

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Men and Families Center - MFC Capital Campaign Budget Project		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray	C. Branch	
<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 the Men and Families Center (MFC) property		
<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>
Delegate Chanel Branch		chanel.branch@house.state.md.us
Dr. Millie Johnson		443-768-2340
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>MFC was created in 1995 through a collaboration of the Family League of Baltimore City, Inc. and the Historic East Baltimore Community Action Coalition (HEBCAC). MFC seeks to improve the lives of men through the systematic examination of strengths of the African American family. Mass media often only emphasizes the lack of involvement of fathers in family life and create the false impression that instability and pathology are typical characteristics of lower-income families. Programs such as parenting, counseling, healthcare, expungement, and access to employment were developed to address real life issues confronting men, boys, especially men of color. The Center is a coordinating place that increases the accessibility of services and community awareness for families thus reducing the larger social issues of poverty, and injustice of men and their families.</p>		

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

MFC created a Capital Campaign project to raise \$3 million for the purposes of revamping and rebuilding MFC's Workforce Community Center located at 2222 Jefferson Street, East Baltimore. We commit to building a more functional, state-of-the-art work center so that men, boys, and their families thrive. The plan is to rebuild and expand the main structure and adjacent parking lots, as well as improve landscaping, furnishing, signage, and other areas such that MFC is fully equipped to train and serve families in Baltimore. MFC's intent is to create a "safe space" for men, boys, (and most importantly, returning citizens) to find refuge. We make the transfer from under-employment, unemployment to employment more fluid and rewarding for all men in our programs. For more than twenty-five years, numerous community-based initiatives from Johns Hopkins and others have found a home in the three donated and near dilapidated buildings of MFC. The buildings are no longer safe.

*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>	\$0
<b>Design</b>	\$300,000
<b>Construction</b>	\$2,000,000
<b>Equipment</b>	\$700,000
<b>Total</b>	<b>\$3,000,000</b>

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

Weinberg Foundation	\$500,000
Johns Hopkins University	\$300,000
Anonymous Celebrity	\$500,000
Baltimore City Neighborhood Revitalization Fund	\$40,000
Individual Donors (Collected \$40,000)	\$200,000
PSA Insurance & Financial Company	\$10,000
Abell Foundation	\$150,000
Congregational Support	\$100,000
Crowd Funding Solicitations	\$100,000
MFC Fundraising Events (grassroots)	\$100,000
State of Maryland Bond 2022	\$1,000,000
<b>Total</b>	<b>\$3,000,000</b>

<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>
1/17/2022	7/29/2022	8/15/2022	8/15/2023
<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>
		Pre-COVID - 2200; 2022 - 1100	4000 PEOPLE ANNUALLY
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
Bonds 2015 G-044	\$150,000	For the construction, renovations and Capital equippin	
Bonds 2015 G-099	\$100,000	For the construction, renovations and Capital equippin	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Men & Families Center Inc 2222 Jefferson Street Baltimore, MD 21215		Same	
<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>	Mr. Leon Purnell	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443-854-0956; 410-614-5353		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
The Men & Families Center 2222 Jefferson Street Baltimore, MD 21215			

<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	30	175000.00	500000.00
<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>	
Not leased.			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	6,800 GSF		
<b>Space to be Renovated GSF</b>	6,800 GSF		
<b>New GSF</b>	7,500 GSF		

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

2022-2023

**28. Comments**

Ongoing Development Team Assessment:

MFC buildings (2222, 2220, 2218) are in non-compliance with zoning regulations of Baltimore City. Buildings do not meet certain standard regulations:

- do not meet standard fire codes according to the The State Fire Prevention Act
- do not meet plumbing regulations as listed in Commercial Plumbing Codes of Maryland
- do not meet Electrical Safety Codes as listed in Maryland 2020 NEC documents
- do not meet American Disability Act Compliance guidelines
- there is the presence of asbestos in the buildings

- the structural degradation of walls and spaces are in a condition to safely serve the public

The goal of Development Team is to demolish old and rebuild new structures to be in full compliance with all City codes. The new building will be the main HUB of the Community and will house a Career Center on the first floor, fully furnished computer room, program rooms, and offices on second floor and storage spaces on third floor. We will adhere to strict guidelines for all assembly spaces like: auditorium room, meeting rooms, commercial kitchen and more. Included in the design is a modern elevator system in support of the elderly and disabled, and in keeping with ADA guidelines. Due to COVID-19 pandemic, MFC is two-years behind in construction and completion.

MFC Appeal:

For the past twenty-five years, MFC occupied three donated spaces at 2222 Jefferson Street for the purposes of meeting the needs of under-served, low-income families in East Baltimore, especially men and boys. Over time MFC evolved into a Life Fulfillment Center for men, boys, and their families in Baltimore. Returning citizens found a welcome, safe, and open space behind the Center walls. Men had access to food, clothes, furniture, medicine, and healthcare. Services provided were: expungement, employment opportunities, counseling, parenting guidelines and most important, Rites of Passage programs for young men and boys. In addition, men received basic services such as bus passes, payment for utility bills and rent. Then in 2020 came COVID. According to MD guidelines, much needed services had to be suspended and/or canceled. Many people in the community suffered the ramifications of COVID. Families lost key members of their families. MFC had to pivot to provide services in this area. Over the past year, the Center has been transformed into a testing, vaccination, and service site for COVID. Employees of MFC's Neighborhood Navigator's program canvas the local neighborhoods, encouraging people to get tested and vaccinated. Yet these programs operate within the dilapidated, leaking structures of the MFC buildings. Even in the midst of a pandemic and devastated families, MFC found ways to bring joy to the children of the local Communities. 40 students from 5 local schools received toys, clothes, blankets, coats, and school supplies, celebrating Christmas and Kwanzaa 2021. Local families received turkey and food supplies over Thanksgiving 2021. And each week, throughout pandemic until today, MFC gives away over 220 boxes of food to men, boys, women, elderly, and the disabled, in the community. In other words, MFC remains a staple, safe, life-changing Center for low-income, under-served families in East Baltimore. MFC is needed! The leaders of MFC wish to return to full operations. The new Center will, once again, be a major HUB for a community that is ever increasing in economic needs and social services.