

## **Project Proposal**

### **Martha Dendy Community Center**

**1(a).** The primary purpose of the Martha Dendy Community is to provide effective and quality services to the underprivileged section of society to equip themselves with knowledge and skills, to improve their life-content by providing exceptional services to ensure they all have an equal opportunity to live, learn, play, and work and thus serve their community within itself.

The Martha Dendy Community Center will play a critical role in the development of people's social, emotional, and academic skills with after school professional working daily to meet the individual needs of each person.

The after-school tutoring program is to assist children who have failing grades, who are having difficulty maintaining passing grades or students who wants to improve their grades.

We can improve the overall student performance of our students with the entire community working together to assist students with improving their grades while also improving their chance for a better quality of life. The Martha Dendy Community Center will partner with the local school districts in Laurens County, South Carolina to identify students who could benefit from our services.

Volunteers, including current and retired teachers, local college students and the staff of the Martha Dendy Community Center will perform these services throughout the school year. All personnel working within the program will have background investigations performed at the cost of MDCC to ensure the welfare of the children, community, and program.

Summer recreational activities will include inside and outside activities such as basketball, volleyball, and soccer. Our goal is to address the needs of at-risk youth to keep them out of harm's way while simultaneously strengthening local communities through an integrated range of services and recreational activities provided in an educational environment, and tailored to community needs, enhancing the overall quality of life for those individuals who will be served. As a nonprofit organization, it allows us to assist those individuals who otherwise could not participate in other recreational programs due to a lack of income.

1(b). Code Section 4-10-330(A)(1) of the South Carolina Code of Laws which the project qualifies for CPST funding:

(b) courthouses, administration buildings, civic centers, hospitals, emergency medical facilities, police stations, fire stations, jails, correctional facilities, detention facilities, libraries, coliseums, educational facilities under the direction of an area commission for technical education, or any combination of these projects.

(c) cultural, recreational, or historic facilities, or any combination of these facilities.

2(a) See attached tax maps of property involved.

2(b) The City of Clinton currently owns the former Martha Dendy School property. The city has agreed to transfer ownership to the Martha Dendy Community Center contingent upon community center receiving its 501(c)(3) tax exempt status. The application was filed with the Internal Revenue Service in February, 2020.

2(c) Attached is a map which shows all assess points to be used by the public.

2(d) Water, sanitary sewer, electricity, will storm sewer will be needed to serve the project which is currently available on the property. The City of Clinton will connect the services for a fee of \$75.00.

2(e) Due to prior use of the building as a public school, no clearing, grading or drainage is needed. A temporary permit will be obtained for \$100.00 to be used during renovations.

2(f) The City of Clinton has completed a Phase One Environmental Site Assessment of the property.

2(g) There are no current zoning restrictions. (See attached letter).

2(h) We estimate that 50 people and 20 vehicles will be on or in the general vicinity of property at times of peak usage.

2(i) The building occupies approximately 15% of the acreage. There is available property for any future expansion.

3(a) The building being renovated is the former Martha Dendy School into a community center to provide tutoring and recreational activities to underprivileged children. The total estimate for renovations, \$700,000.00.

3(b) The estimate cost for engineering/design, \$35,000.00.

3(c) Cost estimates for exterior lighting, security systems, utility connections, landscaping and other similar services, \$20,000.00.

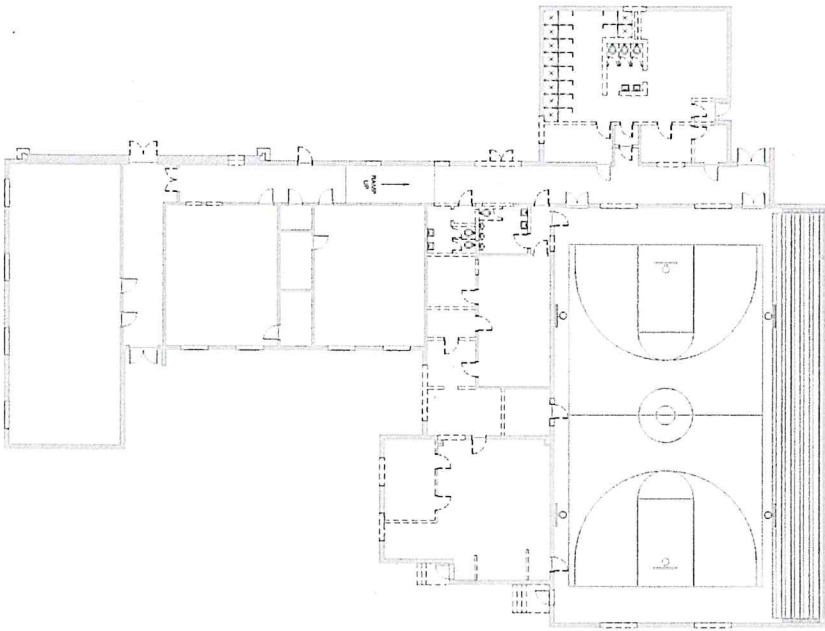
3(d) Cost estimates for furnishings, computers, equipment, appliances, etc., \$36000.00.

3(e) The design work for the project has been completed. Construction will commence once the property is transferred, funding is obtained and a contractor is secured.

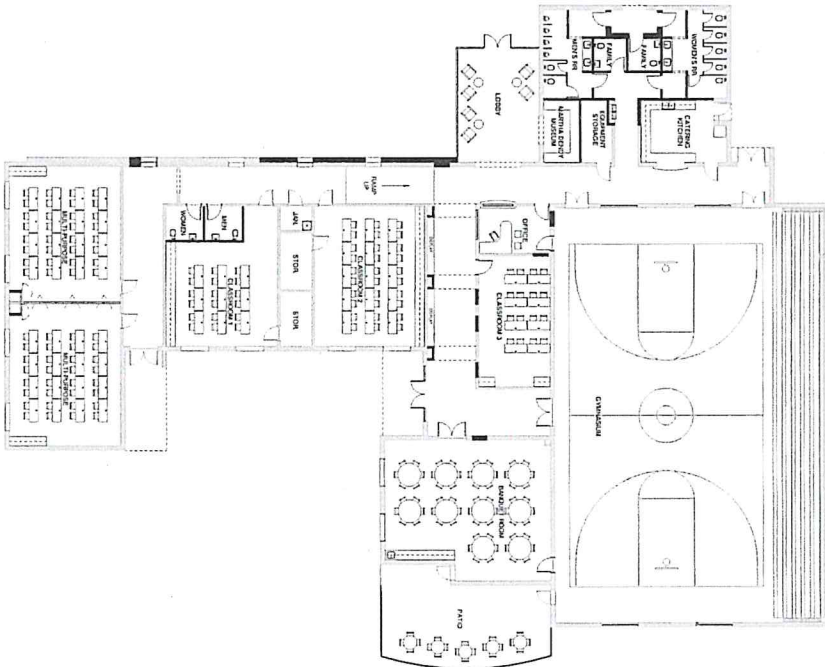
### **Project Cost Summary**

Site Acquisition	\$ _____
Clearing/ Grading/Drainage Site Preparation	\$ _____
Paving (include parking, turn lanes)	\$ <u>5000.00</u>
Construction/Renovation	\$ <u>665,000.00</u>
Engineering/Design/Construction Management	\$ <u>35,000.00</u>
Testing/Geotechnical	\$ _____
Phase One Environmental Testing	\$ _____
Environmental-related Development Costs	\$ _____
Permits	\$ <u>100.00</u>
Landscaping	\$ <u>7500.00</u>
Fencing	\$ _____
Exterior Lighting	\$ <u>1200.00</u>

Fiber/Connectivity	\$ <u>2000.00</u>
Security Systems	\$ <u>4200.00</u>
Furnishings/Equipment/Computers	\$ <u>36000.00</u>
Other (please describe by attachment)	\$ <u></u>
 Total	 \$ <u>756000.00</u>



**PROPOSED DEMOLITION PLAN**  
A1.1 32'-0" x 11'-0"



**PROPOSED FLOOR PLAN**  
A1.1 32'-0" x 11'-0"

Scale

NOT FOR CONSTRUCTION  
FOR REVIEW ONLY

**DP3**  
ARCHITECTS

2715 KENNEDY ROAD, SUITE 100  
VANCOUVER, BC V6M 3K1  
TEL: 604.261.1234 FAX: 604.261.1235  
WWW.DP3ARCHITECTS.COM

Project



Martha Dancy  
Community  
Center

Project Number: 1523  
Drawn By: MJP  
Checked By: JAC  
Date: 24 JAN 2017  
Revised:



**A1.1**

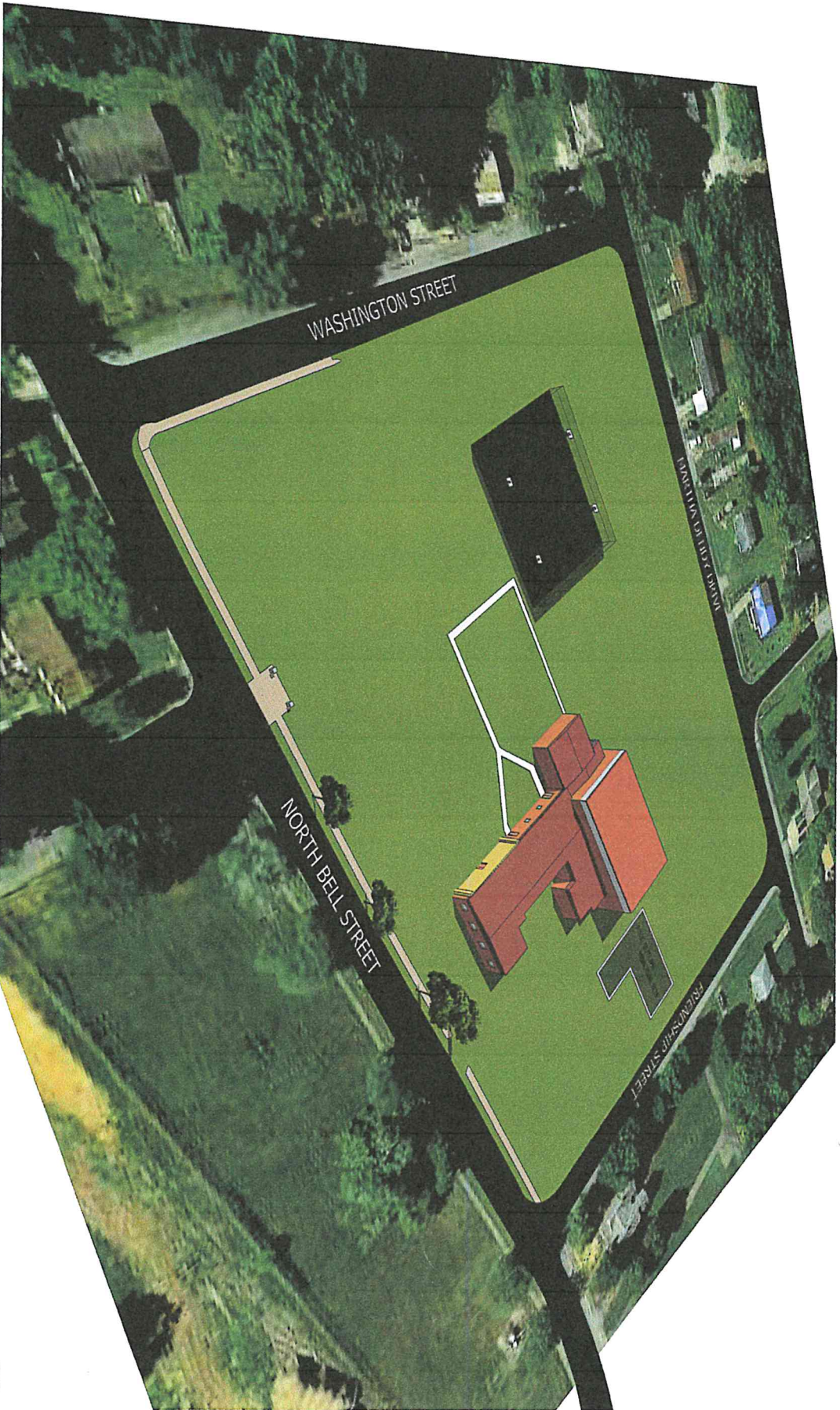
Proposed Floor Plan

Drawing

# Laurens County Property Parcel



MARTHA DENDY COMMUNITY CENTER  
Master Plan Study  
24 January 2017





CLINTON  
*South Carolina*

*James (Tink) Barnes  
Building Official*

*Ashley Rochester  
Asst. Building Official*

*Tim Douglas  
Code Enforcement Officer*

May 11, 2020

**Re: Martha Dendy School Building  
301 N. Bell St**

To Whom It May Concern:

The land use proposed by Martha Dendy Community Center is allowed in the current zoning classification. There are no restrictions that I know of that would prohibit them from using this facility to carry out their proposed plans.

Respectfully,

A handwritten signature in blue ink, appearing to read 'J. Barnes', is written over a faint, larger version of the same signature.

James (Tink) Barnes  
Building Official



**CITY OF CLINTON  
STATE OF SOUTH CAROLINA  
RESOLUTION**

**A RESOLUTION IN SUPPORT OF AN EVENTUAL  
TRANSFER OF THE MARTHA DENDY PROPERTY**

**WHEREAS,** the City of Clinton, South Carolina, (the “City”) is a municipal corporation and political subdivision of the State of South Carolina; and

**WHEREAS,** the City Council of the City of Clinton (the “Council”) is the duly elected governing body of the City and is elected by the people to provide those services which are necessary and required to provide for the general well-being of its citizens; and

**WHEREAS,** the City is the owner of that certain parcel of real property located on the west side of N. Bell Street in the City of Clinton, identified as Tax Map # 901-13-08-008, being the former Martha Dendy School property (the “Martha Dendy Property”), which was donated to the City by Laurens Co. School District No. 56; and

**WHEREAS,** a committee was formed in the recent past by members of the community surrounding the Martha Dendy Property (the “Committee”) to discuss and develop a plan for repurposing the Martha Dendy Property into a viable community center; and

**WHEREAS,** as part of its efforts, on October 28, 2019, the Committee formed the Martha Dendy Community Center, a nonprofit corporation organized and existing in the State of South Carolina, approved by the Internal Revenue Service as a tax exempt, charitable organization under Section 501(c)(3) of Title 26 of the United State Code; and

**WHEREAS,** to help facilitate the opening and operation of the Martha Dendy Property as a community center, Council desires to approve this Resolution in support of the efforts of the Martha Dendy Community Center and an eventual transfer of the Martha Dendy Property to the Martha Dendy Community Center.


**NOW THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF CLINTON ASSEMBLED** is in support of the efforts of the Martha Dendy Community Center and an eventual transfer of the Martha Dendy Property to the Martha Dendy Community Center for the operation of a community center for the purpose of conducting and/or hosting family oriented activities, recreational activities, and educational programs including vocational, substance abuse awareness, and rehabilitation related programs as the Martha Dendy Community Center deems appropriate and advisable.

**RESOLVED**, this the 1<sup>st</sup> day of June, 2020.



Robert T. McLean, Mayor

ATTEST:

  
Tammy Templeton, City Clerk

# Martha Dendy Community Center



## Original Committee Members



Mr. Costell Little, Jr.



Mrs. Hattie S. Suber



Ms. Ethel Simpson Jones



The Late Mrs. Ella C. Savage

## Current Committee Members

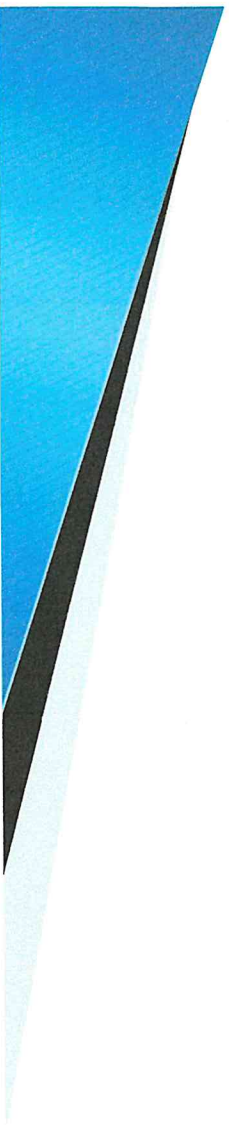
- ▶ Mr. Costell Little, Jr.
- ▶ Rev. Anthony Sims
- ▶ Mr. Ricky Johnson
- ▶ Mrs. Ernestine Simpson
- ▶ Ms. Pamela Peake
- ▶ Mr. Timothy Gary
- ▶ Mrs. Velma Mason Austin

# Committee Members



# Board Members

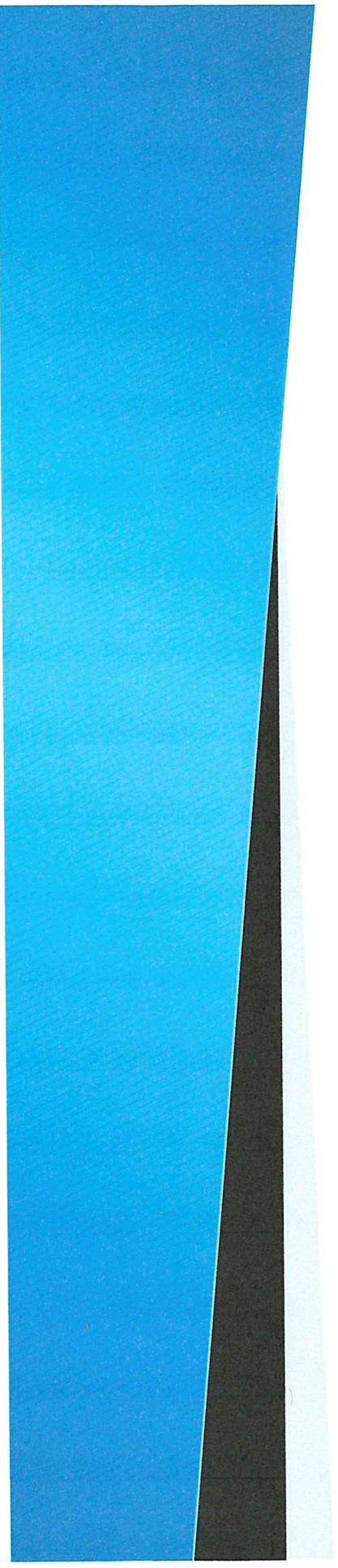
- ▶ Mr. Joe Mack Adams
- ▶ Dr. Sanita L. Savage Cousar
- ▶ Rev. LaShawn Goodwin
- ▶ Mr. Donzell Mitchell
- ▶ Rev. Kenneth Murray
- ▶ Mr. Henry Simmons
- ▶ Mr. Andy B. Young
- ▶ Rev. Carroll Wells, Jr.



# Overview

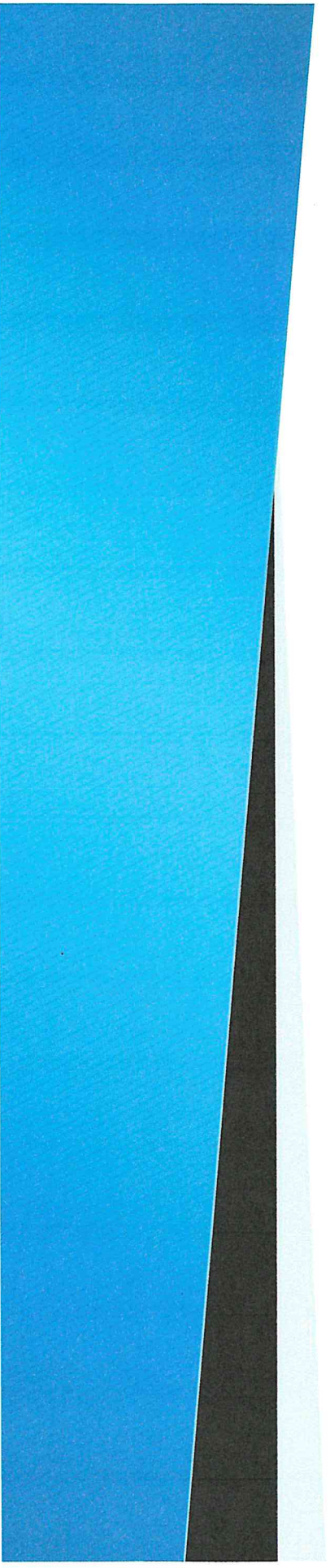
The Martha Dendy Center represents a convergence of concerned citizens whose goal is to address the needs of at-risk youth and seniors, aiming, in particular, to keep youth out of harm's way while simultaneously strengthening local communities through an integrated range of services, provided in an educational environment, and tailored to community needs, enhancing the overall quality of life for those individuals who will be served.

The mission and vision is to alleviate the effects of poverty by drawing on the strengths of individuals and communities, promoting synergy among programs and providers, and creating a culture that supports community-building efforts to empower and enrich the community and all individuals serving and being served.



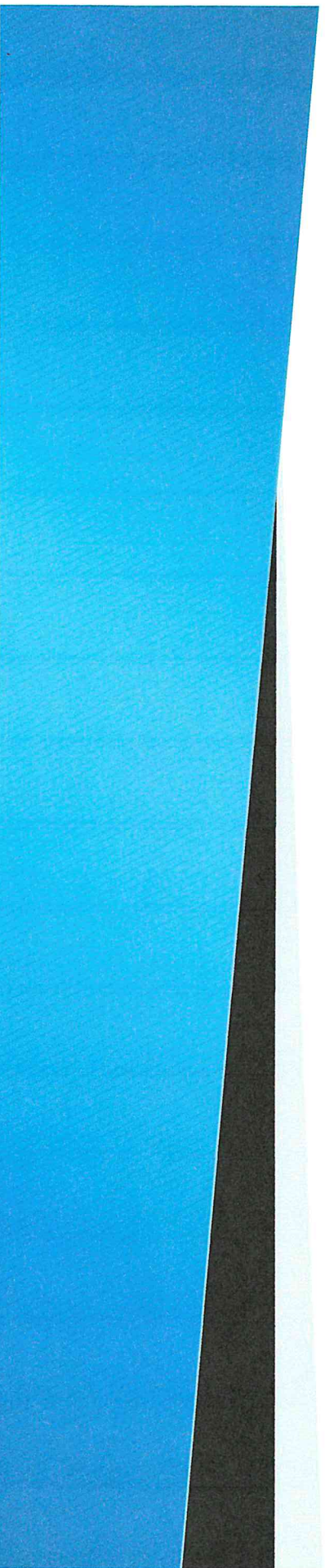
# Purpose

- Engage Neighborhood to Become Stakeholders
- Provide Needed Resources
- Foster a stabilizing effect on the community
- Reinforce Community Values
- Invest in Infrastructure
- Integrate into Economic Development



# Most Pressing Needs

- ❑ After School Programs
- ❑ Child Nutrition – Health/Wellness
- ❑ Adult Education – GED Classes
- ❑ College and Career Services
- ❑ Overcoming Barriers



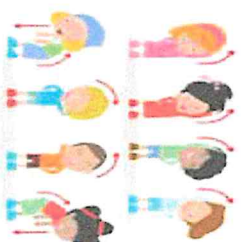
## After School Programs

- ▶ Current and Retired Teachers
- ▶ School District Contact for possible names and volunteers
- ▶ Parent involvement
- ▶ Goodwill & SC Works - Cover costs for Background Checks & Drug Screening



# Nutrition/Health& Wellness

## ▶ Obesity/Fitness



## ▶ Health & Wellness



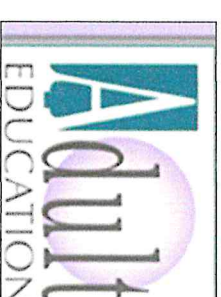
## ▶ Health Fairs



## ▶ Gardening



# GED Classes



In South Carolina, more than 570,000 people do not have a high school diploma. SC Public Radio News & Talk By THELISHA EADDY • JUL 10, 2019

- Computers provided by Laurens County Adult Education
- Wi-fi provided by the city of school district
- On-line GED
- Win Certification
- Possibility of a classroom teacher

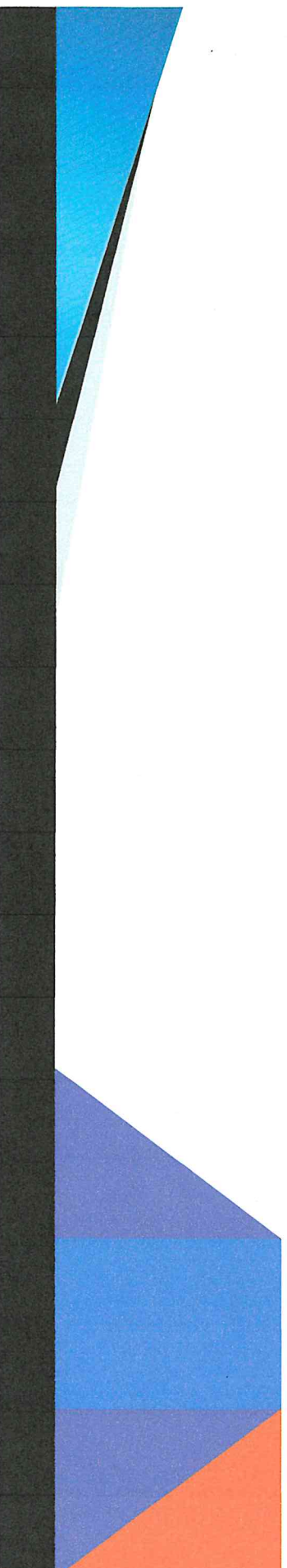


Figure 1.0: Laurens County, SC Education Attainment Detailed Comparison (Age 25+)									
Place	No schooling	Less than High School	High School or GED	Some college Not Graduate	Associate degree	Bachelors degree	Masters degree	Professional school degree	Doctorate degree
Laurens County	1%	18%	35%	22%	9%	10%	4%	1%	0%
Figure 1.0: Laurens County, SC Education Attainment Detailed Comparison (Age 25+)									

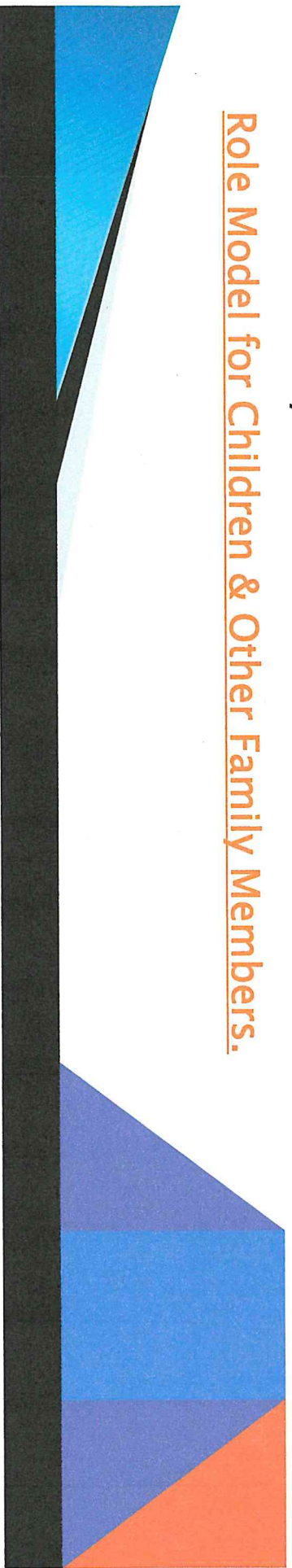
This chart contains Education data using the latest 2018 American Community Survey data.  
<https://www.towncharts.com/South-Carolina/Education/Laurens-County-SC-Education-data.html>

# The Importance of a GED

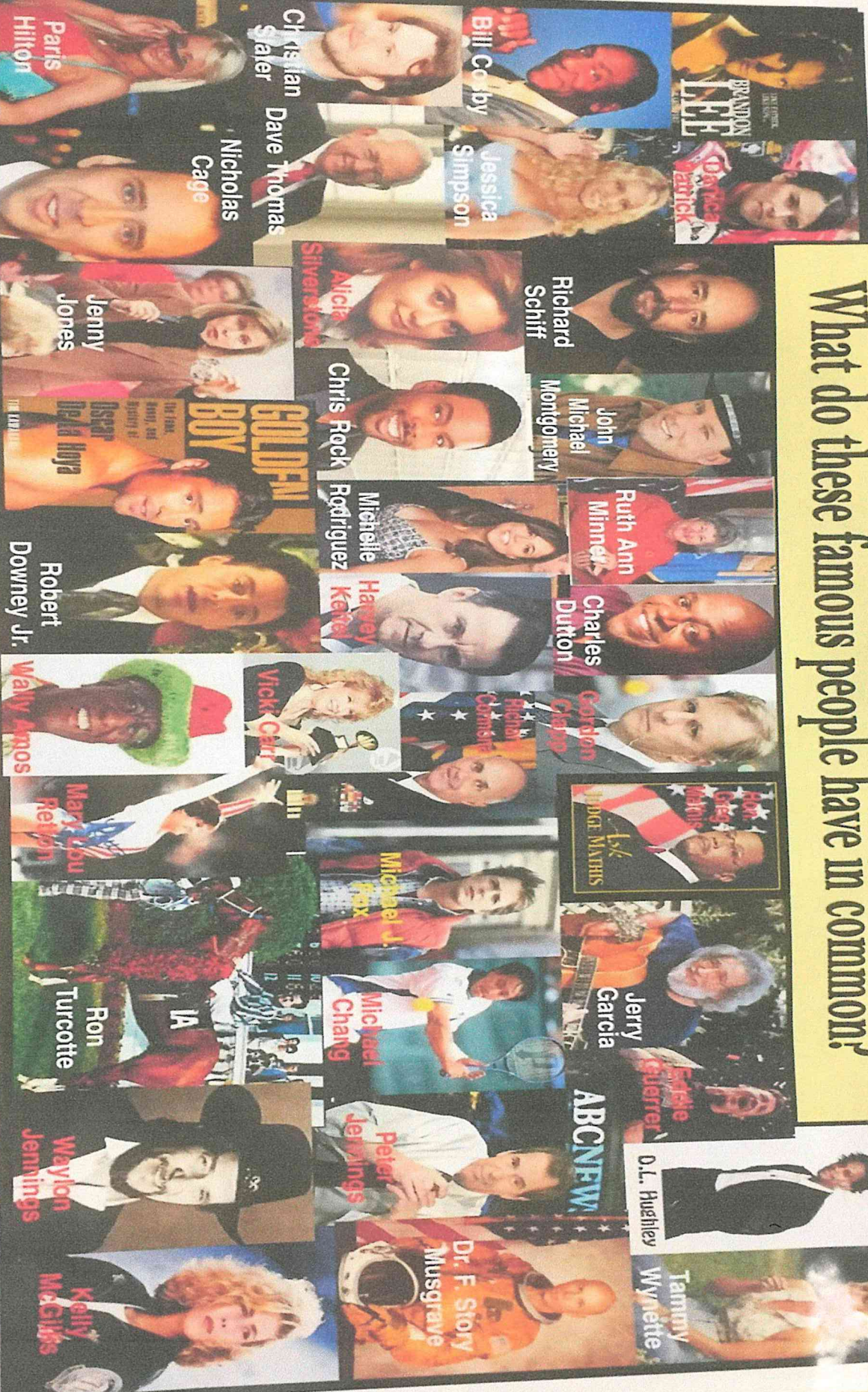
More job opportunities available to you vs. a candidate without a high school diploma. Jobs in construction, maintenance, office and administrative support, occupation and/or physical therapy assistance, pharmaceutical technology and an array of other fields. By passing your GED, the areas in which you will be qualified to work is extensive. Promotion or retention of employment.

Better Chances to further your education. If you are interested in a college degree, getting your GED allows you better chances of being accepted into a program, which in turn has the potential to lead to greater financial earnings. According to the Bureau of Labor and Statistics, those who have a GED or high school diploma, can expect to earn more per year than those without either. More self confidence, knowing you completed the steps in the investment for your future. Greater sense of achievement.

Role Model for Children & Other Family Members.



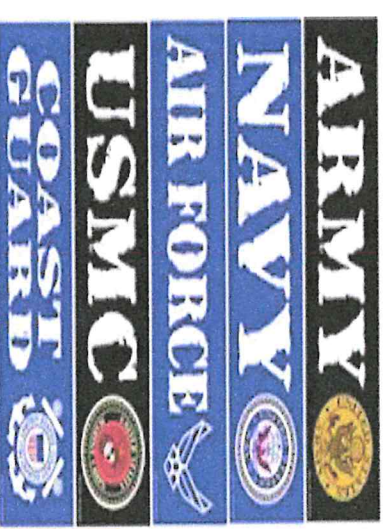
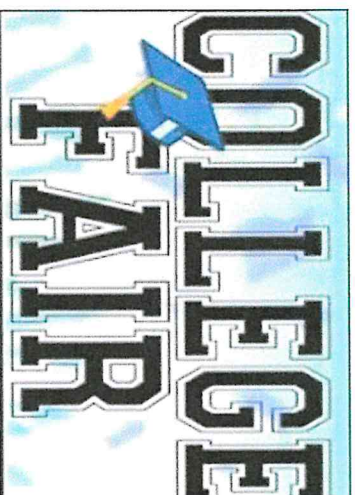
# What do these famous people have in common?



They all graduated with a GED!

# Career and College Services

- **The Workforce**
- **Employability Skills (Soft Skills or Workplace Skills)**
- **Higher Education**
- **Military**
- **Vocational Training**
- **Career Assessments**
- **Career Exploration and Planning**
- **WIN National Career Certificate Information**



# Career Services



Practice Your Interviewing Skills in

## MOCK INTERVIEWS

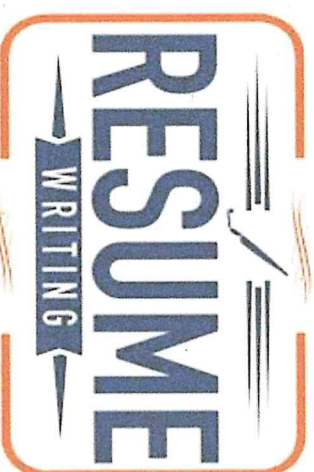
- Get someone to ask you questions in a *mock interview* – this can help you tremendously
- You can also practice answering questions by yourself
- The more prepared you are, the less likely that you'll mess up



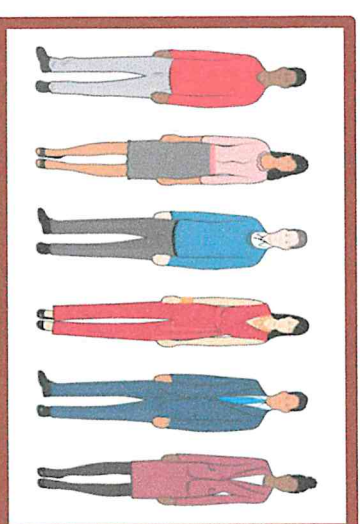
## JOB APPLICATION



(On line & Hard Copy)



Master Resume  
Uploading Resume



Dressing for  
Success

List of employers for the last ten(10) years, with addresses, telephone numbers, dates of employment (be consistent with the dates)

Three References – Physical addresses, email addresses, phone numbers, occupation/job title.

# Staffing Agencies/Employment Resources

## Job Information

### ➤ Action Staffing

<http://american-services-inc.com/>

### ➤ Goodwill Job Connection

[www.goodwillsc.org](http://www.goodwillsc.org)

### ➤ HTI Employment Solutions (Hiring for ZF )

[www.htijobs.com](http://www.htijobs.com)

### ➤ Marathon Staffing

Hiring for Sterilite Only

[www.marathonstaffing.com](http://www.marathonstaffing.com)

### ➤ Roper Personnel Services

<http://www.ropersstaffing.com/>

### ➤ Spb & Associates 4 Liberty Lane

### ➤ SC Works

<http://www.upperworks.com/>

Additional Employment Resources  
Adult Ed Website –Resource Page

Student Resources

### ➤ Indeed.com

### ➤ Snagajob.com

### ➤ Precept Staffing

[www.preceptstaffing.com](http://www.preceptstaffing.com)



## WIOA

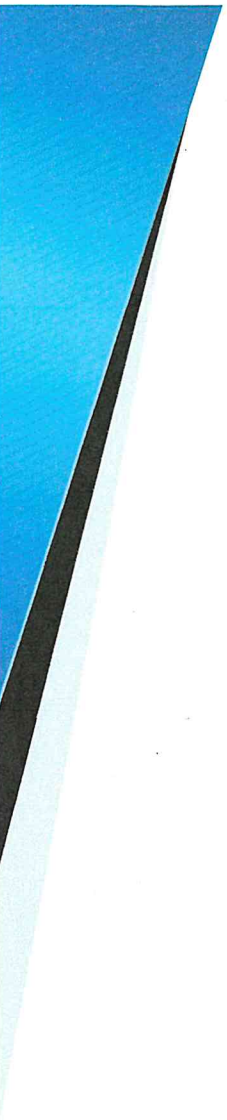
# WORKFORCE INNOVATION & OPPORTUNITY ACT

The U.S. Departments of Labor and Education have issued five rules implementing WIOA. WIOA is landmark legislation that is designed to:

- ▶ strengthen and improve our nation's public workforce system
- ▶ including youth and those with significant barriers to employment

**So that Americans can:**

- ▶ get into high-quality jobs and careers and
- ▶ help employers hire and retain skilled workers.



## Workforce Innovation and Opportunities Act (WIOA)



By Joining the WIOA Program youth, adults and Dislocated Workers can get assistance with *College, money for Gas, assistance with Childcare, and Job Placement.*



*We Can Also Pay For*

- > Driver Training/Driver License
- > GED classes/Exam

Contact SC Works at 864-681-1605  
1029 West Main Street, Laurens SC

Information Sessions – every Monday at 9 am

**\$200 for obtaining your GED (ages 17 to 24 only)**

# College Services



**Finding the right college for you**  
**Program, Location, Cost**  
**Piedmont Tech Greenwood,**  
**Laurens, & Newberry,**  
**USC Union - Laurens & USC**  
**Upstate, Greenville Tech,**  
**Lander University,**  
**Presbyterian & Newberry**  
**Colleges**

## **Entrance Exams**

▶ **ACCUPLACER** scheduling for Piedmont  
Tech Please practice first through WIN  
or Discus (Public Library)

**Other Entrance Exams depending on**  
**Degree**

▶ **Financial Aid and College Application**  
**Assistance**

# Overcoming Barriers

## Voc Rehab – Partnership



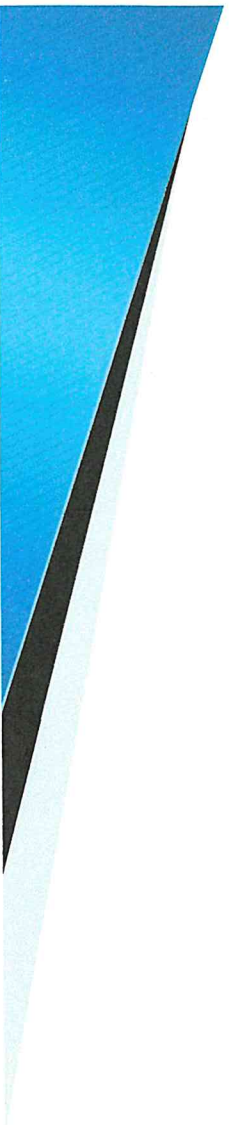
- Assistance with hearing aids
  - Free assessment with a doctor for ongoing ailments such as fatigue, irritability (getting along with others), pain or other general issues.
  - Anxiety
  - Depression
  - Asthma/[COPD]
  - Diabetes
  - Blood Pressure
  - Substance Abuse – Rehab Facility
  - Concentration
  - These services are available to the community for those people specifically working and needing assistance to maintain employment or maximize their potential.
- Please call 833-4141 to schedule an appointment.

# Overcoming Barriers

## SC Thrive Hub – Partnership

### ▶ Monthly Assistance

Formerly knows as the Benefit Bank



## Barriers to Success

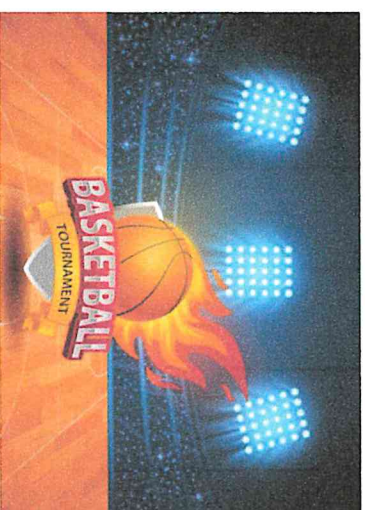


- Criminal Background  
Alston Wilkes 864-942-8726
- TANIF/SNAP - Department of Social Services (DSS)  
(864-833-0100)\*
- Eye Glass/Vision Assistance - Lions Club
- Housing - SC Thrive Hub
- Employment, Resume Writing, Employment Training  
Other Opportunities - SC Works (864-681-1605)
- Food, Budgets, Utility Assistance - United Ministries  
(864-938-9070)

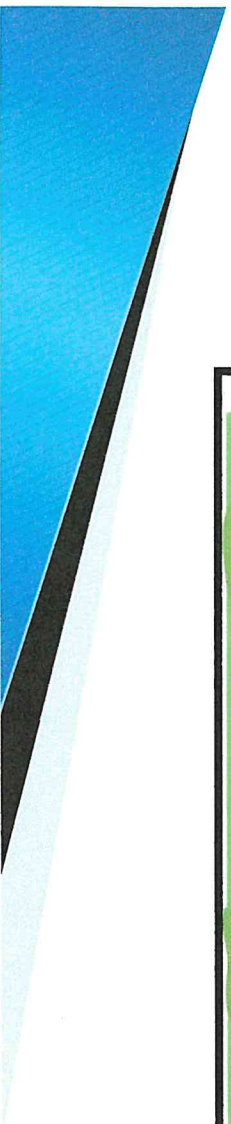


# Recreational Activities & Events

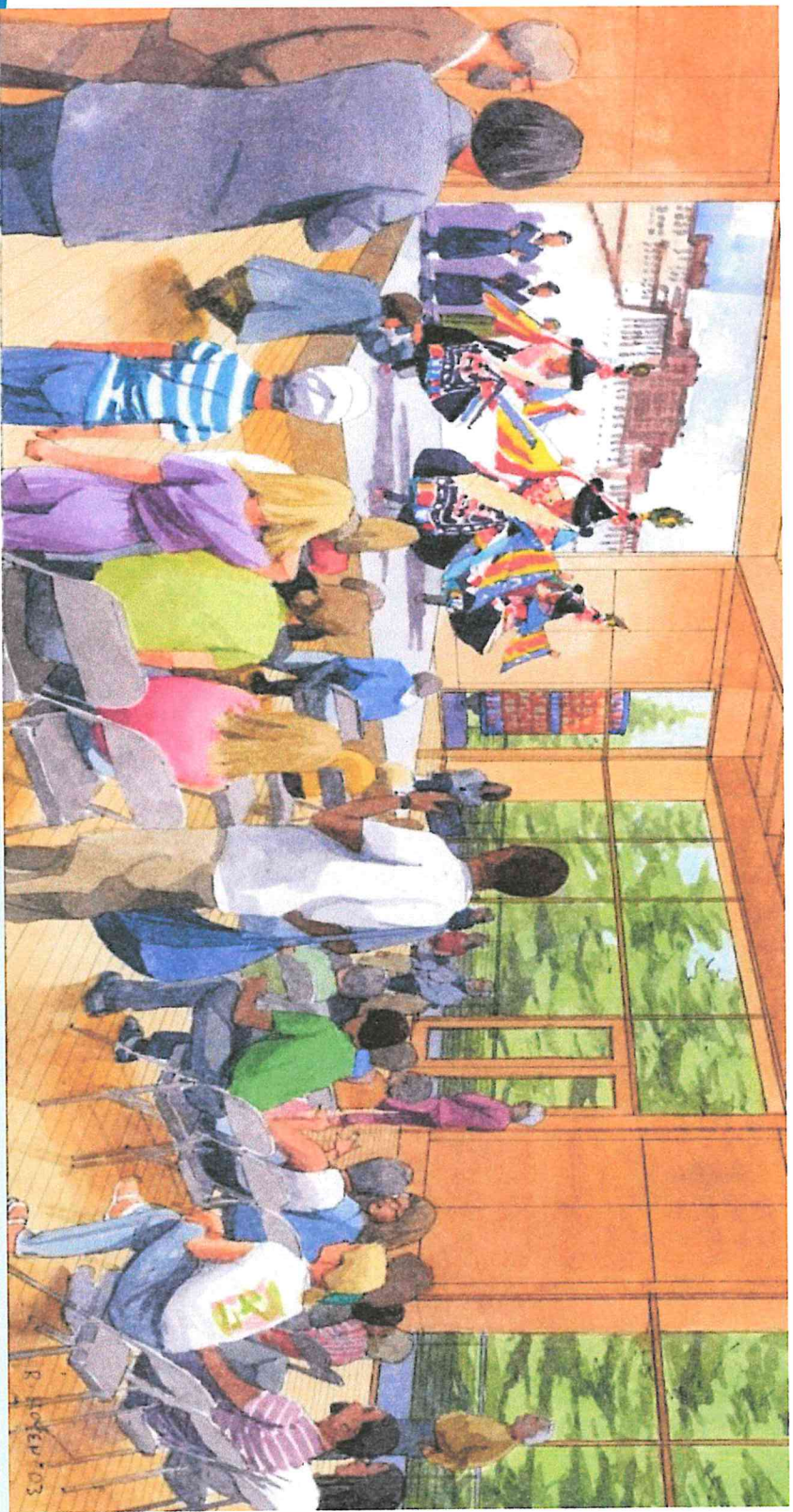
## Basketball Tournaments



INDOOR  
AND



# Arts & Cultural Events



# Community/Social Activities

Family Reunions **Celebrations!!**

Class Reunions

Weddings

Banquets

Concerts



Yard Sales

Saturday Markets



Other Events as Requested

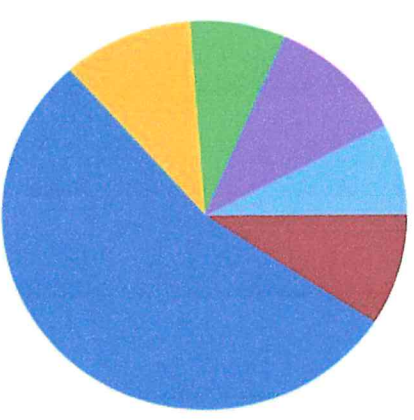
# Funding



**Fundraising**  
**Private Donations**  
**Grants**  
**Business**  
**Special Projects**



# Operations



**Administrative Supplies**

**Utilities**

**Food & Snacks**

**Miscellaneous**

**Hours 3pm - 6 pm Mon-Thursday**



# Community Involvement



# Community Involvement



# Community Involvement



# Community Involvement

