

## ACQUISITION INTEREST FORM

Name of Applicant: Angela Kidane

If a corporation, or partnership, specify the name and title of the principal contact person:

Scarlet Covering Inc. dba KidzStuff Child Care Centers

Address: 1009 East 43<sup>rd</sup> Street City: Baltimore State: MD Zip: 21212

Phone: (Mobile) 443.386.5928 (Work) 410.800.2142

Email: angela@scarletcovering.com Fax # 410.728.2432

Address of Property: 1012 E. 43<sup>rd</sup> Street

Block, Lot: 5192/59

In order for us to adequately evaluate your request to purchase a City-owned property or tax sale certificate for foreclosure, you must provide adequate information regarding your intentions with regard to the property, your resources for carrying out those plans, and your experience in the type of project you propose. Therefore, using as many pages as required, please provide detailed responses to the following questions and attach required back-up information, as requested. Please number your responses to correlate to the questions.

1. Describe the property and provide information in **DETAIL** as to how you will use the property (rental unit, owner-occupied home, extended yard space, for parking, for community-based program, etc.

**The city owned property is currently a strip of grassy area with a very large overgrown tree. Scarlet Covering, Inc. will use the city owned property to expand the building on the lot to the left of the property. The expanded property will serve children with disabilities in an early learning center. The new center will include handicap accessible ramps and parking. The new center will also include a total of five classrooms and two therapeutic rooms for children and parents.**

2. If you intend to develop the property, you must answer questions 3-7 and complete the attached Development Pro Forma. Otherwise, please go to question number 8.

3. Describe any prior development experience you have had, or the consultants or development team you propose to use for your project.

**Scarlet Covering, Inc developed the property at 1009 East 43<sup>rd</sup> Street (across the street from the vacant city lot), developed it to code and opened a childcare center inside. The childcare center has been operating since 2022. Additionally, at 1900 N Broadway # 100, Baltimore, MD 21213 we operate a 12,000 SF childcare space in the former grocery store footprint. For this project at 1010-1012 we have hired Sulton Campbell Britt & Associates, P.C. as the architecture firm for this project and Bear Home Improvement as the general contractor.**

4. Describe how your proposed use conforms to the existing zoning on the site. In order to check on zoning and any requirements for your proposed use (such as off-street parking), you may consult Zoning Office on the first floor of the Benton Building at 417 E. Fayette Street. You may also want to check with the Community Planner for your area in the Department of Planning on the eighth floor of the Benton Building.

**The property was zoned for childcare in the past with an approved license from MSDE Office of Childcare, the new project will be a childcare center. The adjacent lot and the lot across the street are zoned for childcare.**

5. Please describe proposed renovation or construction plans for the site. If the plan is a renovation of an existing property, please provide details of that renovation. If you are proposing new construction, please provide a description of the new structure, its size (# of stories, square footage, etc), and a description of materials. Provide details of off-street parking provisions.

**The proposed plan will include a 12,000 square foot expansion to the existing structure on 1010 which will expand onto 1012. Each floor of the building will be expanded by 4,000 square feet. The grounds will include off-street parking in the rear of the properties and off street drop off for families utilizing the services at the center. (the initial plans for the building are attached)**

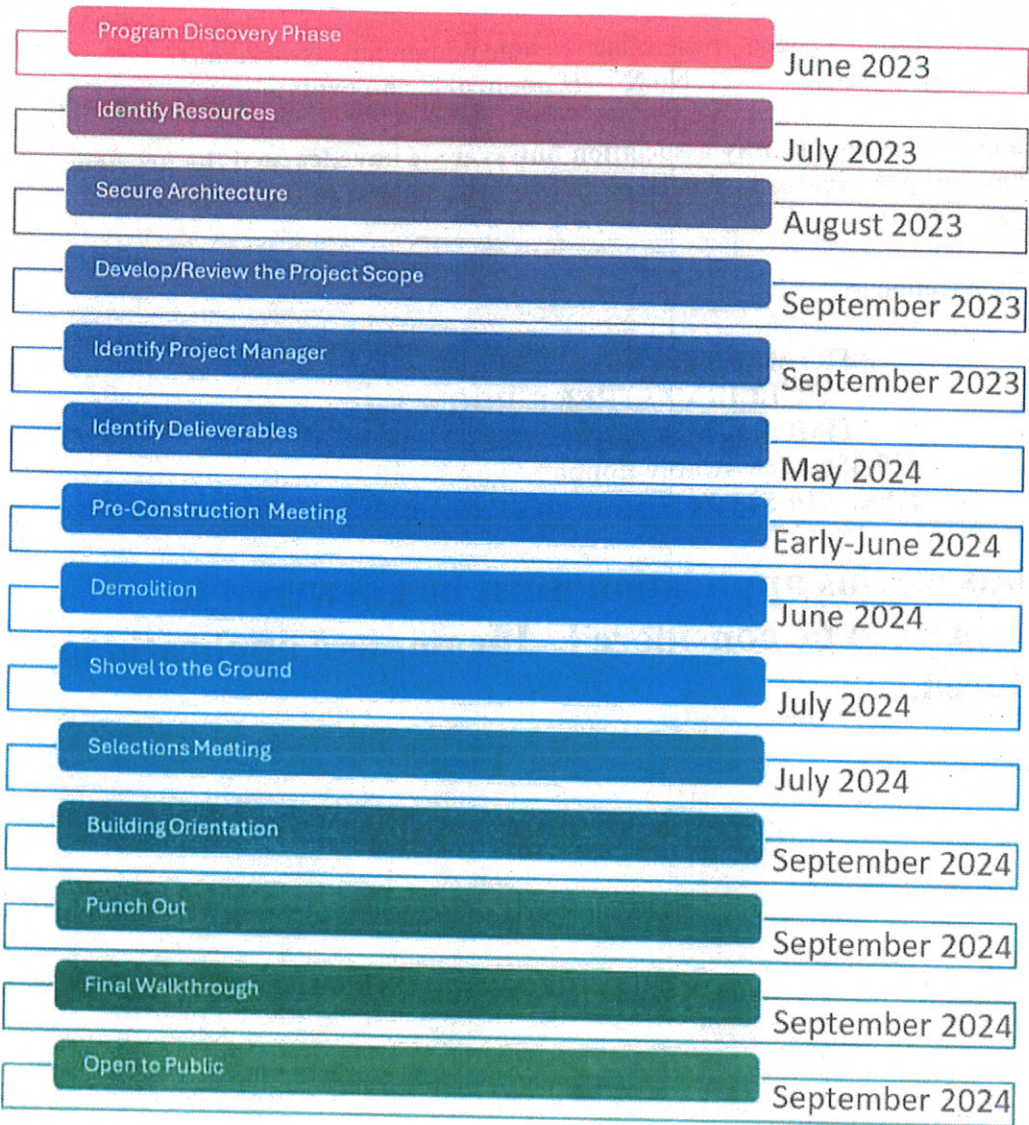
6. Provide a **DETAILED** cost estimate of the project including hard and soft costs. See the attached project pro forma for development. If this is to be an income-producing property or a service facility, you must also provide a projected operating budget and specify sources of funds available for operations as well.

7. Provide evidence of availability of funds to complete project. Specify sources of funds and attach evidence of commitments from financial institutions or bank statements showing available cash.

**The project will be funded through Scarlet Covering, Inc. operating funds and savings (bank statements attached). The project also received funding from the Maryland Consolidated Capital Bond Loan (MCCBL) of 2023 (proof attached)**



8. Provide a **DETAILED** time-line for completion of the proposed project.



9. List any other property you own in the City of Baltimore. For each property provide the following information:

- a. Address, and term of ownership.  
**1009 East 43<sup>rd</sup> Street, 2021 to present**  
**1010 East 43<sup>rd</sup> Street, 2021 to present**
- b. Whether all taxes and municipal liens are current.  
**All taxes and municipal liens are current**
- c. Is property vacant and under notice to raze or repair from the Department of Housing and Community Development? **No**

**Please note that in reviewing your request, the City will consider your compliance with local repair and maintenance codes, and payment of taxes on property already in ownership.**

10. Has the adjacent owner(s) of the property been informed of your interest and plans?

Yes  No

11. Do you have a letter(s) of support from adjacent owners and relevant community associations? If yes, please submit supporting letters. Yes  No  (If no, provide an explanation.)

**We have attempted to reach out to the community association however we have learned the previous president has died and the current president is in the hospital. We have spoken to the association president from two terms ago.**

Please return your completed application to

**DEPARTMENT OF REAL ESTATE  
100 N. HOLLIDAY STREET, ROOM 304  
BALTIMORE, MD 21202  
410-396-4768 -Cathy Zoppo  
FAX: 410-528-1437**

**NOTE: All questions on this application must be answered in DETAIL for any request to be considered. Incomplete applications will NOT be considered.**

# Outline of Development Pro Forma for the Property Known As:

Uses <sup>1</sup>	Amount <sup>2</sup>	Source of Funds <sup>3</sup>
Property Acquisition (including tax sale foreclosure costs and closing and recording fees)	\$1,000.00	1010 E 43 <sup>rd</sup> Street (owned)
Architectural	\$75,000.00	Operating Funds
Engineering	\$25,000.00	Operating Funds
Environmental testing & disposal	\$0	
Demolition	\$13,500.00	Operating Funds
Construction (specify building square footage and PSF costs of construction or renovation) _____ PSF. If available, attach a contractor's proposal or costed construction write-up	\$500,000.00	Savings and State Bond Bill
Legal	\$2,500.00	Operating Funds
Appraisal	\$1,200.00	Operating Funds
Financing Fees	\$0	
Permit fees	\$3,000.00	Operating Funds
Insurance	\$3,750.00	Operating Funds
Taxes during construction	3,800.00	Operating Funds
Water during construction	\$2,500.00	Operating Funds
Security	\$0	
Utilities during construction	\$3,500.00	Operating Funds
Costs of Resale: <sup>4</sup>		
Advertising		
Real Estate Commission (____ %)	N/A	
Seller's closing costs		

<sup>1</sup> Note that not all lines may be applicable depending upon the nature of the project and its eventual intended use

<sup>2</sup> You should provide on a separate attached sheet your assumptions for obtaining this cost estimate, for instance, Taxes during construction should specify the monthly amount of taxes and the construction period assumed in calculating the amount needed during construction; or financing fees should be broken down into application fees, points, etc.

<sup>3</sup> Specify the sources of funds for each line item – bank loan, cash, and sweat equity.

<sup>4</sup> Specify below the intended sale price of the property.

