

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
Govans Ecumenical Development Corporation		
2. Senate Sponsor	3. House Sponsor	
Washington	Boyce	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$350,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Govans Ecumenical Development Corporation facilities		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Mary Washington		mary.washington@senate.state.md.us
Delegate Boyce		
		nbattle@gedco.org
10. Description and Purpose of Organization (Limit length to visible area)		
Govans Ecumenical Development Corporation (GEDCO) is a 30 year old non profit, community based, organization that provides housing and supportive services to older adults and those who are formerly homeless. We also provide emergency services to individual and families within the community that includes a food pantry, eviction prevention and utility assistance, and employment assistance.		

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

The purchase and renovation of 5217 York Road will create a community hub as well as serve as the new home for GEDCO. By relocating back to the York Road corridor, we will also be able to consolidate our offices saving money on operations and having a more secure site to provide the ongoing community emergency services we currently provide. This property has been vacant for over 5 years and is located at a pivotal location on the York Road Corridor within the Woodbourne McCabe community. The eastern side of York Road has limited investment and we feel the renovation of this building will have a positive impact on future development moving forward.

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	\$300,000
Design	\$450,000
Construction	\$1,800,000
Equipment	\$250,000
Total	\$2,800,000

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

Maryland Legislature 2020 Bond Bill	\$25,000
Maryland BRNI Funds	\$200,000
Maryland Legislature 2021 Bond Bill	\$350,000
Individual Donors	\$500,000
Debt Financing	\$500,000
Foundational Support	\$1,225,000
Total	\$2,800,000

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
5/1/2021	9/30/2021	3/20/2022	1/30/2023
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
300000.00	4,500		6,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2015	\$500,000	Village Center at Stadium Place	
2018	\$53,000	Micah House and Epiphany House	
2019	\$100,000	Epiphany House	
2019	\$225,000	Harford House Renovation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corporation		1010 E. 33rd Street, Terrace Level Baltimore, Maryland 21228	
20. Legislative District in Which Project is Located	43 - 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:	Nichole Battle	Has An Appraisal Been Done?	Yes/No
Phone:	410-433-2442 Ext. 13		No
Address:		If Yes, List Appraisal Dates and Value	
1010 E. 33rd Street, Terrace Level Baltimore, Maryland 21218			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
20	22	1400000.00	1500000.00
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?			No
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
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	7376		
Space to be Renovated GSF	7376		
New GSF	7500		

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

1908

28. Comments

GEDCO will be celebrating our 30th anniversary as a non profit providing housing and supportive services in Baltimore. GEDCO was originally started in the Govans neighborhood as Govans Ecumenical Homes in the mid 1980s by 7 pastors of various denominations. GEDCO moved their offices to Stadium Place in 2012 to facilitate the completion of Stadium Place which provide mixed income housing and supportive services for older adults in partnership with the Y of Central Maryland.

A majority of our impact is seen within the communities along the York Road Corridor. Through our Community Services program- GEDCO CAREs, GEDCO is able to address poverty, hunger, unemployment, housing insecurity, affordable housing, and social isolation within the community. Through this program we help over 4500 people a year and even more so this past year as a result of COVID.

GEDCO also owns and provides services to over 100 individuals through four affordable housing communities along the corridor. For years GEDCO CAREs has been located within the basement of St. Mary's Assumption for over 10 years. It was about a year and a half ago that we met with the leadership of the church where we were asked to consider an alternate location for our GEDCO CAREs program. As a result of COVID, this conversation has been delayed providing more time to find an alternate location that is more stable.

We are very excited and have much commitment from our members and donors in securing and renovating this property to be a new community HUB along the York Road Corridor.