

# State Of Maryland

## 2019 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Westport Community Economic Development Corporation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Clippinger	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Annapolis Road Revitalization Project and the Harbor West Collaborative Center		
<b>7. Matching Fund</b>		
Requirements:  Unequal \$50,000	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>
Lisa Hodges-Hiken	443-621-6006	lisa@westportcedc.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Westport Community Economic Development Corporation (WCEDC), organized in 2013, is a community based nonprofit organization serving the Westport, Mt. Winans, Lakeland, and St. Paul neighborhoods seeking to promote equitable development, access to the waterfront, cradle to college educational opportunities and improve the lives of our residents, workers and business owners through the power of collective impact. We will accomplish these goals through acquisition and redevelopment of vacant and blighted property managed as permanently affordable housing and retail space in our community land trust, offering small loans to homeowners for property improvements, the establishment of the Clean Sweep Ambassador program, engaging the business community, and schools.</p>		

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

This project is the acquisition and redevelopment of vacant properties in our neighborhoods for inclusion in our community land trust. Phase one of our redevelopment focuses on the Annapolis Road commercial corridor in Westport. We have already submitted an offer to the City of Baltimore for Mayor and City Council owned property and the City has acquired the tax sale certificates for nineteen properties on our behalf. The City DHCD is clearing title to these nineteen tax sale properties for WCEDC to acquire. The homes will be either demolished and kept clear for green space as an interim use, or rehabilitated for affordable retail end user, with the community land trust retaining ownership. The establishment of a regional community center to include senior center, YMCA/fitness center, community kitchen, community health clinic, and community meeting space on 2400 Harman Avenue will allow us to have a central location to serve the needs of four communities.

*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>	\$90,000
<b>Design</b>	\$10,000
<b>Construction</b>	\$550,000
<b>Equipment</b>	
<b>Total</b>	\$650,000

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

Baltimore Regional Neighborhood Initiative Grant	\$150,000
South Baltimore Gateway Partnership Grant	\$100,000
Community Catalyst Grant	\$150,000
State Bond Funds	\$250,000
<b>Total</b>	\$650,000

<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>
11/1/2018	3/29/2019	7/8/2019	10/8/2020
<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>
0.00	0		2000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2018	\$25,000	Predevelopment Activities	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Westport Community Economic Development Corporation		2009, 2015, 2017, 2019, 2039, 2041, 2128, 2228, 2326, and 2400 Harman Avenue	
<b>20. Legislative District in Which Project is Located</b>	46 - 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>	Lisa R. Hodges, Esq.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443-621-6006		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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>
1	8	311800.00	400000.00
<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>
<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>			
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>			

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>Since last year, Westport CEDC has worked very hard to build our organization's financial and staffing capacity. We have hired an executive director, expanded our board, leveraged partner relationships, and formulated a three year strategic plan. It is critical to our mission to receive assistance with capital expenditures listed in our application. Access to predevelopment and acquisition funds are a significant barrier to redeveloping the Annapolis Road corridor and developing the regional community center. City grant programs designed to fund capital expenditures are oversubscribed and restrictive. The bond proceeds will jump start our acquisition and redevelopment program to provide long term affordable commercial space and strengthen the residential market on parallel streets.</p> <p>Our focus area is home to more than 200 businesses; our initial outreach has shown that the smaller businesses are in substandard space and are over crowded. We have found there is market for commercial tenants with visibility along the commercial corridor at a lease rate of \$12/sq. ft. We also want to provide goods and services for the workers in those businesses.</p> <p>There are over 6900 car trips on this corridor per day and we seek to provide space for retail and services that would capture the spending potential of those drivers.</p> <p>In addition to car trips, our light rail station connects our neighborhood to the more that 23,000 weekday riders. The Westport station is two blocks away from the Annapolis Road corridor and while we have some riders who live in Westport we want to expand our appeal as a destination.</p> <p>We also need to provide quality shopping opportunities for long time residents. Our vision is to create a main street similar to 36th Street in Hampden. We have already started to invest in the corridor through beautification grants, establishment of a Clean Sweep Ambassador program, and working with the Neighborhood Design Center on implementation steps for our 2010 Corridor Improvement plan.</p> <p>We have been working to secure the interest of potential tenants for our regional community center and need further assistance in design and planning of that site. We chose the site because it is centrally located, city-owned, and has CORE funds allocated to its development. We want to leverage the existing funding and, in partnership with the City, bring much needed services to our region. Currently, there are no physical fitness or recreational centers, no senior center, no employment center, and for meeting space we must use local churches. The center would be able to house all of those uses and establish a presence for Westport CEDC and its Harbor West Collaborative.</p>	