

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Drink at the Well		
2. Senate Sponsor	3. House Sponsor	
Ferguson	Edelson	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Drink at the Well, Inc. 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
Delegate Mark Edelson		mark.edelson@house.state.md.us
Mandy Memmel		410-589-6670
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Drink at the Well (The Well) is a life skill and workforce development outreach supporting at-risk women recovering from the poverty-related trauma of physical/sexual/emotional abuse, trafficking, addiction and lack of resources in South Baltimore. Since 2013 The Well has been loving and supporting women in Curtis Bay, Brooklyn and Cherry Hill through mentorship, supportive and healing community, life-skill building workshops, workforce development and employment through our social enterprise, Hons Honey. The Well provides wrap-around services, counseling and case management and practical resources. Or as one of the mentees put it, The Well loves women back to life. The goal is to empower women to lead stable and self-sustained lives, forever changing the trajectory of their paths, their childrens paths and ultimately the community.</p>		

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

Drink at the Well desires to purchase the building at 4710 Pennington Avenue in South Baltimore City, that it has rented since 2013 in order to ensure affordability and keep its programs centric to the South Baltimore/Baybrook region. The Well works with women who are homeless, addicted, abused and exploited, and is an anchor organization in the community. It provides walk in services and emergency needs distribution, such as food and clothes, to the entire community. The Well is also the home of Hons Honey, a social enterprise training and employing nearly 20 women, most of whom live right in the neighborhood. Purchasing the building secures The Wells ability to stay anchored in South Baltimore and continue to the needs of their neighbors. Acquiring the building in the neighborhood where The Well has spent over 10 years serving and building goodwill and trust with its neighbors will ensure stability and commitment to the community going forward.

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	\$620,000
Design	\$10,000
Construction	\$270,000
Equipment	\$20,000
Total	\$920,000

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

DGS Bond Bill FY23	\$150,000
BRNI	\$150,000
DGS Bond Bill FY24	\$500,000
Private foundation grants	\$120,000
Total	\$920,000

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
10/01/24	12/31/24	04/01/25	10/31/25
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
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$150,000	renovation/repairs 4710 Pennington Avenue	
2021	\$50,000	renovate workforce development/employment site 34	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Drink at the Well, Inc. 4710 Pennington Avenue Baltimore MD 21226			
20. Legislative District in Which Project is Located	46 - Baltimore City		
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:	Amanda Memmel	Has An Appraisal Been Done?	Yes/No
Phone:	410-589-6670		
Address:		If Yes, List Appraisal Dates and Value	
4700 Pennington Avenue Baltimore MD 21226			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
29	32	2050000	2100000
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	10000		
Space to be Renovated GSF	3500		
New GSF	10000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1980
28. Comments	
<p>The Well and its building on Pennington Avenue have become an anchor in the isolated and need-filled community of Curtis Bay, South Baltimore City, where neighbors come for all sorts of help and resources. The Well is seen as a beacon and a good neighbor. This has been because of deliberate hard work; The Well has spent over 10 years building up trust and good will among its neighbors and it is imperative that The Well stays a stable and consistent presence in the community. In order to do this, and to control costs of occupying the building going forward, purchasing it is a critical need.</p> <p>The Well has negotiated a very favorable purchase agreement with its Landlord that would allow the organization to buy the building at a percentage of the market rate value per square foot rate (at a roughly 30% discount) In order to take advantage of this offer that would allow The Well to stay in Curtis Bay for tomorrow and beyond, the organization is in the process of seeking funds to purchase and renovate its space, in order to continue to do the good life skill building, mentorship, workforce development, social enterprise work it has been doing for over 10 years. Obtaining a bond during this FY24-25 cycle would ensure control and stability of costs for The Well, and stability of presence for the organization in the community.</p>	