

# State Of Maryland

## 2023 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Maryland New Directions Inc - 2300 N Charles Acquisition and Renovation		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
M. Washington	Embry	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$380,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Maryland New Directions property		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
[ X ] Historical Easement	[ X ] Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Senator Mary L. Washington		mary.washington@senate.state.md.us
Grace Lee		410-230-0630
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>For 50 years, Maryland New Directions (MND) has helped more than 141,000 individuals succeed in the workplace. MND provides comprehensive training, job coaching, and employment assistance services for disadvantaged, marginalized, and at-risk individuals. MND's mission is to train and coach people facing career and life transitions to overcome barriers, restore self-belief, and acquire the skills and tools needed to secure employment on a path to family-sustaining wages. MND offers no-cost job readiness and industry-specific employment training programs: The Maritime Transportation, Distribution, and Logistics (MTDL) Program, the Commercial Transportation Careers (CTC) Program, the Professional Soft-Skills Training (PST) Program to over 250 clients yearly.</p>		

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

Maryland New Directions (MND) is seeking State Bond Funding to support our efforts to acquire and renovate a five-story commercial property located at 2300 N. Charles Street in Baltimore City. This property will serve as our organizational and operational headquarters. MND will use the space to provide employment skill training, job coaching, and supportive services to disadvantaged Baltimore City job seekers and serve as our administrative offices. The building is centrally located and easily accessible by transit. With the increased space and elimination of rent costs, we plan to expand our training and services to reach more underemployed and unemployed job seekers, utilizing this central location to serve the community more effectively and efficiently. In addition, with the renovation of this historical building, MND will contribute to revitalizing this vital corridor in North-Central Baltimore.

*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>	\$2,000,000
<b>Design</b>	\$150,000
<b>Construction</b>	\$1,500,000
<b>Equipment</b>	\$150,000
<b>Total</b>	<b>\$3,800,000</b>

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

Maryland State Bond Fund, this request	\$380,000
Baltimore Regional Neighborhood Initiative	\$350,000
The Harry and Jeanette Weinberg Foundation	\$750,000
France Merrick Foundation	\$250,000
Goldseker Foundation	\$100,000
Total private funds and pledges raised to date	\$500,000
Other funds to be raised	\$1,470,000
<b>Total</b>	<b>\$3,800,000</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>
3/1/2023	5/1/2023	7/3/2023	10/6/2023
<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>	
1000000.00	250	500	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Maryland New Directions, Inc. 2700 N. Charles Street, Suite 200 Baltimore, MD 21218		2300 N. Charles Street, Baltimore, MD 21218	
<b>20. Legislative District in Which Project is Located</b>	43 - 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>	Grace Lee	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	4102300630		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2700 N. Charles Street, Suite 200 Baltimore, MD 21218			

<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>
17	30	2012751.00	3200000.00
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	28000		
<b>Space to be Renovated GSF</b>	28000		
<b>New GSF</b>	0		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	1892
<b>28. Comments</b>	
<p>This property is located at 2300 N. Charles Street. It was built in 1892 as a women's dormitory named Gitlin Hall for the original Goucher College in mid-town Baltimore City. It is approximately 28,000 square feet on four plus vertical floors. The total property acreage is nearly identical to the building footprint without additional acreage for parking and/or other access. Since 2004, the property has been occupied by The Baltimore Child Abuse Center, Inc. and the co-dependent Baltimore City Police Child Abuse Section. Both will have successfully relocated to a Baltimore City property adjoining Sinai Hospital and adjacent to the renowned Pimlico racecourse. This property, 2300 N. Charles Street is to be received by Maryland New Directions, Inc. and will be vacant and in significant need of renovation. Last renovated in 2004 (18 years ago), the property has been renovated at least twice previous to 2004, first converting it from a women's dormitory to office space and then renovating the same (This information comes from records information deemed reliable.) The building exterior remains very close to the original and will need renovation according to the Historical Preservation Trust regulations that the property is part of. To increase/preserve energy efficiency, it is like that all 137 windows will need replacement with energy-efficient models that still conform to the restrictions of the Historic Preservation Trust. Extensive renovations include repairs/replacements to HVAC equipment and plumbing and electrical renovations to bring the property up to current code requirements.</p>	