

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Reveille Grounds @ Lucky's Warehouse		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Clippinger	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$75,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Reveille Grounds facility at Lucky's Warehouse		
<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>
Del. Luke Clippinger		luke.clippinger@house.state.md.us
Katie Kilby		703.209.4094
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Reveille Grounds will infuse the power of coffee, connection, and collaboration to build stronger veterans and stronger communities in Baltimore. Military affiliated individuals will be able to access the support and resources they need, when they need it, through personalized and coordinated care. In partnership with veteran and minority-owned local business Vagrant Coffee, Reveille Grounds will be Baltimore's first and only Veteran &amp; Community Engagement Hub. In addition to building a community gathering space and coffee shop for South Baltimore residents and military-connected individuals from throughout the region, Reveille Grounds will serve as a major investment to help activate the South Hanover corridor in Brooklyn. We also believe that this will be the perfect complement to the Middle Branch Park initiative.</p>		

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

Thanks to the generosity and enthusiasm of local business owner Michael Furbish, Reveille is ready to move from remote programming in the community into our permanent, physical location. Our \$150,000 capital campaign will go towards acquiring the 1st floor of Lucky's Warehouse (currently occupied by Furbish Company), installing a commercial kitchen for Vagrant Coffee, building out 4 private offices and 2 quiet rooms, closing in a 10 person conference room, and creating nimble event and co-working spaces that can accommodate the diversity of partner organization programming. Catch A Lift Foundation will also be building a garage gym onsite, and a grant from the Chesapeake Bay Trust (matched by The Greater Baybrook Alliance) and manpower from The Mission Continues will help us obtain the materials to build an inclusive outdoor green space in front of the building for outside seating and programming that will be accessible to the community at large.

*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>	\$6,000
<b>Design</b>	\$3,000
<b>Construction</b>	\$100,000
<b>Equipment</b>	\$41,000
<b>Total</b>	<b>\$150,000</b>

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

State of Maryland Bond Initiative	\$75,000
Chesapeake Bay Trust	\$5,000
Greater Baybrook Alliance - Spruce Up Grant	\$5,000
GBA - Faade Improvement Grant	\$15,000
Baltimore Regional Neighborhood Initiative Grant	\$40,000
Catch A Lift Foundation - Gym Equipment	\$10,000
<b>Total</b>	<b>\$150,000</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>
4/1/2022	5/1/2022	8/1/2022	9/1/2022
<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>	
20000.00	0	3,000+	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Reveille Grounds, Inc 4946 Hazel Avenue Baltimore, MD 21227		Lucky's Warehouse 3430 2nd St #100 Baltimore, MD 21225	
<b>20. Legislative District in Which Project is Located</b>	46 - 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>	None Yet - Pending	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>			No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	

<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	2.5	5000.00	250000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			
<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>	
Michael Furbish (Furbish Co)	5	5 year option	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	4000		
<b>Space to be Renovated GSF</b>	2000		
<b>New GSF</b>	6000		

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

2022

**28. Comments**

We are so eager to be "landing" in South Baltimore, and we are grateful for the support of Michael Furbish, Meredith Chaiken and the Greater Baybrook Alliance, Pastor Billy Humphrey and City of Refuge, and Mandy Memmel and The Well/Hon's Honey.

Vagrant Coffee will be open to the public, and as of right now, the only full service coffee shop in the neighborhood. While the focus will be on empowering and enriching programming and service connection for the military and veteran community, we will encourage inclusion of the community at large to attend our events and utilize our space.

An investment in Reveille Grounds will be an investment in every nonprofit and small business that plans to operate in the space:

- Vagrant Coffee
- ServingTogether, a program of EveryMind
- Catch A Lift Foundation
- Armed Services Arts Partnership
- Travis Manion Foundation
- National Association of Minority Veterans
- Blue Star Families of Baltimore & The Chesapeake
- Steven A Cohen Clinic
- Headstrong
- The Mission Continues
- Wounded Warrior Project
- Maryland's Commitment to Veterans
- The Vet Center
- NAMI
- UnitingUs
- Baltimore Station