

# State Of Maryland

## 2021 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Eager Park Infrastructure Project		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray	Smith	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of infrastructure improvement within Eager Park		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<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>
Senator McCray		cory.mccray@senate.state.md.us
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>EBDI was established in 2003 to stabilize and revitalize an 88-acre community in East Baltimore, which suffered from years of disinvestment, blight, and crime. EBDI aims to execute an ambitious plan to transform the neighborhood into a thriving community now called Eager Park. To date, Eager Park includes nearly 1.4 million sq. ft. of new commercial office, lab, and retail space; a hotel; a new early childhood center and public K-8 school campus; and a 5-acre park. When completed, the project will include 2,100 mixed income housing units; additional lab/research space; fresh food stores; and other retail amenities and green spaces. EBDI's core values include Economic Inclusion, Relocation Benefits and Fair Compensation, Community Reinvestment Fund, Opportunity To Return, Affordable Housing, Minority Development and Equity, and Public Arts and Placemaking.</p>		

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

EBDI is seeking \$1m in State bond bill funding to cover a portion of the cost to complete infrastructure updates within Eager Park. The \$1m requested would be applied toward Ashland Ave between Washington St and Patterson Park Ave. This phase of the project, Phase 2B (i), is estimated to cost \$2.6m. Phases 2B (i) and (ii) together total \$4.9m and are part of an extensive \$16m infrastructure project that will support the Henderson-Hopkins School and surrounding residential and commercial development. This project will improve roadways, curbs and sidewalks; update streetscaping, lighting and storm drainage systems; and replace water mains and service lines--all with the goal of ensuring that the infrastructure within Eager Park reflects the investments that have been made within the community. These improvements not only will beautify the neighborhood, but also will attract residents and businesses and improve safety for those who live, study and work in the area.

*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>	
<b>Design</b>	\$200,000
<b>Construction</b>	\$4,750,000
<b>Equipment</b>	
<b>Total</b>	\$4,950,000

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

2021 bond bill funding	\$1,000,000
2019 capital funding (pending BPW approval)	\$2,500,000
To Be Determined	\$1,450,000
<b>Total</b>	\$4,950,000

<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>
	4/1/2021	8/1/2021	8/1/2024
<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	5000	5000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2019	\$2,500,000	public infrastructure	
2017	\$5,000,000	capital projects	
2016	\$5,000,000	capital projects	
2015	\$5,000,000	capital projects	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Cheryl Washington President & CEO East Baltimore Development, Inc. (EBDI) 1731 E. Chase Street Baltimore, MD 21213		2100 Ashland Avenue Baltimore, MD 21205	
<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>	Michael A. Brown	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443.392.9401		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Nelson Mullins 100 S. Charles Street Suite 1600 Baltimore, MD 21201			

<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>	
6	6	2318000.00	2862000.00	
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)				
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>				
<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>			No	
<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>	
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<b>28. Comments</b>
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Please see attached an executive summary regarding EBDI's Capital Improvement Plan, which includes more detail on Phase 2B Infrastructure.