

State Of Maryland

2018 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3872	sb1112	lr3526	hb1198	The Compound
3. Senate Bill Sponsors				House Bill Sponsors
Conway				M. Washington
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Baltimore City				\$250,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of an arts complex to include housing, a library, a community room, maker space, and a garden				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of in kind contributions.	
8. Special Provisions				
☐ Historical Easement			☒ Non-Sectarian	
9. Contact Name and Title		Contact Ph#	Email Address	
Amy Bonitz		443-223-2369	amy@baltimoreartsrealty.com	
10. Description and Purpose of Organization (Limit length to visible area)				
BARCO is a non-profit organization whose mission is to create accessible and affordable spaces for artists, makers, and small businesses in Baltimore's creative economy to stabilize neighborhoods, create jobs and grow Baltimore. Our goal is to attract and retain residents in disinvested neighborhoods and provide affordable spaces for people to work and grow their craft or small business. BARCO is providing technical assistance for The Compound, a non-profit organization that is transforming a 22,000 square foot vacant factory in East Baltimore Midway into a vibrant new live/work hub. The Compound is a newly formed non-profit organization that acquired a vacant factory complex and is transforming it into a community space focused on the arts, woodworking and music. The Compound has invested more than \$350,000 in the project to date.				

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

The Compound was started in 2010 with the goal to turn a vacant forklift factory that was a locus of drug dealing in the highly distressed East Baltimore Midway neighborhood in Baltimore City into a hub for community engagement and the arts. The site includes affordable housing for ten residents, light industrial space for five companies, as well as spaces for community engagement including a performance space, community garden, classroom and a library. The purpose of the project is to complete life safety and code improvements to the facility in fulfillment of the recommendations of Mayor Catherine Pugh's Safe Arts Space Task Force. The project will include installation of a new water line and sprinkler system, replacement of leaking roofs, and relocation of the main electrical service. The project also includes the demolition of two vacant buildings to expand an existing community garden that provides fresh produce.

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	\$30,000
Construction	\$520,000
Equipment	\$0
Total	\$550,000

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

Baltimore City Housing	\$70,000
State Dept. of Housing and Community Dev.\BRNI	\$200,000
Local foundations	\$30,000
State Bond Bill	\$250,000
Total	\$550,000

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
12/1/2017	7/9/2018	9/10/2018	3/29/2019
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	
530000.00	28	300	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$300,000	Renovate a vacant warehouse into a 34,000 sf maker s	
2015	\$500,000	Renovate a vacant warehouse into a 34,000 sf maker s	
2014	\$100,000	Renovate vacant building into a 25,000 sf arts hub call	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Baltimore Arts Realty Corporation 120 W. North Avenue, Suite 201 Baltimore, MD 21201		2225 - 2251 Kirk Ave Baltimore, MD 21218	
20. Legislative District in Which Project is Located	43 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
☐	☐	☒	☐
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Mac MacLure	Has An Appraisal Been Done?	Yes/No
Phone:	443-275-144		No
Address:		If Yes, List Appraisal Dates and Value	
1122 Kenilworth Drive, Suite 201 Towson, MD 21204			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	2	95000.00	120000.00
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?			Yes
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 Compound	10	Yes - one option for 5	
26. Building Square Footage:			
Current Space GSF	22,000		
Space to be Renovated GSF	22,000		
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	Various
28. Comments	
The Compound is located in the Midway neighborhood of East Baltimore, just east of Greenmount Avenue and north of North Avenue. Though Midway is adjacent to the rapidly developing Station North Arts District, the neighborhood is still severely disinvested. More than 34% of residential properties are vacant or abandoned, and there are whole blocks of vacant lots. The unemployment rate is 21.7%, almost twice that of Baltimore City as a whole. The Compound is a unique bright spot in Midway. Since it was established in 2010, it has served as an essential resource for artists, musicians, artisans and small business owners. Currently, it provides affordable housing to 10 working artists and work/studio space to 24 artists and artisans. In addition, the Compound is home to a fine art framing business; three small furniture companies, a professional music studio; a public library and classroom, a farm that grows produce for the neighborhood, and a minority-led and cooperatively-owned construction company. The Compound is not only a crucial source of affordable housing and art space, it is also an important generator of jobs. For almost 10 years, and without any outside investment, it has provided a home for a range of cultural and economic investment in an otherwise disinvested neighborhood. When the Compound is stabilized and brought up to code, we expect increasing positive impacts on neighborhood revitalization and economic development, including the clearing of two condemned and unsafe street-facing vacant buildings, expanding space for urban agriculture, and increasing the amount of useful space for artists, artisans, and startup businesses. Maintaining spaces like The Compound create and sustain jobs for the ever-growing creative class and help rebuild neighborhoods.	