

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
Morning Star Family Life Center		
2. Senate Sponsor	3. House Sponsor	
Sydnor		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$400,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Morning Star Family Life Center		
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
Sentator Sydnor III		charles.sydnor@senate.state.md.us
Doris Duren		
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The MSBC Five Star Program, Inc., is an IRS 501 (c) (3) Community Development Corporation (CDC) that partners with other organizations in the West Baltimore County community. Together, we strive to enhance the lives of individuals in our local and surrounding communities through outreach efforts, support services, community programs and life enhancing activities. Located at 6665 Security Blvd., the CDC has serviced thousands of community members with social, educational, physical and mental health needs. MSBC Five Star Programs digital platform provides the opportunity for us to serve those well beyond our local community providing information and virtual resources.</p>		

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

The purpose of the project is to acquire funds for completing renovation of the Morning Star Family Life Center (The Star FLC). This will allow us to expand our services to meet the increasing needs of West Baltimore County and surrounding communities. The Star FLC programs serve a multi-generational population. Our goal is to promote strong individuals, healthy families and powerfully engaged communities. We also seek to provide pathways to economic stability by providing workforce development tools. With the services provided, we help individuals to become viable contributors to the community (e.g., some participants in our programs have been hired by local organizations in our community). Our reach is limited only by current resources and the need for more physical operating 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	\$175,000
Design	\$75,000
Construction	\$825,000
Equipment	\$125,000
Total	\$1,200,000

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

MSBC Five Star Program, Inc. - Bond Initiative Request	\$400,000
Property	\$175,000
Nonprofit Grant	\$250,000
Board Members and Select Donors	\$375,000
Total	\$1,200,000

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
7/1/2021	10/1/2021	1/1/2022	12/30/2022
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	
150000.00	4,800	12,240	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2016	\$250,000	Start Phase One - Design, Environmental Remediation	
2017	\$150,000	Phase One - Construction, Plumbing and Electrical Inf	
2018	\$100,000	Complete Phase One - Construction, and Renovations	
2019	\$300,000	Phase 2 - Reconstruction	
19. Legal Name and Address of Grantee		Project Address (If Different)	
MSBC Five Star Program, Inc. 6665 Security Blvd Baltimore, Maryland 21207		Morning Star Family Life Center 1600 Whitehead Court Baltimore, Maryland 21207	
20. Legislative District in Which Project is Located	44B - Baltimore County		
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:	Emerson L. Dorsey, Jr.	Has An Appraisal Been Done?	Yes/No
Phone:	410-752-9723		Yes
Address:		If Yes, List Appraisal Dates and Value	
One Pratt Street, Unit 901 Baltimore, MD 21202		January 2016	2400000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
15	35	1000000.00	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	32,630 sq. ft.		
Space to be Renovated GSF	14,407 sq. ft.		
New GSF			

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

1971

28. Comments

The MSBC Five Star Program, Inc. is a 501 (c) (3) Community Development Corporation that serves the West Baltimore City and County communities. We provide multi-generational community life sustaining support, educational and outreach services and resources that foster individual, community and economic development. Our services include providing youth and adult pathways to education, work preparedness, training, and mental health services. We help to close existing gaps in services provided by government and public organizations to help families become self-sustaining.

Our services and trainings include:

- food insecurity program that has served over 18,700 families and 56,000 individuals, as well as mental health counseling services to over 600 individuals and families through our Renaissance Counseling Center since the pandemic ensued
- academic education in partnership with local government and public health agencies
- voter education and registration
- daycare, after school tutoring and mentoring services
- GED, driver education, job and career fairs
- workforce re-entry workshops in partnership with State legislators (expungement workshops)
- youth and young adult workplace readiness seminars and workshops
- personal fulfillment opportunities such as basketball, chess, dance lessons, music and entertainment production training
- entrepreneurial and small business seminars/workshops
- community recreational training and activities for youth and adult

We currently operate using our MSBC Outreach Center and the partially renovated Star Family Life Center. With the completed renovation of our 32,000 square feet Star Family Life Center, we will be able to increase our services exponentially. While the pandemic has been a deterrent, we continue to be creative and provide as many of our services as possible. These include virtual classrooms for students before and after school; individual and family counseling services; and virtual platforms to help reach over 56 thousand recipients at our food drives

We continue to seek avenues to enhance our services such as:

- expanding our current community programs to include vocational and trade programs as a partnering satellite location for local community colleges and other trades providers
- exploring partnerships with organizations
- Comcast to provide free Wi-Fi to students and adults
- ABC Baltimore.com for vocational training and industry seminars

As we continue to serve, we respectfully request the funds to continue to provide additional services at 1600 Whitehead Court in Woodlawn. With the additional funds, we will expand our reach to further enhance the services to this much needed West Baltimore population.