

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Harlem Park Community Center		
2. Senate Sponsor	3. House Sponsor	
Hayes		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$400,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Harlem Park Community Center facility		
7. Matching Fund		
Requirements: Unequal \$50,000	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
Bree Jones	914-484-3130	bree@parityhomes.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The St James Development Corporation (SJDC) is the community development arm of the St. James Episcopal Church. SJDC's mission is to offer all people a sense of community in the neighborhoods adjacent to and surrounding the St. James Episcopal Church by building partnerships that develop and rehabilitate real estate properties. To that end, we have partnered with and are fiscally sponsoring, non-profit developer, Parity Baltimore Incorporated. Parity is working to revitalize Harlem Park through the rehabilitation of abandoned properties.</p>		

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

The proposed use for this bond bill will be to acquire and rehabilitate a single property in the Harlem Park/Lafayette Square Park catchment area and the expected use of funds includes constructing a new roof, replacing floor joists, repairing masonry, framing, and MEPs. The newly renovated property will be used as a community and co-working space. Parity will be the first tenant using a portion of the first floor as office space for their community development work, in addition to shared working space. The second floor will be used as a resource and recreation space including programming for homeownership counseling and financial literacy, and space for youth, residents and organizations to come together. The third floor will be used as a creative and multi-media space, with space for an art gallery, photography and video production, and performing space.

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	\$80,000
Design	\$25,000
Construction	\$350,000
Equipment	\$25,000
Total	\$480,000

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

Bond Bill	\$400,000
Maryland Historical Trust African American Heritage Pre	\$30,000
Maryland Historical Small Commercial Trust Tax Credit	\$50,000
Total	\$480,000

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
07/01/2020	10/31/2020	01/01/2021	06/01/2021
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
20000.00	0		96
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
St James Development Corporation 1020 W Lafayette Avenue Baltimore, MD 21217			
20. Legislative District in Which Project is Located	40 - 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:	Kimberly Min	Has An Appraisal Been Done?	Yes/No
Phone:	410-347-8700		No
Address:		If Yes, List Appraisal Dates and Value	
7 Saint Paul Street Baltimore, MD 21202			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	4	0.00	120000.00
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
Parity LLC	36 months		600
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	3240		
Space to be Renovated GSF	3240		
New GSF	0		

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

1920

28. Comments