

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Sanaa Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Sydnor		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$2,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Sanaa Center		
<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 Charles E. Sydnor III		Charles.Sydnor@senate.state.md.us
Ms. Brion Gill		443-804-2961
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Pennsylvania Avenue Black Arts and entertainment district in Baltimore City by the Maryland Department of Commerce in 2019. The Black Arts District is the only A&amp;E district uniquely dedicated to the celebration and support of African American cultural production in Maryland. Its mission is "The Black Arts District through an anti-displacement framework empowers Black creatives and continues the community-based revitalization efforts in West Baltimore through culture, arts, and entertainment." Its vision is to be a model of Black creative autonomy. The district is 149 acres in historic West Baltimore, primarily running along the Pennsylvania Avenue business corridor.</p>		

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

The Sanaa Center Project will activate current vacant plots and help create a full block of arts and cultural institutions in the 1900 block of Pennsylvania Avenue which will attract more people and investment to the commercial corridor. The Sanaa Center, specifically, will be a local economic and cultural engine that will empower Black creatives, strengthen the Historic Pennsylvania Avenue business corridor, generate new jobs, and bolster the arts ecosystem both in Baltimore and in the DMV. The project consists of a new, three story construction, 4,600 SF addition to the existing Harris Marcus building located at 1947 Pennsylvania Avenue. Adjacent to the Harris Marcus addition, the Sanaa Center will be a newly constructed one story with mezzanine, 12,800 SF plus 5,000 SF of mezzanine standalone building with 9 -12 potential offices and 10 potential art making spaces. David Bramble and MCB Real Estate serves as a senior advisor and investor for the project.

*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>	\$20,000
<b>Design</b>	\$800,000
<b>Construction</b>	\$9,000,000
<b>Equipment</b>	\$180,000
<b>Total</b>	<b>\$10,000,000</b>

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

Baltimore City	\$1,900,000
Individual Donors	\$600,000
Foundations	\$5,000,000
State Bonds	\$2,000,000
BRNI	\$500,000
<b>Total</b>	<b>\$10,000,000</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>
3/1/2022	2/1/2023	6/1/2023	12/31/2024
<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>
2198324.00	0		20,000
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2021	\$500,000	pre-development	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Pennsylvania Avenue Black Arts and Entertainment District, Inc. 1214 Eutaw Place office 3 Baltimore, Maryland, 21217		1925 -1945 Pennsylvania Avenue Baltimore, MD 21217	
<b>20. Legislative District in Which Project is Located</b>	44A - 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>	Brion Gill	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	667-312-2099		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
5933 Radecke Avenue Apt A Baltimore Maryland 21206			

<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	25	0.00	1500000.00
<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>			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>	0		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	21,600		

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

N/A

**28. Comments**

The Sanaa Center project will be a new ground up development and a new three story construction addition to the Harris Marcus Center.