

HHS COMMITTEE #3
April 25, 2012

Worksession

MEMORANDUM

April 23, 2012

TO: Health and Human Services Committee

FROM: Justina Ferber ^{JF} Legislative Analyst
Peggy Fitzgerald-Bare, Council Grants Manager ^{PJB}

SUBJECT: **CIP Amendment: Cost Sharing: Montgomery County Government**

Those expected to attend this worksession include:

Office of Management and Budget Staff: Beryl Feinberg and Jennifer Bryant
In addition, representatives of the organizations requesting funds are expected to attend.

Overview

Today's Committee worksession will review six of the seven projects the County Executive has recommended to add to the CIP: Cost-Sharing project for FY2013. The Committee has already recommended approval of one of the Cost Sharing projects at its April 17 meeting: Executive-recommended funding of \$70,000 for the Muslim Community Center Clinic expansion and renovation, plus an additional \$50,000 for the project requested by the organization in its Council grant application.

The Cost Sharing CIP project is for the development of nongovernmental projects where County funding leverages private and other funds for the project. **While these seven projects are contained in the CIP, they are all recommended to be funded with Current Revenue which, as the Committee is aware, directly competes with resources for the Operating Budget.** The PDF is attached on ©1-2. The six projects to be reviewed today are:

The Muslim Community Center	Construction of additional classrooms and ADA accessible restrooms at Community Center	\$100,000
Potomac Community Resources	Pre-construction funds for home for individuals with intellectual/developmental disabilities	\$50,000
Sheppard Pratt Health System	Multi-purpose room renovation at Frost School for special needs students	\$50,000

The Menare Foundation	Button Farm Living History Center renovation	\$47,500
Artpreneurs	Quebec Terrace Lighting Project	\$80,000
Live Garra Theatre	Facility costs	\$50,000
Total		\$447,500

This memorandum briefly describes each project, Executive recommendation, and Staff recommendation.

1. The Muslim Community Center

CE Recommendation: \$100,000

Project Description: The Muslim Community Center, the oldest Muslim community organization in the State of Maryland, requests funding to assist with the construction of five additional classrooms and two ADA accessible restrooms at the Community Center in Silver Spring. The Center offers a range of educational programs, including adult literacy and English language classes, youth mentoring, counseling, and academic support, computer literacy, vocational counseling, and health and wellness classes. The organization indicates that demand for programs has increased significantly and existing space is inadequate. In addition, the only ADA accessible restrooms in the facility are in the Center’s clinic, located on the lower level of the Center and not available for use when the Clinic is closed. The Center’s programs are open to all, regardless of religion.

The table below summarizes the funding for this project:

County Executive Recommended FY13 funding	\$100,000 (organization requested \$150,000 in its grant application also submitted to the Council)
Approved FY13 State Bond Bill	\$225,000 (organization requested \$250,000)
Approved FY12 Community Grant	55,600 (for design, engineering, and fees)
Private Funds to date	\$200,000
Remaining Funds needed	\$ 75,000
Total	\$655,600

As noted in the Table, the organization requested \$150,000 in County funds as part of its grant application submitted to both the Council and Executive, and has requested that the Council provide the additional \$50,000 from its grant request. The organization also asks that the Council consider adding another \$25,000 for the project as the General Assembly did not approve the full amount of their Bond Bill request.

Note: the HHS Committee has recommended a total of \$120,000 to assist with the renovation and expansion of the Muslim Community Center Clinic which is in the Community Center. The Clinic expansion is a separate project, but may be a consideration for the Committee in

determining the appropriate amount of County funding to provide to the Muslim Community Center for its capital projects.

Staff Recommendation: Approve County Executive recommended amount of \$100,000 for this project for FY13. The Council approved \$55,600 last year for planning and design funds for the project and the Committee has recommended of a total of \$120,000 for the Center’s Clinic renovation/expansion project.

2. Potomac Community Resources

CE Recommendation: \$50,000

Project Description: Potomac Community Resources (PCR) requests funds for pre-construction costs for the development of a home for individuals with developmental differences/intellectual disabilities. PCR provides therapeutic recreational, social, educational, and respite care programs serving teens and adults with developmental disabilities. The organization intends to build a home for three adults with developmental disabilities on land owned by the Archdiocese of Washington through Our Lady of Mercy Parish in Potomac. The Parish is highly supportive of the project. An assisted living home built by Victory Housing is also currently located on the grounds of the Parish. The Archdiocese will provide a long term ‘highly concessionary’ lease to PCR for the land. The very preliminary construction cost estimates for the home are \$750,000-\$900,000. A similar home for adults with developmental disabilities is at St. Rose of Lima Catholic Church in Gaithersburg. PCR believes its project can serve as a demonstration project for other similar homes that could be built on land owned by religious or other institutions and through community collaborations.

The table below summarizes the funding for this project.

County Executive FY13 Recommended funding	\$50,000
Approved FY13 State Bond Bill	\$50,000
Total	\$100,000

The organization has received an FY13 Bond Bill for \$50,000; County funds are requested to provide the needed matching funds.

Staff Recommendation: Approve County Executive recommended amount of \$50,000

3. Sheppard Pratt Health System

CE Recommendation: \$50,000

Project Description: Sheppard Pratt Health System requests funds to assist with the renovation to the multi-purpose room at the Frost School, a nonpublic special education day school in Rockville. The school serves 124 special needs children and adolescents, the majority of whom

are from Montgomery County. The Frost School is in a closed County public school and the multi-purpose room has not had significant modifications since the building opened in 1957. The multi-purpose room has inadequate heating and lighting, no central air conditioning, a faulty ceiling, and importantly, breakable glass windows along one wall of the room. The result is that the room cannot be used for ball playing or strenuous physical activity, limiting use for indoor physical education such that the school has to rent indoor recreational space at a nearby facility and transport the students.

The table below summarizes the funding for this project.

County Executive recommended FY13 funding	\$ 50,000 (organization requested \$75,000)
Private funds to date	\$ 50,000
Other Funds to be raised for Phase	\$ 310,000
Total	\$ 410,000

Sheppard Pratt indicates that it will fund the difference between the total cost of the project and the dollars raised from public and private resources. The organization submitted a grant request of \$75,000 to both the Council and Executive.

Staff Recommendation: Approve County Executive recommended amount of \$50,000

4. The Menare Foundation

CE Recommendation: \$47,500

Project Description: The Menare Foundation requests funds to assist with the renovation/restoration of the farmhouse and farm buildings, plus associated infrastructure improvements at the Button Farm Living History Center. The Center, located in Seneca Creek State Park, is dedicated to the preservation of the Underground Railroad Legacy, and has a number of educational programs depicting 19th century plantation life. In addition, the farm grows fresh produce, and is a supplier to Manna Food Bank. During the renovation of the farm buildings, the Menare Foundation is in the Bethesda Green incubator where it receives business management and technical assistance for sound environmental practices at the Farm.

The table below summarizes the funding for this project

County Executive recommended FY13 funding	\$ 47,500
FY11 State Bond Bill	\$300,000
In-Kind donations of project management staff, materials, and labor	\$220,000
Remaining resources needed	\$ 32,500
Total	\$600,000

The organization received a State Bond Bill in FY11 and is permitted to, and intends to, meet most of the match through in-kind donations. They have requested County funds to help meet certain expenses that need to occur prior to accessing State funds.

Staff Recommendation: Approve County Executive recommended amount of \$47,500

5. Quebec Terrace Lighting Project by ArtPreneurs, Inc. (dba Arts on the Block)

CE Recommendation: \$80,000

The mission of Arts on the Block (AOB) is for high school-aged youth of diverse backgrounds to learn first-hand the principles and business of art and design by engaging in real-life projects with professionals and their fellow community members and understand how art and design can positively impact quality of life. AOB has collaborated with members of the Quebec Terrace community to use art and design to visually transform the neighborhood and reduce blight and also provide a sense of safety and neighborhood unification. A project completed in June of 2011 was the design and fabrication of mosaic treatments for a pair of stairs leading into the heart of the community.

Using art and design as a tool for community development, AOB’s teen designers/artists, staff and contracted professionals will collaborate with the Montgomery County Police Department, property owners, residents and other stakeholders to address the concern about inadequate lighting. Site specific, artistically-inspired, vandal-resistant, high impact lighting will be designed and strategically placed in sections of the community that have been identified as areas of importance by police, lighting experts and community members. Lighting will be placed at the community center, the top of the mosaic stairs, the mosaic stairs themselves, individual addresses on apartment buildings and later for lighting a plaza which is in the planning stages. AOB will establish a memorandum of understanding that outline maintenance and ownership rights and responsibilities with property owners.

The project has received a State Bond funding of \$120,000. The total cost of the project is estimated at \$277,360 with contributions of property owners of \$52,360 and other businesses or utilities in-kind contribution of \$25,000. The \$80,000 requested will cover the costs of the project manager, lighting designer engineer, lead artist and apprentice designers/artists. The project should start in the fall of 2012 and is likely to take two years.

The table below summarizes the funding for this project:

CE Recommended FY13 funding	\$80,000
Project Manager	\$36,000
Lighting Designer	\$17,000
Lighting Engineer	\$20,000
Lead Artist	\$4,000
Apprentice artists/designers	\$3,000
Pending FY13 State Bond Bill (requires matching funds)	\$120,000
Contributions of Property Owners	\$52,360
In-Kind Contributions (businesses and utilities)	\$25,000

Project Cost	\$277,360
Remaining funds needed	\$0

Staff Recommendation: Approve the FY13 CE recommended funding of \$80,000.

6. Live Garra Theatre, Inc. (Bonifant Theatre)

CE Recommendation: \$50,000

The Live Garra Theatre formerly Bonifant Theatre is based in Silver Spring and provides incubator space for emerging artists and arts organizations. It is a 501(c)(3) organization that is a performance training studio of core repertory skilled poets, actors, and musicians coming together to teach and share a blend of the cultural arts. In June 2011 the theatre was host to 13 playwrights. The 2011 season included two main stage productions. In 2012 the Theatre introduces “Library Books Alive, a children’s readers’ theatre project performed at libraries around the County.

The Theatre management is seeking a permanent home for The Live Garra to feature classes, training and skilled development, recitals, workshops, meetings, lectures, and enrichment programming. The Theatre hopes to enter into joint ventures with other groups.

The Live Garra project is in the process of applying for State funding of \$100,000. The total cost of the project is estimated at \$200,000. The funding requested will cover the costs for a leased facility for two years and some renovations. The table below summarizes the funding for this project:

CE Recommended FY13 funding	\$50,000
Project Cost	\$200,000
Remaining funds needed (including State funding of \$100,000)	\$150,000

Staff recommendation: The \$50,000 recommended by the County Executive is to provide state matching funds. The project is pursuing the matching funds and is exploring space in downtown Silver Spring. Because the project is still in the early stages of development, staff recommends approving the \$50,000 grant when state funding is available. Final action on the grant should be postponed unless a state funding match is secured before the Council adopts the capital budget in May.

Attachments:

©1-2 CIP Amendment Cost Sharing Project Description Form

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Cost Sharing: MCG -- No. 720601

Category
Subcategory
Administering Agency
Planning Area

Culture and Recreation
Recreation
Recreation
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

March 14, 2012
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY11	Est. FY12	Total 6 Years	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Planning, Design, and Supervision	3,634	3,634	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	9	9	0	0	0	0	0	0	0	0	0
Construction	7,230	6,931	299	0	0	0	0	0	0	0	0
Other	5,264	462	4,354	448	448	0	0	0	0	0	0
Total	16,137	11,036	4,653	448	448	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

	Total	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	Beyond 6 Years
Contributions	150	0	150	0	0	0	0	0	0	0
Current Revenue: General	5,476	4,603	425	448	448	0	0	0	0	0
Land Sale	2,661	2,661	0	0	0	0	0	0	0	0
Long-Term Financing	3,850	2,216	1,634	0	0	0	0	0	0	0
State Aid	4,000	1,556	2,444	0	0	0	0	0	0	0
Total	16,137	11,036	4,653	448	448	0	0	0	0	0

DESCRIPTION

This project provides funds for the development of non-government projects in conjunction with public agencies or the private sector. County participation leverages private and other public funds for these facilities. Prior to disbursing funds, the relevant County department or agency and the private organization will develop a Memorandum of Understanding, which specifies the requirements and responsibilities of each.

COST CHANGE

Increase due to the County's participation in ArtPreneurs, Inc., Live Garra Theatre, Inc., Muslim Community Center, Inc., Muslim Community Council, Inc., Potomac Community Resources, Inc., Sheppard Pratt Health System, Inc., and The Menare Foundation, Inc.

JUSTIFICATION

The County has entered into or considered many public-private partnerships, which contribute to the excellence and diversity of facilities serving County residents.

OTHER

Economic Development:

The State approved \$4,000,000 in State Aid for the Fillmore venue in Silver Spring. The County's required match was \$4,000,000 and \$6,511,000 was programmed. The Venue Operator agreed to purchase certain furniture, fixtures, and equipment for the project; \$150,000 of which would be used as the required County match. An agreement between the development partners and the County was executed. The Fillmore is now operational.

Grants:

For FY13, County participation is anticipated for the following projects:

- ArtPreneurs, Inc.: \$80,000
- Live Garra Theatre, Inc.: \$50,000
- Muslim Community Center, Inc.: \$70,000
- Muslim Community Council, Inc.: \$100,000
- Potomac Community Resources, Inc.: \$50,000
- Sheppard Pratt Health System, Inc.: \$50,000
- The Menare Foundation, Inc.: \$47,500

For FY12, County participation was for the following projects:

- Catholic Charities of the Archdiocese of Washington, Inc.: \$125,000
- CHI Centers Inc.: \$200,000
- Ivymount School, Inc.: \$100,000

For FY11, County participation was for the following projects:

- Girl Scout Council of the Nation's Capital: \$100,000

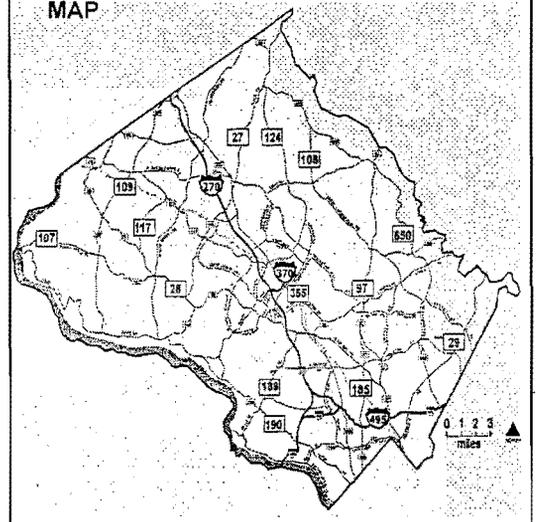
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY06	(\$000)
First Cost Estimate	FY13	16,137
Current Scope		
Last FY's Cost Estimate		15,689
Appropriation Request	FY13	448
Appropriation Request Est.	FY14	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		15,689
Expenditures / Encumbrances		12,468
Unencumbered Balance		3,221
Partial Closeout Thru	FY10	0
New Partial Closeout	FY11	0
Total Partial Closeout		0

COORDINATION

Private organizations
State of Maryland
Municipalities
Montgomery County Public Schools
Community Use of Public Facilities
Department of General Services
Department of Economic Development

MAP



Cost Sharing: MCG -- No. 720601 (continued)

Jewish Foundation for Group Homes, Inc.: \$50,000
Ivymount School, Inc.: \$100,000

For FY10, County participation was for the following projects:

Aunt Hattie's Place, Inc.: \$100,000. Disbursement of FY09 and FY10 County funds is conditioned on the owner of the property giving the County an appropriate covenant restricting the use of the leased property to a foster home for boys for a period of ten years from the time the facility commences to operate as a foster home.

Boys and Girls Club of Greater Washington: \$38,000

CASA de Maryland, Inc.: \$100,000

Jewish Council for the Aging of Greater Washington, Inc.: \$50,000, and

Warren Historic Site Committee, Inc.: \$150,000.

For FY09, County participation was for the following projects:

Aunt Hattie's Place, Inc.: \$250,000

Boys and Girls Club of Greater Washington: \$250,000

CASA de Maryland, Inc.: \$150,000

CHI Centers: \$50,000

Institute for Family Development Inc., doing business as Centro Familia: \$75,000. The organization had to demonstrate to the County's satisfaction that it had commitments for the entire funding needed to construct the project before the \$75,000 in County funds could be spent.

Jewish Council for the Aging of Greater Washington, Inc.: \$250,000

Montgomery General Hospital: \$500,000

Nonprofit Village, Inc.: \$200,000, and

YMCA of Metropolitan Washington and Youth and Family Services Branch: \$200,000.

FISCAL NOTE

Old Blair Auditorium Project, Inc., in FY06-07 the County provided \$190,000 as a partial match for the State funds with \$50,000 in current revenue for DPWT to develop a program of requirements and cost estimate for the project, and bond funded expenditure of \$140,000 to pay for part of the construction. These funds were budgeted in the MCG: Cost Sharing project (No. 720601). In FY11, the funds were transferred to a new CIP Old Blair Auditorium Reuse project (No. 361113).

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.

- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.