

## State Of Maryland 2018 Bond Bill Fact Sheet

1. Senate LR #      Bill #		House LR #      Bill #		2. Name Of Project
lr3531	sb0930	lr3530	hb0930	The Training Source
3. Senate Bill Sponsors				House Bill Sponsors
Benson				C. Howard
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$350,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of The Training Source facility				
7. Matching Fund				
Requirements:  Equal			Type: The matching fund may consist of real property or funds expended prior to the effective date of this Act.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Evelyn Kim Rhim			301-499-8872	kimrhim@thetrainingsource.org
10. Description and Purpose of Organization (Limit length to visible area)				
<p>Our mission is to provide superior training and related services, using innovative methodologies and technology, to meet individual, community and workplace development needs. Our vision is for adults and youth have the support and life skills, professional skills and technical skills needed to pursue higher education and careers, secure and retain employment, and achieve long-term economic stability. We provide holistic youth and adult job training and placement services (healthcare, hospitality and office and professional services), youth leadership, college and career planning programs; employer services; financial literacy training; public benefit application assistance, professional clothing for job seeking, and information and referral services. Site improvements and expansion enhance our ability to serve the public in a safe and efficient manner.</p>				

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

The Training Source purchased its current site (4 condos) in 1998. Three condos are contiguous and were combined to create a 3,600 square foot training facility. The smaller 4th condo (917 sq. ft.) is used for storage. Other than emergency repairs, there have been no facility improvements until July 2017 with a \$57,000 county grant for HVAC and floor replacements. Major expansion, renovations and improvements are needed on our existing facilities' interior and exterior. A 1,694 square foot condo separates our 4 condos and is facing possible foreclosure. We hope to purchase it at below market rates, which will allow us to significantly expand our space, hire 4 staff and serve 500 more people annually. Alternatively, we will begin design and construction of a 2nd floor to our existing facility. Funding is needed for acquisition, renovation and improvements to enhance our ability to provide quality programs and services to low-income families in the county.

*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>	\$185,000
<b>Design</b>	\$10,000
<b>Construction</b>	\$175,000
<b>Equipment</b>	\$165,000
<b>Total</b>	\$535,000

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

Bond Bill	\$350,000
County Grant - CDBG	\$57,000
Private Grant	\$50,000
Real Property	\$68,000
Cash Reserves	\$10,000
<b>Total</b>	\$535,000

<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>
7/9/2018	12/31/2018	1/1/2019	12/31/2019
<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>
0.00	1,000 job seekers, students,		1,500 job seekers, students,
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Training Source, Inc. 59 Yost Place Seat Pleasant, MD 20743		51, 59, 63 and 67 Yost Place (current site) 55 Yost Place (potential acquisition)	
<b>20. Legislative District in Which Project is Located</b>	24 - Prince George's County		
<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>	Evelyn Kim Rhim, Executive Director	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-499-8872		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
59 Yost Place Seat Pleasant, MD 20743			

<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>
6	10	680400.00	840000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>			No
<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>
<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>	19,167		
<b>Space to be Renovated GSF</b>	19,167 (+7,521 for expansion)		
<b>New GSF</b>	26,688		

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

1987

**28. Comments**

The Training Source owns four (4) commercial condos in the Mini-Plaza commercial strip mall near the Addison Road Metro Station in Seat Pleasant, which is one of Prince George's County's 17 inner-beltway communities with high poverty and unemployment rates. Three units are combined and serve as our headquarters to provide job training for youth and adults, youth college and career planning, professional clothing for job seekers, assistance to citizens applying for social services, employer services, and information and referral services for citizens in need. The 4th unit is smaller and not adjacent to the others. It is used for storage of materials, supplies, clothing, etc. The condos were purchased, built out and occupied in 1998 using Community Development Block Grant funds. In the 20 years that we have occupied the properties, they have deteriorated and need interior and exterior renovation and repair to enhance:

- \* lighting,
- \* plumbing,
- \* utilization of space,
- \* security,
- \* heating and air ventilation and distribution,
- \* signage,
- \* curb appeal, and
- \* more.

Duct work needs to be redesigned for facility layout (this has been needed since we purchased the facility, but doing so was cost-prohibitive), bathroom and kitchen fixtures need to be replaced, storage areas need to be built out, office structures (cubicles and work stations) need to be replaced, painting is needed throughout, lobby entrance furnishings are needed, etc. Security upgrades are required to prevent break-ins (we've had two break-ins), and these upgrades also require electrical upgrades. Inoperable doors, blinds and roll-down security gates need to be replaced.

With a 25-year track record of outstanding programs and services with outcomes that consistently exceed national averages and transition vulnerable citizens to college, careers and economic stability, The Training Source's facility should demonstrate its commitment to excellence. We are one of only a few dozen nonprofit organizations in Maryland to earn Standards for Excellence accreditation for operating at the highest level of ethics and accountability; have received national awards of excellence for enhancing the financial literacy of low-income women; been named a HUD Best Practice organization; been honored by Maryland Black Mayors for Outstanding Community Service; been voted DMV NAACP Hometown Champions by Radio One; and had our director named Woman Business Leader of the Year by the Prince George's Chamber of Commerce to name a few of our accolades. This Bond Bill funding will help The Training Source enhance its facilities and operations so it can serve 50% more vulnerable citizens annually in an atmosphere of excellence.