

State of Maryland

2007 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
2493	SB709	2542	HB600	For All Seasons Mid Shore Center for Human Services
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Haddaway
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Talbot				\$50,000
6. Purpose of Bill				
Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of For All Seasons, Inc. for the renovation and capital equipping of the Talbot Business Center to be converted into the For All Seasons Mid Shore Center for Human Services located in Easton.				
7. Matching Fund Requirements				
The grantee shall provide and expend a matching fund. No part of the matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of the Act.				
8. Special Provisions				
None.				
9. Contact Name and Title			Contact Phone	Email Address
Richard A. Goldstein, Executive Director			410-822-1018	dgoldstein@forallseasonsinc.org
10. Description and Purpose of Grantee Organization (3000 characters maximum)				
<p>For All Seasons, Inc., (FAS) a 501 (c) 3 corporation, is a State licensed outpatient mental health clinic and community crisis center. The agency provides services in Queen Anne's, Kent, Caroline, Talbot and Dorchester Counties. Since 1986, FAS has served the Mid-Shore as the Rape Crisis/Sexual Assault Center, offering 24-hour hotline support and advocate response to the local Emergency Rooms. FAS is the only non-profit mental health agency/crisis center on the Mid-Shore, offering a comprehensive continuum of mental health services to consumers of the public mental health system, the private insured and the uninsured through a sliding fee scale. FAS partners with other agencies and organizations to offer on and off-site community based mental health services. The Vision of FAS is "to provide quality care, prevention , support, intervention, and therapeutic services to residents of the Mid-Shore who may be experiencing dysfunction or crisis related to mental health, family, relationships or trauma". The Mission of FAS is the provision of affordable , easily accessible mental health services for individuals, families and groups in the Mid-Shore Communities. The services include Crisis Intervention, Therapy, Advocacy and Education. As the demand for mental health services grows and the supply of such services dwindles, maintaining our Vision and Mission becomes more critical to the region. The short terms on certain commercial tenants will allow FAS to provide space to other providers of complimentary services.</p>				

11. Description and Purpose of Project (3000 characters maximum)

For All Seasons, Inc. (FAS) purchased the Talbot Business Center on January 17, 2007. FAS now wishes to enhance access to the facility and improve certain features to address matters of safety. These include replacing and adding new fencing around the parking lot and, improving the entrance and exit areas. The parking area is approximately 10,000 Sq. Ft. While adequate, two of the four restrooms are in need of equipment and construction and the interior and exterior lighting requires new equipment, improvement, and expansion. The restroom improvements will include enlarging one stall each in the lower level mens and ladies restrooms, installing accessible flushing devices and railings, installing a more accessible urinal and fushing device, installing more accessible sinks and faucets as well as more accessible entrance ways. The building has three public entrances that require enhanced lighting and FAS has determined that the interior reception areas and hallways would be improved with a low energy, longer life fluorescent lighting system. FAS programs operate into the evenings with support groups primarily for women who have been victims of sexual assault and other traumas and Mid-Shore Council on Family Violence work with victims of domestic violence. Both these groups require a very safe and comforting environment. Chase Brexton Health Services, Inc. treats individuals with various stages of infectious deseases. This will be this organization's first office on the Mid-Shore. Previously, this organization was utilizing the Dorchester and Queen Anne's Counties Health Departments. With an anticipated caseload approximating 300 individuals, they selected the FASHSC because of the volume and co-occurring incidences of infectious disease and mental health issues. Mid-Shore Council serves over 450 individuals through its Talbot /Dorchester programs supported through its office in the FAS Human Services Center and FAS serves and supports just under 2,000 individuals annually. It is anticipated that with the addition of other agencies, the number of individuals/families will increase substantially.

Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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	\$5,000
Construction	\$95,000
Equipment	
Total	\$100,000

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

Source	Amount
2007 State of Maryland Bond Bill	\$50,000
Individual Contributors and Private Foundations	\$50,000
Total	\$100,000

14. Project Schedule

Begin Design	Complete Design	Begin Construction	Complete Construction
July, 2007	August, 2007	September, 2007	December, 2007
15. Total Private Funds and Pledges Raised as of January 2007	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
\$25,000	2,450 patients & family members	3,000 + patients and family members depending on additional providers	
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2006	\$50,000.00	Acquisition of the Talbot Business Center Building	
19. Legal Name and Address of Grantee		Project Address (If Different)	
For All Seasons, Inc.			
20. Legislative District in Which Project is Located			37B
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Karen Kaludis	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 822-1988		
Address:		If Yes, List Appraisal Dates and Value	
Ewing, Dietz, Fountain and Kehoe 16 South Washington Street Easton, MD 21601			
24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
85	Scope of work does not impact # of employes	\$144,500.00	\$136,500.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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?			yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
First Republic Mortgage	March, 2007	\$4,800.00.	
Grant Insurance	October, 2007	\$8,500.00	
Chase Brexton Health Services, Inc. (nonprofit)	December, 2011	\$16,800.00	

Girl Scouts of the Chesapeake Bay (nonprofit)	November, 2007	\$6,600.00	
Mid-Shore Community Mediation Services (nonprofit)	January, 2008	\$9,000.00	
Talbot & Caroline County Circuit Court Family Services (nonprofit)	June, 2007	\$8,100.00	
Mid-Shore Council On Family Violence (nonprofit)	July, 2009	\$7,200.00	
Schlachman, Belsky & Weiner	November, 2007	\$7,700.00	
		\$1,650.00	
Jeanne Bryan, LLC	March, 2007		
Glyph Works, Inc.	December, 2007	\$5,400.00	
American Fire Equipment	November, 2007	\$6,215.00	
J. Ranch, LLC	November 2007	\$8,800.00	
SAVI Technology	May, 2007	\$4,750.00	
Alexandra Hanks, LLC	November 2008	\$13,200.00	
For All Seasons, Inc.	Open	\$42,000.00	

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	15,624
Space to Be Renovated GSF	two restrooms, entrance areas, interior & exterior lighting, parking lot fencing and entrance/exit areas
New GSF	No Change

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

1990

28. Comments: (3000 characters maximum)

The FAS Human Services Center has been established to provide a single entry point for consumers of mental health services and additional supportive services and programs. To attract additional agencies and organizations, FAS has determined that it is essential to provide office space that is easily accessible and safe as well as affordable. The requested funds together with matching funds accomplish these requirements. Should FAS be required to seek financing for the identified improvements, the debt service would have to be passed on to the tenants. This would defeat the objective of offering below market rates to new tenants. The improvements will directly impact the ability of individuals to access the facility and feel safe and secure. The stigma associated with mental illness and the shame that accompanies victimization combine to serve as barriers to treatment and recovery. The result for many of these individuals is more serious and chronic mental illness and risk for self-medication through substance abuse. The impact on the family unit is disintegration in many cases. The result for the community is an increase of unstable and unproductive citizens, loss of income and a corresponding drain on local and state resources. The FAS Human Services Center is a private, non-profit initiative to combat the barriers of stigma and shame, enhance the quality of life for individuals, their families and the communities in which they live. Note: Regarding the square footage in Section 25, D., tenants share common reception areas, conference rooms, mail room, restroom facilities and kitchen areas while occupying individual offices. Providing individual office square footage therefore would not be an accurate indicator of actual space utilized.