

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Pearlstone Center - Fire Road		
2. Senate Sponsor	3. House Sponsor	
Brooks	A. Jones	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Pearlstone Center including the construction of a fire access road		
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
Rachel Siegal		410-218-5531
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Pearlstone is a leading conference and retreat center serving 20,000 people a year from the wider Baltimore community. We host organizational retreats, including retreats for nonprofits and faith groups such as synagogues and churches. We also host family celebrations including weddings and reunions. Groups enjoy our 180-acre campus - a model for ecological stewardship with walking trails through forest, pond, and meadow ecosystems. Pearlstone operates a summer camp, as well as environmental and agricultural education programs. Our organic farm serves our retreat center, sells produce to local families, and donates produce to area food banks. Our master plan includes doubling our annual impact to 40,000 people by expanding campus capacity. Pearlstone also serves as the national headquarters for Adamah, an environmental nonprofit engaging 30,000+ people each year.</p>		

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

In 2023, we secured \$1.5m+ for renovations to our Farm Village, where our outdoor youth education and professional development programs happen. During approval and permitting, an unexpected cost was added to the project: to ensure emergency access to this part of campus, Baltimore County requires an upgrade of the existing gravel road to a paved road that complies with code requirements for Life/Safety Access. The road will be 795 linear feet, with a turn-around with a 45 radius, as required for emergency vehicles. We cannot begin Farm Village upgrades (a key part of our 2018 Master Plan) until the access road is underway. While expensive, safety concerns are paramount, and the road supports other aspects of the Master Plan. Our planning process was comprehensive, bringing together community stakeholders and consultants with expertise in land-use, ecology, and business planning. The plan lays a framework to double community impact in coming years.

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	\$105,000
Construction	\$967,000
Equipment	
Total	\$1,072,000

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

Private philanthropy	\$372,000
Federal grant	\$200,000
LBI	\$500,000
Total	\$1,072,000

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
9/1/2019	2/28/2023	9/15/2025	4/1/2026
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	
372000.00	20,000	40,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$1,000,000	Pearlstone Center Campus Renovation and Expansion	
2021	\$500,000	Pearlstone Center Campus Renovation and Expansion	
2022	\$1,000,000	Pearlstone Center Campus Renovation and Expansion	
2023	\$500,000	General Capital Improvements (including the stage an	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Adamah Inc. 5425 Mt. Gilead Road, Reisterstown, MD 21136			
20. Legislative District in Which Project is Located	10 - Baltimore 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:	Jeremy Manela	Has An Appraisal Been Done?	Yes/No
Phone:	301-437-7356		
Address:		If Yes, List Appraisal Dates and Value	
5425 Mt. Gilead Road Reisterstown, MD 21136			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
120	120	17000000.00	17000000.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			
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	
The Associated: Jewish Community Federation	10 years	To be renewed in 2032	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to be Renovated GSF			
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	N/A
28. Comments	
<p>*Pearlstone is an agency of the Associated: Jewish Federation of Baltimore. The Associated oversees a network of nonprofit communal partners, who provide services including direct needs services related to professional development, housing, hunger, and medical resource assistance to support all members of the Baltimore community. The Associated and its agencies support a thriving Baltimore that celebrates diversity and appreciates the unique combination of gender, race, age, religion, and ethnicity, sexual orientation, intellectual and physical disabilities, and special qualities that each resident adds to the fabric of life in Baltimore.</p>	