

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Johns Hopkins Historic Birthplace		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Reilly		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Anne Arundel County	\$1,465,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Johns Hopkins Historic Birthplace		
<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 Edward Reilly		edward.reilly@senate.state.md.us
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>We are a 501(c)(3) nonprofit organization, created in 2017, for the purpose of saving and restoring Whites Hall, Johns Hopkins' circa 1770 Birthplace &amp; Boyhood Home. Whites Hall, located on 14 acres, is one of Maryland's most historic properties. Our mission: to make Whites Hall available to the people of MD, as a public park &amp; arboretum, with a museum, telling the story not only of Johns Hopkins but of the enslaved people who worked and lived on the property in the 18th Century. We intend to be the first former plantation property in the nation to honor its enslaved men and women thru annual minority scholarships, each in the name of a former enslaved person at Whites Hall. In this way, we wish to be a model - an example - for other properties and institutions with similar associations with slavery.</p>		

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

Our nonprofit began leasing the Whites Hall property in April 2018. The house had been abandoned for 10 yrs and heavily vandalized. Since that time we have worked to bring stability to the property and to generate community support for our mission. We've been very successful with both. We are now weeks away from purchasing Whites Hall, and are hoping this LBI might assist in this effort (we will be left with a \$595,000 loan). Once we take ownership our next priority will be to restore the house. In all, the ~250 yr old house will require about \$1M for full restoration. If we are granted the full request in this grant, we would have \$870k to put towards restoration: (complete updating of water, sewer, electric, plumbing, heating & air conditioning, along with lead-paint abatement, replacement of most windows, and the rebuilding of the original 1770 chimney).

*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>	\$595,000
<b>Design</b>	
<b>Construction</b>	\$1,000,000
<b>Equipment</b>	
<b>Total</b>	\$1,595,000

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

Legislative Bond Initiative	\$1,465,000
Fundraising	\$130,000
<b>Total</b>	\$1,595,000

<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>
n/a	n/a	6/15/2022	12/15/2022
<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>
28000.00		4,400	225,000+
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
n/a			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Johns Hopkins House, Inc. 2173 Johns Hopkins Road Gambrills, MD 21054		Same	
<b>20. Legislative District in Which Project is Located</b>		33 - Anne Arundel County	
<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>	David Katz	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410-266-5100		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Katz Day, LLC 2410 Evergreen Road Suite 104 Gambrills, MD 21054		6/26/20	850000.00

<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>
0	75	75000.00	3225000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<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>	5,327		
<b>Space to be Renovated GSF</b>	5,327		
<b>New GSF</b>	0		

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

circa 1770

**28. Comments**

1) Fundraising: with respect to our fundraising, and ability to contribute funds to this project: we have been limited in our fundraising due to the fact that we've been leasing the property... once we take ownership next month (March, 2022), our ability to fundraise will be significantly improved. If this LBI is able to assist us in retiring the debt we will incur from the purchase, we will be all the stronger to move ahead with our mission.

2) Public Park: re the proposed 10-acre "public park and arboretum"... we are partnering with the Audubon Society to ensure that our park provides a 'green space', and a haven for the local bird and wildlife populations, in what is an otherwise increasingly densely-populated urban/suburban area.

3) Self Sustaining: our goal, as a nonprofit, is to be self-sufficient... to be able to operate from our revenues, free from the necessity to fundraise. And, in fact, we intend to fund our Scholarship program from excess operating revenue. This grant will help to dramatically bring us closer to that reality.

4) Restoration Consultant: Dennis Pogue, the former long-time Vice President of Preservation at George Washington's Mount Vernon Estate, Museum & Gardens, will be our restoration consultant.

5) A "mini-Williamsburg": We toured Whites Hall with Elizabeth Hughes, the Maryland State Historic Preservation Officer & Director of the Maryland Historical Trust and discussed potential uses of the home and property. We arrived at a joint understanding that it would be best to house a museum in a separate building on the property... and that the house would most effectively serve the public as, for example, a nonprofit inn. This would ensure the highest possible public use of the property, especially with the majority of the land being designated a public park and arboretum. This will also greatly improve our ability to generate the revenue required to fund our minority scholarship program, and pay tribute to the former enslaved of Whites Hall.

6) Community Support: the last 4 years since our nonprofit began leasing the Whites Hall property has demonstrated the degree to which we have widespread and lasting community support. We have attracted people from near and far by offering outdoor "beer garden fundraisers" each weekend, May thru Oct, with live music from the Hopkins "Back Porch" each Friday and Saturday evening. This experience has shown to what extent Whites Hall can become a living, breathing museum... a place where people can get away from the cross-currents of modern life, and enjoy the serenity of an historic 14 acre property right in their midst. This grant will help so tremendously in furthering that goal... of making the past accessible, of saving and restoring one of Maryland's truly historic properties, and of providing a way to honor Whites Hall's forgotten people, the enslaved, in a very personal way, by attaching their names to annual academic scholarships that will help deserving minority students improve their lives. Thank you so much for consideration of our request.