ft. project, is anchored by Johns Hopkins Health Systems. This mixed-use project will provide needed community health services, dialysis, a pharmacy, a fitness center, financial literacy and job training, and early childhood/head start education and youth programming in a very distressed neighborhood. The project is funded by traditional debt, new markets tax credits, equity, and grants. The bond funds provide the requisite gap financing to enable it to proceed.

*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>	\$501,220
<b>Design</b>	\$930,635
<b>Construction</b>	\$18,923,258
<b>Equipment</b>	\$11,415,894
<b>Total</b>	\$31,771,007

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

Senior Debt	\$12,400,000
NMTC Equity	\$10,532,089
CDC Equity	\$1,000,000
Grants (public and foundation)	\$7,838,918
<b>Total</b>	\$31,771,007

<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>
3/1/2019	9/16/2019	10/1/2019	4/1/2021
<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>	
2800000.00	0	at least 40,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2008	\$150,000	property acquisition in Broadway East	
2011	\$125,000	property acquisition in Broadway East	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Mary Harvin Transformation Center Community Development Corporation 1701 North Chester Baltimore, MD 21213		1501 North Chester Balimore, 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>	Dr. Donte Hickman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-732-8566		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1701 North Chester Baltimore, MD 21213		June 2017	390000.00

<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	100+ (tenants);	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>
Johns Hopkins Health System	10	\$370,175/	21,875
<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>	0		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	112,000		

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

N/A

**28. Comments**

Section 13 lists \$11,415,894 for "equipment." This is because there is not another line item for other soft costs. That is what these funds will be used for.