

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Langston Hughes Community, Business and Resource Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Attar	Ruff	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Langston Hughes Community, Business and Resource Center including replacement of the HVAC and electrical updates		
<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>
Shymaine Davis, CPA		443.759.8921
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Youth Educational Services Inc manages and operates the Langston Hughes Community, Business &amp; Resource Center that provides vital services, supporting over 200 individuals per week through afterschool programming, adult daycare, workforce training programs, and our food pantry. Our current tenants/partners include We Our Us, Innovative Initiatives, Lorraine's Adult Day Care, DreamChasers, Each One Teach One, and Youth Ambassador Leadership Academy. All programming is scheduled and conducted on the first floor to preserve our resources while we continue to upgrade our center. Additionally, LHCBRC is a designated Community Resilience Hub under the Mayors Office of Sustainability, serving as a safe haven during emergency situations and extreme weather conditions.</p>		

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

Our current HVAC system is an oil boiler that does not allow for regional control and is extremely expensive to use during the winter months. We are converting to energy-efficient electric mini-splits throughout the building. The total HVAC project is approximately \$1.5 million, which includes engineering design, electrical and roofing upgrades to support our new system. Currently, we aim to complete the first-floor system this year and are actively soliciting funding to secure the remaining resources by 2026 so the HVAC project will be completed by 2027.

*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>	
<b>Design</b>	
<b>Construction</b>	\$950,000
<b>Equipment</b>	\$550,000
<b>Total</b>	\$1,500,000

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

DHCD BRNI	\$150,000
France Merrick	\$500,000
BGE Empowerment Fund	\$250,000
LBI	\$250,000
Other	\$350,000
<b>Total</b>	\$1,500,000

<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>
Complete	Complete	March 2025	TBD
<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>	
<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	\$150,000	The project included sprinkler upgrades and replacem	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Youth Educational Services Inc		5011 Arbutus Ave Baltimore, MD 21215	
<b>20. Legislative District in Which Project is Located</b>	41 - 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>	Shymaine Davis	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	4435064757		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
		2019	2300000

<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>
4	10	450000	750000
<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>			Yes
<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>
Each One Teach One	3 years	30,000	2,000
We Our Us	3 years	18,000	1200
Baltimore Brothers	1 year	36,000	1,200
Lorraine Helping Hands	1 year	30,000	2,000
<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>	43000		
<b>Space to be Renovated GSF</b>	43000		
<b>New GSF</b>			

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

1975

**28. Comments**

Our building renovation project commenced in April 2022 and is projected to continue through the end of 2027. The completion of the HVAC system upgrade is a critical component of our long-term vision to fully utilize our facility year-round, expand our programming, and increase our sustainability through rental income from partner organizations.