

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Belair-Edison Neighborhoods, Inc.		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of commercial properties in the Belair-Edison community		
7. Matching Fund		
Requirements: Unequal \$275,000	Type: The matching fund may consist of real property or in kind contributions.	
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Will Smith	410-914-4243	will@belair-edison.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Belair-Edison Neighborhoods, Inc. (BENI) is a community-based nonprofit that, for 27 years, has fostered neighborhood revitalization in the Belair-Edison community in northeast Baltimore City by providing community marketing and outreach, community organizing, homeownership counseling, and small business development. In recent years we have expanded our scopes of work to include Financial Literacy and Real Estate Acquisition to improve revitalization efforts in Belair-Edison. Our mission is to foster an environment where residents and business owners feel confident investing their time, energy, and money.</p>		

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

The purpose of this project is to stabilize and revitalize the Belair Road business corridor. We want to recruit new businesses to the business district, with an emphasis on the 3400 block of Belair Rd. We have acquired 3432 Belair Road, which was damaged by a horrific fire several years ago. We have sought out additional funding to rehab the property. In addition, we plan to acquire 3 more properties along the corridor and renovate those and establish strong sustainable business. These properties are 3414 Belair Rd, 3432 Belair Rd and 3420 Belair Road and 3237 Belair Road, which borders our 4x4 sector of our community. Moreover, within the parameters of this project we will work with the Design Center to create a model for the entire business district that is aesthetically pleasing and inviting to patrons, so that this will increase revenue and safety for our Belair-Edison Business Sector.

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	\$478,000
Design	\$5,000
Construction	\$270,000
Equipment	\$10,000
Total	\$763,000

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

Bond Bill	\$500,000
Public Funds	\$100,000
Brni	\$85,000
DHCD (city funds)	\$78,000
Total	\$763,000

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
09/01/2020	10/01/2020	11/01/2020	03/01/2021
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
100000.00	73,000		109,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$175,000	Rehab and Renovations, lease subsidies, marketing an	
2018	\$275,000	Facade improvements, home-buying incentives, neigh	
2019	\$225,000	Site development and stabilization and home-buying i	
2020	\$150,000	General Operating and Home-buying incentives	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Belair-Edison Neighborhoods, Inc. 3545 Belair Road Baltimore, MD. 21213		3420 Belair Road, 3414 Belair Road, 3432 Belair Road, 3237 Belair Rd	
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:	Willie Smith Jr.	Has An Appraisal Been Done?	Yes/No
Phone:	410-914-4245		No
Address:		If Yes, List Appraisal Dates and Value	
3545 Belair Rd. Baltimore, MD. 21213			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
10	10	1000000.00	1120000.00
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
(3414 Belair Rd.) Marlon Branche	3years	\$2000	1300sq ft
TBD			
TBD			
TBD			
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	5220		
Space to be Renovated GSF	3700		
New GSF	4500		

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

1920-1924

28. Comments

For many years now there has been a huge disinvestment in the Belair-Edison Business District including the 4x4. There are currently over 15% of our business corridor that is vacant, in this small area of a 6 block area. Moreover the 4x4 has been completely ignored and overlooked by both for profit and nonprofit developers. There are few viable businesses in the 4x4 and over 80 vacancies to date. We cannot continue to segregate the 4x4 from the rest of the Belair- Edison Community and not consider the negative ramification on that area and its residents and Belair-Edison in its entirety. It is for these reasons and others that Beni needs to be in the forefront of this movement, advocating for the current merchants and residents and ensuring we are providing services and needs of the consumers in our area and those who travel through our area.