

Worksession

MEMORANDUM

April 19, 2010

TO: Health and Human Services Committee  
FROM: Peggy Fitzgerald-Bare, <sup>pjb</sup> Council Grants Manager  
SUBJECT: **CIP Amendment: Cost Sharing: Montgomery County Government  
State Match Community Grants**

Those expected to attend this worksession include:

Office of Management and Budget Staff: Beryl Feinberg, Pooja Bharadwaja, and  
Jacqueline Carter

In addition, representatives of the organizations' requesting funds are expected to attend.

**Overview**

Today's Committee worksession will review four of the projects the County Executive has recommended to add to the CIP: Cost-Sharing project for FY2011. (A fifth project, Olney Theatre, will be reviewed as a separate Agenda item today.) 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 four projects are contained in the CIP, two of the four are recommended to be funded with Current Revenue which, as the Committee is aware, directly competes with resources for the Operating Budget. The other two projects are recommended to be funded with General Obligation bonds; they are in county-owned former closed schools. The PDF is attached on ©1-2. The four projects are:

CHI Centers	Assistance with renovation of MacDonald Knolls facility	\$200,000
Girl Scout Council of the Nation's Capital	Assistance with capital projects at Camp Brighton Woods	\$100,000
Ivymount School	Assistance with renovation and expansion of Annex Building	\$100,000
Jewish Foundation for Group Homes	Assistance with capital projects at main office, which also houses transitional day program, and accessibility modifications at group home	\$50,000

**Staff Recommendations:**

- **Approve County Executive recommended funding for the four projects, with the understanding that at CIP Reconciliation, all or a portion of the FY11 funding may need to be deferred to FY12 due to the County’s fiscal situation.**
- **For fiscal reasons, do not approve the additional funding for two of the projects requested by the organizations through the Council grants process. The next section provides further detail on these requests.**

This memorandum briefly describes each project, Executive recommendation, the organization’s funding request where applicable, and Staff recommendation.

**1. CHI Centers**

**CE Recommendation: \$200,000 (GO Bonds)**

**Project Description:** CHI Centers plans to renovate the MacDonald Knolls facility in Silver Spring. This facility was the first MCPS school to be surplus and is leased by CHI Centers. The facility houses several programs: CHI Centers’ program for medically fragile adults with developmental disabilities, and three programs operated by The Arc of Montgomery County- the Karasik Child Care Center for children with and without disabilities, the Sligo Woods preschool program for children with cognitive, speech and language disabilities, and MPAC, a pre-kindergarten program for children with developmental disabilities and autism.

The renovations will bring the building, built in the 1950’s, up to current building code, increase energy efficiency, better meet ADA standards, and allow more individuals to be served at the facility. The renovation also involves an older wing of the building, which has not been renovated in 45 years. The FY11 request is for Phase I of the renovation, asbestos removal and roof replacement, estimated to be completed by December, 2010. The renovation will need to be done in phases as the programs will need to remain in the building during its renovation.

For the Committee’s information, while not a part of this year’s request, CHI Centers has noted that it will need to request \$475,000 in County funding in FY12 to help with the completion of the remaining phases. CHI indicates it has State capital funding, some of which must be matched in FY11 and FY12 or the State funding will be lost. The entire project is estimated to be completed in July, 2012. Given the age of the building, and the unanticipated costs that may arise once renovations are begun, the total cost of the renovation can only be estimated at this time. It may be in the \$1.5-\$2.5 million range. The organization’s renovation of the Hillandale Center, also a closed school, and a somewhat more extensive renovation was \$2.8 million.

FY 11 requested County funding for Phase I	\$200,000
Approved State Capital Funds for Phase I	\$200,000
<b>Total Estimated Cost of Phase I</b>	<b>\$400,000</b>

County funds to be requested in FY12 for future phases	\$475,000
Approved State funds for future phases	\$1.5 million*
<b>Total Project Cost (all phases)</b>	<b>\$1.5-2.5 million</b>

\*CHI Centers has received up to \$1.7 million in State capital funds (due to assignment of previously approved bond funding from another organization). The organization is seeking a waiver of the 100% match requirement and instead will request a 50% matching requirement as all of the individuals served in the building are low income. If the waiver is approved, the State funds plus the requested County funds for FY11 and County funds that will be requested for FY12 will be almost sufficient to complete the project.

**Staff Recommendation: Approve FY 11 request, with caveat noted in summary.**

**2. Girl Scout Council of the Nation’s Capital (GSCNC)**

**CE Recommendation: \$100,000 (current revenue)**

**Project Description:** GSCNC plans to undertake several capital projects to expand the capacity of Camp Brighton Woods in Ashton, in the northeastern corner of Montgomery County. The 60 acre camp provides day and weekend troop camping with a capacity of 9500 individuals per year and GSCNC indicates it currently must turn away one in every three Girl Scout Troops requesting camp reservations. Once the capital projects are complete, the camp capacity will increase 33%. There are 10,000 Girl Scouts in Montgomery County and 4800 adult volunteers.

**The \$1.5 million overall project includes two new Troop Lodges (\$400,000 each), with the County Executive-recommended funding to be used to assist in the construction of one of them. The organization also requested an additional \$70,000 through the Council grants process with those funds to be used for kitchen upgrade (\$10,000), conversion of a tent unit to a four-sided camp unit (\$50,000), and repair and paint of current camp unit (\$10,000). The remainder of the \$1.5 million cost is for design and permitting (\$600,000) and trail and equipment (\$28,500). The projects are estimated to be completed by the end of FY11.**

The table below summarizes the funding received or committed to date. GSCNC indicates they are committed to building the two troop lodges and “will do so regardless of external funding” but will only be able to complete the other projects with secured funding. If the other projects are not funded in FY11, they will be moved into the organization’s capital budget over the next 2-3 years.

County Executive recommended FY11 funding	\$ 100,000
Council FY11 request	70,000
FY11 State Bond Bill Funding	\$ 140,000
Prior Year State Bond Bill Funding (2005)	75,000
Other Funding	\$ 400,000
GSCNC Funds	\$ 255,000
Other Funds to be raised	\$ 460,000
<b>Total</b>	<b>\$1,500,000</b>

**Staff Recommendation: Approve FY 11 County Executive-recommended request, with caveat noted in summary. For fiscal reasons, do not approve additional GSCNC requested funds.**

### **3. Ivymount School**

**CE Recommendation: \$100,000 (GO Bonds)**

**Project Description:** The Ivymount School, is a non-profit, non-public special education school currently serving 215 students, ages 4-21. The building is a County-owned closed school. Students are sent to Ivymount by local school systems when it is determined that their needs cannot be met in the public schools. This project, a renovation and expansion of the school's Annex Building, is Phase I of a phased Master Plan/Capital project to expand the school to help meet the need for vocational training programs as older students transition from a school environment to the working world. The expansion will also permit more collaboration with the Beverly Farms Child Care Center on site, including inclusion of children with special needs and job training and potential employment for young adults with special needs at the Center.

The total cost of Phase I is estimated at \$1.2 million. The school hopes to begin construction this summer with completion of Phase I in January 2011. **Ivymount requested \$200,000 through the Council grants process, as well as submitting their request to the County Executive. The Executive recommends \$100,000 which would be used to assist with construction costs.** The organization indicates remaining funds will need to come from Foundation grants, other fundraising options, and financing options. The Ivymount Foundation Board and Ivymount School Board are working in collaboration to identify and secure additional funds.

The table below summarizes the funding received or committed to date:

County Executive recommended FY11 funding	\$ 100,000
Additional Council FY11 funding request	\$ 100,000
FY 11 State Bond Bill Funding	\$ 175,000
Other Funds to be raised for Phase I	\$ 825,000
<b>Total</b>	<b>\$1,200,000</b>

**Staff Recommendation: Approve FY 11 CE-recommended request, with caveat noted in summary. For fiscal reasons, do not approve additional Ivymount requested funds.**

**4. Jewish Foundation for Group Homes**

**CE Recommendation: \$50,000 (Current Revenue)**

**Project Description:** Jewish Foundation for Group Homes (JFGH) requests funding to assist with several repairs, renovations, and equipment purchases at their main office Activity Center, which also houses their MOST (Meaningful Opportunities for Successful Transitions) Transitional Day program. Funds are also requested for accessibility modifications at one of their group homes. Items included are: an emergency generator, new HVAC system, roof repair, parking lot resurfacing, and interior renovations and repairs. The organization opened the Activity Center housing the MOST program in 2007 and has identified the previously listed items as needed repairs and renovations for the safety and well-being of their participants and staff. The organization indicates it will match requested County funds with its own fundraising efforts. The projects are estimated to be completed by the end of FY11. This request was also submitted through the Council grants process in the same amount as requested of the Executive.

The table below summarizes the funding received or committed to date:

County Executive recommended FY11 funding	\$ 50,000
FY 11 State Bond Bill Funding	\$150,000*
<b>Total</b>	<b>\$200,000</b>

\* **Note:** The organization actually received more State Bond bill funding than its request of \$100,000. The Bond bill funding must be matched by the organization and JFGH indicates the additional resources will be used for additional group home renovations.

**Staff Recommendation: Approve FY 11 County Executive-recommended request, with caveat noted in summary**

Attachments:

©1-2 CIP Amendment Cost-Sharing Project Description Form

# 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 15, 2010  
No  
None.  
On-going

## EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY09	Est. FY10	Total 6 Years	FY11	FY12	FY13	FY14	FY15	FY16	Beyond 6 Years
Planning, Design, and Supervision	0	0	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	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	21,943	3,171	5,172	13,600	6,100	1,500	1,500	1,500	1,500	1,500	0
<b>Total</b>	<b>21,943</b>	<b>3,171</b>	<b>5,172</b>	<b>13,600</b>	<b>6,100</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>0</b>

## FUNDING SCHEDULE (\$000)

Contributions	150	0	0	150	150	0	0	0	0	0	0
Current Revenue: General	6,753	3,171	1,182	2,400	150	250	500	500	500	500	0
G.O. Bonds	7,190	0	140	7,050	1,800	1,250	1,000	1,000	1,000	1,000	0
Long-Term Financing	3,850	0	3,850	0	0	0	0	0	0	0	0
State Aid	4,000	0	0	4,000	4,000	0	0	0	0	0	0
<b>Total</b>	<b>21,943</b>	<b>3,171</b>	<b>5,172</b>	<b>13,600</b>	<b>6,100</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>1,500</b>	<b>0</b>

### 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. In FY11-16, this project provides for \$1.5 million per year in Arts Facilities financing to ensure an available source of funding for capital improvements for County arts organizations.

### COST CHANGE

Increase due to the addition of Arts facility financing for Old Blair Auditorium, Olney Theatre, and the County's participation in CHI Center, Inc., Ivymount School, Inc., Girl Scout Council of the Nation's Capital, Jewish Foundation for Group Homes, Inc., and State Aid for the music venue in Silver Spring.

### 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 music venue in Silver Spring. The County's required match is \$4,000,000 and \$3,850,000 is currently programmed. The Venue Operator has agreed to purchase certain furniture, fixtures, and equipment for the project; \$150,000 of which will be used as the required County match. An agreement between the development partners and the County has been executed. The project is currently in the design phase. Necessary land-use approvals will be sought, after which time the project will move into the construction phase.

### Grants:

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 must demonstrate to the County's satisfaction that it has commitments for the entire funding needed to construct the project before the \$75,000 in County funds can 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

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

APPROPRIATION AND EXPENDITURE DATA	COORDINATION	MAP
Date First Appropriation FY06 (\$000)	Private organizations	
First Cost Estimate FY11 21,643	State of Maryland	
Current Scope	Municipalities	
Last FY's Cost Estimate 8,343	Montgomery County Public Schools	
Appropriation Request FY11 6,100	Community Use of Public Facilities	
Appropriation Request Est. FY12 1,500	Department of General Services	
Supplemental Appropriation Request 0	Department of Economic Development	
Transfer 0		
Cumulative Appropriation 8,203		
Expenditures / Encumbrances 4,145		
Unencumbered Balance 4,058		
Partial Closeout Thru FY08 0		
New Partial Closeout FY09 0		
Total Partial Closeout 0		

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

---

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 FY11, County participation is anticipated for the following projects:

CHI Centers: \$200,000 (G.O. Bond)

Girl Scout Council of the Nation's Capital: \$100,000 (Current Revenue)

Jewish Foundation for Group Homes, Inc.: \$50,000 (Current Revenue)

Ivymount School, Inc.: \$100,000 (G.O. Bond)

Olney Theatre: \$500,000 (Arts Facility Financing - G.O. Bond), and

Old Blair Auditorium: \$600,000 (Arts Facility Financing - G.O. Bond). To provide matching funds to assist with rehabilitation/maintenance to prevent further deterioration in the former Elizabeth Stickley Auditorium.

The Old Blair Auditorium Project (a private, non-profit organization) received State bond bill funding of \$600,000 for the renovation of the Old Blair High School Auditorium. 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. The Council will consider appropriating the \$140,000 after: a) facility planning is complete and the full cost of the renovation is known; b) the County, MCPS, and the Old Blair Auditorium Project resolve issues about management of the renovation project, operation of the facility, and parking for the facility; and c) the Old Blair High School Auditorium project raises the remaining \$410,000 required to match the State funding. MCPS has included funds for a feasibility study for the auditorium in its Facility Planning project (No. 966553). During the study, MCPS will work with the community to develop a new program of requirements for the auditorium.

### 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.