

APPLICANT'S FEASIBILITY REPORT

1. Existing Facility. Briefly describe what facilities you currently have or how service is currently provided.

There is no community center in the northern part of Worcester County and this facility will use the historic Flower Street School site where an abandoned multi-purpose building used to serve the community as a gathering place but it has fallen into disrepair and will be demolished in 2026. Located on the site of the historic Flower Street School, the proposed location of the Community Center has important historical significance. Flower Street School dates back to 1869 and was one of the first five African American schools in Worcester County. In the late 1920s, the original schoolhouse was replaced by a state-of-the-art building, one that served African American Students in the north part of the County until desegregation in the late 1960s. Worcester County holds the infamous designation as the last County in Maryland, and among the last 25 counties in the nation, to finally desegregate in 1970. The history and meaning of The Flower Street School will be inexorably tied up in the space and function of the new Berlin Community Center as it seeks to serve many of the

2. Proposed Facility. Describe what you want to purchase or construct. Indicate what the facility will be used for, approximate size, and expected method of procurement. For buildings indicate location, basic materials or type of construction, and attach a sketch or working drawings. For items of major equipment, indicate new or used, existing or custom-built, and any special features.

For more information about the proposed facility. Please refer to the Feasibility Study conducted in 2024-2025 with support from the DHCD's Community Development Block Grant Funding:

chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://media.berlinmd.gov/wp-content/uploads/2025/08/20094116/BerlinCommunityCenter-FeasibilityStudyFINAL-081125-1.pdf

3. Need for the Facility. Indicate why the proposed facility is needed.

The Town of Berlin conducted a survey in 2024 to gather residents' input on the desired programs, services, and facilities for a proposed community center. Distributed through various channels, including utility bills, social media, and physical copies, the survey received 311 responses, with 92.5% of participants residing in the 21811 ZIP Code. In terms of program priorities, youth programs were the most requested, with 74.63% of respondents expressing interest. Fitness classes (73.16%) and social events like community meals and movie nights (69.12%) also ranked high, followed by health and wellness programs (65.44%), sports and recreation (59.19%), art workshops (58.82%), and senior activities (58.08%). Educational programs focused on job readiness were sought by

4. Service Area. Indicate what area the proposed facility will serve and, if known, the population or number of families served.

With census data showing over 9% of the population in 21811 living in poverty, the need to provide a free, easily accessible center at which the community can congregate is growing rapidly; additional census data shows that almost 30% of the population is under the age of 18, so making a space accessible to children for health, wellness, activity, and education is of primary importance.

Public reporting burden for this collection of information is estimated to average 3 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to U.S. Department of Agriculture, Clearance Officer, OIRM, AG Box 7630, Washington, D. C. 20250; and to the Office Management and Budget, Paperwork Reduction Project (OMB No. 0575-0120), Washington, D. C. 20503. Please DO NOT RETURN this form to this address. Forward to the local USDA office only.

5. Cost Estimate.

Development and construction.....	\$	1,407,000.00
Land and rights.....		
Legal fees.....		
Architect and Engineer.....		
Equipment.....		
Refinancing.....		
Other (describe)		
Total.....		\$1,907,000.00

6. Income. List the sources and estimate the amount of expected revenue for a typical year.

The Town of Berlin, Maryland, collects revenue through a mix of local taxes, service fees, and intergovernmental support. Please review the 2025-2026 budget report for more details: <https://berlinmd.gov/department/finance/>

7. Other Funds. List the sources and amount of funds that may be available other than from USDA, to fund part of the project (such as applicant's contributions, commercial loans, or loans or grants from other government agencies).

1,907,000.00 total, 1.4M is CDS funding via UDSA, the town has applied \$7,000 towards this project and has \$200,000 available as well for future expenses related to construction and the DHCD CDBG funding this year for \$300,000 was spent to demolish the multipurpose building and remove blight on the site of the future community center.

8. Operating History. If you have operated a similar facility, attach audits, financial statements, or lists of income and expenses for the past five years. N/A

9. Signature and Title of Applicant Official

Seah Lyndell

Date

4/16/2026

Application for Federal Assistance SF-424

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		* If Revision, select appropriate letter(s): <div style="border: 1px solid black; height: 20px; width: 100%;"></div> * Other (Specify): <div style="border: 1px solid black; height: 20px; width: 100%;"></div>	
* 3. Date Received: 04/14/2026		4. Applicant Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
5a. Federal Entity Identifier: 52-6000776		5b. Federal Award Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
State Use Only:					
6. Date Received by State: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		7. State Application Identifier: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
8. APPLICANT INFORMATION:					
* a. Legal Name: Town of Berlin		* c. UEI: LNB8APD6V388			
* b. Employer/Taxpayer Identification Number (EIN/TIN): 52-6000776		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
d. Address:					
* Street1: 10 William Street		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
Street2: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* City: Berlin		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
County/Parish: Worcester		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* State: MD: Maryland		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
Province: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* Country: USA: UNITED STATES		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* Zip / Postal Code: 21811-1233		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
e. Organizational Unit:					
Department Name: Office of the Mayor		Division Name: Elected Officials			
f. Name and contact information of person to be contacted on matters involving this application:					
Prefix: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		* First Name: Sara			
Middle Name: Rose		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* Last Name: Gorfinkel		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
Suffix: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>		<div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
Title: Executive Assistant to the Mayor					
Organizational Affiliation: Town of Berlin					
* Telephone Number: 410-641-3858		Fax Number: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>			
* Email: sgorfinkel@berlinmd.gov					

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

USDA Rural Development

11. Catalog of Federal Domestic Assistance Number:

10.766

CFDA Title:

*** 12. Funding Opportunity Number:**

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

130 Flower Street Map.pdf

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Design plans for the construction of a multi-generational community center that will house the Shore Up! Head Start Center program for children and families, computer labs, recreational spaces.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

[Add Attachment](#)

[Delete Attachment](#)

[View Attachment](#)

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,400,000.00"/>
* b. Applicant	<input type="text" value="7,000.00"/>
* c. State	<input type="text" value="300,000.00"/>
* d. Local	<input type="text" value="200,000.00"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="1,907,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?

☒ a. This application was made available to the State under the Executive Order 12372 Process for review on

☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.

☐ c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)

☐ Yes ☒ No

If "Yes", provide explanation and attach

[Add Attachment](#)

[Delete Attachment](#)

[View Attachment](#)

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number:

Fax Number:

* Email:

* Signature of Authorized Representative:



* Date Signed:

SECTION A - BUDGET SUMMARY

OMB Number: 4040-0006
Expiration Date: 02/28/2025

Grant Program Function or Activity	Catalog of Federal Domestic Assistance Number	Estimated Unobligated Funds			New or Revised Budget		
		Federal	Non-Federal	Total	Federal	Non-Federal	Total
1. 2026 CDS	10.766	\$	\$	\$	\$	\$	\$
2.							
3.							
4.							
5. Totals		\$	\$	\$	\$	\$	\$

SECTION B - BUDGET CATEGORIES

6. Object Class Categories		(1)	(2)	(3)	(4)	Total (5)
		2026 CDS				
	a. Personnel	\$	\$	\$	\$	\$
	b. Fringe Benefits					
	c. Travel					
	d. Equipment					
	e. Supplies					
	f. Contractual					
	g. Construction					
	h. Other	1.97				1.97
	i. Total Direct Charges (sum of 6a-6h)	1.97				1.97
	j. Indirect Charges					
	k. TOTALS (sum of 6i and 6j)	\$ 1.97	\$	\$	\$	\$ 1.97
	7. Program Income		\$	\$	\$	\$

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SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program					(b) Applicant		(c) State		(d) Other Sources		(e) TOTALS	
2026 CDS		\$ 7,000.00		\$ 300,000.00		\$ 200,000.00		\$ 507,000.00				
8.												
9.												
10.												
11.												
12. TOTAL (sum of lines 8-11)		\$ 7,000.00		\$ 300,000.00		\$ 200,000.00		\$ 507,000.00				

SECTION D - FORECASTED CASH NEEDS									
Total for 1st Year		1st Quarter		2nd Quarter		3rd Quarter		4th Quarter	
\$ 1.40		\$ 1.40		\$ 1.40		\$ 1.40		\$ 1.40	
13. Federal									
14. Non-Federal									
15. TOTAL (sum of lines 13 and 14)		\$ 1.40		\$ 1.40		\$ 1.40		\$ 1.40	

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT									
(a) Grant Program					FUTURE FUNDING PERIODS (YEARS)				
					(b) First				
					(c) Second				
					(d) Third				
					(e) Fourth				
16. 2026 CDS					\$				
					\$				
17.									
18.									
19.									
20. TOTAL (sum of lines 16 - 19)					\$				

SECTION F - OTHER BUDGET INFORMATION									
21. Direct Charges:					22. Indirect Charges:				
23. Remarks:									

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Wes Moore
Governor
Aruna Miller
Lt. Governor



Rebecca L. Flora
AICP, LEED ND / BD+C
Secretary
Kristin R. Fleckenstein
Deputy Secretary

June 10, 2025

Ms. Sara Gorfinkel
Mayor's Executive Administrative Assistant,
Town of Berlin
10 William Street
Berlin, MD 21811

STATE CLEARINGHOUSE REVIEW PROCESS

State Application Identifier: MD20250609-0403

Reply Due Date: 07/15/2025

Project Description: CDBG: Demolition of a Dilapidated MultiPurpose Building at 130 Flower Street, Berlin, MD

Project Address: 130 Flower Street, Berlin, MD 21811

Project Location: Municipality(ies) of Worcester-Town of Berlin

Clearinghouse Contact: Vicki Day

Dear Ms. Gorfinkel:

Thank you for submitting your project for intergovernmental review. Your participation in the Maryland Intergovernmental Review and Coordination (MIRC) process helps to ensure that your project will be consistent with the plans, programs, and objectives of State agencies and local governments.

We have forwarded your project to the following agencies and/or jurisdictions for their review and comments: the Maryland Departments of the Environment, Transportation, Natural Resources, Worcester County; and the Maryland Department of Planning including the Maryland Historical Trust. A composite review and recommendation letter will be sent to you by the reply due date. Your project has been assigned a unique State Application Identifier that you should use on all documents and correspondence.

Please be assured that we will expeditiously process your project. The issues resolved through the MIRC process enhance the opportunities for project funding and minimize delays during project implementation.

Maryland Department of Planning • 120 E. Baltimore St., 20th Floor • Baltimore • Maryland • 21202

Tel: 410.767.4500 • Toll Free: 1.877.767.6272 • TTY users: Maryland Relay • Planning.Maryland.gov

MD20250609-0403

FINANCIAL ASSISTANCE

Town of Berlin

CDBG: Demolition of a Dilapidated Multi-Purpose Building at 130 Flower Street, Berlin, MD

Ms. Sara Gorfinkel
Mayor's Executive Administrative Assistant,
Town of Berlin
10 William Street
Berlin, MD 21811

Cindy Stone - DHCD