

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Wellness House of Annapolis		
2. Senate Sponsor	3. House Sponsor	
Elfreth	Henson	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Anne Arundel County	\$100,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new building at the Wellness House of Annapolis property		
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
Senator Sarah Elfreth		sarah.elfreth@senate.state.md.us
Mary Jermann, Executive Director		410-990-0941
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The mission and purpose of Wellness House of Annapolis is to provide non-medical support, education, and services to help individuals and families who have been touched by cancer recover their health and well-being, completely free of charge. Our programs are designed to help members navigate the complicated reality of serious illness by providing experiences that foster strength, resiliency, and overall well-being</p>		

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

For nearly a decade, the operations of Wellness House of Annapolis have been performed on the beautiful bucolic farmhouse on the property owned by Janet Richardson-Pearson for the charge of \$1 rent for the year lease. With the plans of other uses for her property, as well as accommodating the growth of our member base and increasing need for ADA compliance, Janet has generously offered to donate a portion of the property for the build of a new house at no charge. This project will need to fund the contracts and payment for engineers, architects, construction and related materials, equipment and supplies. This enlisted support will provide what is needed for the planning, design, construction, renovation, site improvement and capital equipment of a new building at the new location for Wellness House of Annapolis.

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	
Design	\$400,000
Construction	\$800,000
Equipment	\$500,000
Total	\$1,700,000

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

Capital Campaign Match to Board Members	\$500,000
Linda and Jim Humphrey Foundation	\$500,000
Grant from state: LBI	\$100,000
Total	\$1,100,000

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
2/4/2022	8/4/2022	10/2/2022	4/5/2023
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
500000.00			
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)	
Annapolis Wellness Corp. dba Wellness House of Annapolis 2625 Mas Que Farm Road Annapolis, MD 21403		Annapolis Wellness Corp. dba Wellness House of Annapolis TBD Spa Road Annapolis, MD 21403	
20. Legislative District in Which Project is Located	30A - Anne Arundel County		
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:	Thomas Simmons	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 266-9500 Office		No
Address:		If Yes, List Appraisal Dates and Value	
Liff, Walsh & Simmons LLC 181 Harry S. Truman Parkway, Suite 200 Annapolis, MD 21401			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5	8	678000.00	850000.00
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?			No
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
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	5,000		
Space to be Renovated GSF			
New GSF	5,000		

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