

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Nature Center at Lawrence Wetlands Preserve - Workforce Housing		
2. Senate Sponsor	3. House Sponsor	
Hershey	Jacobs	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Kent County	\$950,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Lawrence Wetlands Preserve 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 Stephen S. Hershey, Jr.		steve.hershey@senate.state.md.us
Drew McMullen		410-778-5954
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Sultana Education Foundation (SEF) provides MSDE-certified environmental literacy programs for PreK-12 students as well as eco/heritage tourism programs for the public. Since its founding in 1997, SEFs programs have served more than 500,000 people. SEFs programs reach more than 14,000 people annually, including 4,300 K-12 students and teachers in 12 Maryland counties, primarily Caroline, Dorchester, Kent, Queen Annes and Talbot. SEF provides an age-specific progression of programs, incorporating field trips on the 1768 replica schooner SULTANA, kayak and canoe trips, lab-based programs at the Holt Education Center in Chestertown, and Meaningful Watershed Educational Experience (MWEE) programs. In addition to K-12 programs, SEF offers extensive public eco/heritage tourism programs that have a major impact on the regional economy.</p>		

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

SEFs Strategic Plan calls for a 25% expansion of its school and public programs by 2026. To support this goal, SEF is investing in two capital projects: 1) The Lawrence Wetland Preserve (LWP), and 2) expanded Workforce Housing. SEFs Lawrence Preserve, an 8.5-acre urban nature preserve in Chestertown, will serve as an outdoor classroom and public park supporting 25,000 visitors annually. SEF has invested \$2.8 million at the Lawrence Preserve since 2018 and is requesting \$400,000 in LBI funds to support the projects final component, construction of a 1,200 sq. ft. classroom/visitor building. In the fall of 2022, SEF entered into a contract to purchase a 3,400 sq. ft. building at 306 Cannon Street in Chestertown to provide additional workforce housing for up to 8 new staff positions. LBI funding of \$550,000 is requested to allow SEF to complete the purchase and undertake minor renovations. Figures provided below represent the combined budget for both projects.

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	\$900,000
Design	\$225,000
Construction	\$1,622,000
Equipment	\$1,500,000
Total	\$4,247,000

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

Individual Gifts (80) (\$650k secured, \$300k pending)	\$950,000
Estate of Michael Lawrence (secured)	\$1,000,000
National Park Service (secured)	\$300,000
MD LBI Funding (requested)	\$950,000
MD Heritage Areas Authority (secured)	\$172,000
MD DHCD (secured via Town of Chestertown)	\$150,000
France Merrick Foundation (secured)	\$150,000
Shared Earth Foundation (secured)	\$150,000
Veverka Family Foundation (secured)	\$150,000
John Ben Snow Memorial Trust (secured)	\$75,000
Other Foundations (\$70K secured, \$130k pending)	\$200,000
Total	\$4,247,000

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
2018	2022	2022	11/30/2023
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
2245000.00	0		25,000+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY 2013	\$500,000	Construction of Holt Education Center in Chestertown	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Sultana Education Foundation Drew McMullen, President 200 S. Cross St. P.O. Box 524 Chestertown, MD 21620		301 S. Mill St. (Lawrence Preserve) & 306 Cannon St. (Workforce Housing) Chestertown, MD 21620	
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's, Cecil and Caroline Counties		
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:	Dan D. (Drew) McMullen	Has An Appraisal Been Done?	Yes/No
Phone:	410-778-5954		No
Address:		If Yes, List Appraisal Dates and Value	
200 S. Cross St. P.O. Box 524 Chestertown, MD 21620			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
24	30	1689397.00	1950500.00
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
NA			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
NA			
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF	3400		
New GSF	1200		

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

2023

28. Comments

Of the two projects described above, the Workforce Housing project at 306 Cannon Street has the higher priority as it cannot be delayed. The terms of SEF's purchase agreement with the owner of 306 Cannon Street gives it until July 8, 2023 to close on the property and make payment in full. Should SEF be unable to secure the funding necessary to close on 306 Cannon Street in July, 2023, the owner has indicated the contract will not be extended and thus the project will have to be abandoned. This would represent a tremendous lost opportunity for SEF as any future replacement facility would likely cost considerably more. SEF is in dire need of additional workforce housing and any delay in securing additional housing will considerably constrain the organization's ability to grow its programs to meet the needs of regional schools.

Please note that in section 12, the line item for "Equipment" represents an operating endowment to support staffing at the Lawrence Wetland Preserve. The creation of this endowment was a condition of the initial funder of the project.