

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Coldspring Community Center		
2. Senate Sponsor	3. House Sponsor	
	Attar	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$1,400,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Coldspring Community Center		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Dalya Attar		dalya.attar@house.state.md.us
Tina L. Brown		410-491-1779
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Divine Health and Wellness Center, Inc. is a non-profit 5013 organization whose mission is to transform lives to help reduce health disparities in minorities. DHWC, Inc. helps to facilitate community health, fitness, and wellness programs to community members who typically suffer disproportionately from health disparities and inequities related to multiple chronic conditions. Our programs use exercise, physical activity and empowering health education to help program participants adopt a healthier and more active lifestyle to prevent, treat, and better manage chronic conditions. Physical activity and exercise are shown to be the most efficacious means to prevent disease and promote physical health in the minority population and mitigate the pervasiveness and rapid escalation of these disparities.</p>		

11. Description and Purpose of Project (Limit length to visible area)

The purpose of this project is to revitalize and repurpose the Coldspring Community Center, which is currently sitting vacant and decaying in the Coldspring Newtown Community. Divine Fitness and Health Services, Inc. in conjunction with our non-profit entity, The Divine Health and Wellness Center, Inc. is poised to be impactful in this space by creating a community health and wellness center that also serves as a child and youth development center, serving the local and surrounding communities in the areas of health, wellness, fitness, and recreation. Our goal is to transform lives using exercise and empowering health education and to provide front end solutions to some of the public health concerns that plague our community. Our plan is to revitalize this property to offer programs and services to those in the local and surrounding communities in the areas of health, wellness and recreation.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$40,000
Design	\$10,000
Construction	\$2,100,000
Equipment	\$250,000
Total	\$2,400,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Capital Campaign Funds	\$500,000
Baltimore City DHCD	\$200,000
Personal and Private Investments	\$50,000
Sponsorship	\$50,000
Maryland State Government (Grant)	\$200,000
Legislative Bond Bill	\$1,400,000
Total	\$2,400,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
March 2024	September 2024	April 2024	December 2024
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete	
2100000.00	0	500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
0	\$0	N/A	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Divine Health and Wellness Center, Inc. C/O Tina Brown 16 Catalpa Court Baltimore, MD. 21209		Coldspring Community Center 4701 Yellowwood Avenue Baltimore, MD 21209	
20. Legislative District in Which Project is Located	41 - Baltimore City		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Tina Louise Brown	Has An Appraisal Been Done?	Yes/No
Phone:	14104911779		No
Address:		If Yes, List Appraisal Dates and Value	
16 Catalpa Court Baltimore, MD 21209			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	20	15000.00	500000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Coldspring Community Association	indef	Open	
Divine Health and Wellness Center, Inc.	indef	Open	
26. Building Square Footage:			
Current Space GSF	14,996		
Space to be Renovated GSF	14,996		
New GSF	14,996		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1970

28. Comments

The Coldspring community center, also known as the Mercantile Building, was an integral part of the Coldspring Newtown development. Unfortunately, despite its initial promise, the center has faced challenges over the years. For the past five years, it has sat vacant and decaying, affecting property values and insurance costs in the neighborhood. Efforts to revitalize the property have not been successful so far.