

Executive Summary

Karma Ventures, LLC

Young Parent Support Center and Essex Health Center

This lease between Karma Ventures, LLC and Baltimore County is for 7,016 square feet located at 201 Back River Neck Road, Essex, Units 100, 101, 102 and 103. The space is currently utilized by the Baltimore County Health and Human Services, Department of Social Services, Young Parent Support Center and the Department of Health, Essex Health Center. The current lease expires July 31, 2015. The new lease commences August 1, 2015 and terminates July 31, 2020 unless Baltimore County Council fails to appropriate funds or if funds are not otherwise made available.

Purpose

The Young Parent Support Center provides family support services to strengthen families and their economic independence and promote healthy development of children. The Essex Health Center provides health services to residents of Baltimore County.

The YPSC serves 170 children and 370 adults annually. The Health Center serves 1300 clients annually.

Fiscal Impact

The Young Parent Support Center lease is funded by the Maryland Department of Education to the Maryland Family Assistance Network and the U.S. Department of Agriculture to the Maryland Department of Human Resources and Baltimore County. The Health Center lease is funded by Baltimore County.

The total cost for the life of the lease is \$325,317.94. In addition the County is responsible for a proportionate share of the taxes, operating costs and insurance which is 39% and utilities. In addition the County is responsible for the annual service and maintenance of HVAC system with any replacement or repair shared 50/50 up to a maximum of \$3,000.