

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Liberty Gateway		
2. Senate Sponsor	3. House Sponsor	
Carter	Bridges	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Old Firehouse located at 3901 Liberty Heights		
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
Delegate Tony Bridges		tony.bridges@house.state.md.us
Tracy A. Evans		443-904-3891
10. Description and Purpose of Organization (Limit length to visible area)		
<p>WBC Community Development Corporation (WBC CDC) is an established 501 (c) non-profit organization with a mission to provide affordable housing and to facilitate neighborhood based economic development by engaging residents and partners to implement agreed upon community revitalization strategies. The WBC CDC seeks a bond to fund a portion of the development cost for the Liberty Gateway Initiative. Underutilized commercial properties at the intersection of Liberty Heights and Garrison Boulevard have been identified. The Liberty Gateway Center will be located at 3901 Liberty Heights Avenue. Along the corridor are strong, stable residential neighborhoods with high homeownership rates. Residents in collaboration with WBC CDC have organized to address the need for assistance to improve the Liberty Garrison commercial district.</p>		

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

WBC CDC has entered a contract to purchase 3901 Liberty Heights Avenue. Upon completion of renovations, the 6,000 Square Foot commercial building will be leased to tenants that provide housing and community development services, offices for rent, community meeting and co-work flex space. This project will allow us to create access through a retail presence to housing counseling, financial education and literacy programs, soft skills training for employment and community building, small business coaching and entrepreneurship programs. The Liberty Gateway Center will further serve as an incubator for organizing businesses that seek to further their collective interests for advancing the corridor and community.

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	\$325,000
Design	\$8,000
Construction	\$300,000
Equipment	\$100,000
Total	\$733,000

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

Community Catalyst Grant	\$105,000
CORE	\$100,000
Bond	\$250,000
Grantee	\$10,000
Debt	\$268,000
Total	\$733,000

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
3/13/2020	4/30/2022	8/1/2022	8/1/2023
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
10000.00	0		1,000
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)	
WBC Community Development Corporation 3020 Garrison Blvd Baltimore, MD 21216		3901 Liberty Heights Ave Baltimore, MD 21207	
20. Legislative District in Which Project is Located	41 - 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:	N. Scott Phillips	Has An Appraisal Been Done?	Yes/No
Phone:	410-496--5754		No
Address:		If Yes, List Appraisal Dates and Value	
322 N. Howard St Baltimore, MD 21201			

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	2	227000.00	287000.00
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
We Believe and Care, LLC	3	12,000	1,000
Go Northwest Housing Resource Center	3	12,000	1,000
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	6,000		
Space to be Renovated GSF	6,000		
New GSF	6,000		

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

2022-2023

28. Comments