

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Forest Park Renaissance		
2. Senate Sponsor	3. House Sponsor	
Attar	Rosenberg	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$750,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of blighted residential and commercial properties on and around the business center at the intersection of Liberty Heights and Garrison Blvd. including		
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
Tracy Evans		443-904-3891
10. Description and Purpose of Organization (Limit length to visible area)		
<p>WBC Community Development Corporation (WBC CDC) was founded in April of 2005 by faith leaders from Wayland Baptist Church to be a neighborhood-based community development corporation. For two decades, this nonprofit has been working to increase affordable housing options and has led neighborhood project to improve the quality of life for residents in the Forest Park area of Baltimore City. In 2021, WBC CDC expanded its focus area to include fourteen neighborhoods that make up the Liberty Coalition of Neighborhoods (LCoN). With an expanded neighborhood focus working to revitalize our neighborhood business districts emerged.</p>		

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

The Project Sponsor has launched the Forest Park Renaissance to reconnect physical development with communities in our low-moderate-income middle market neighborhood by acquiring residential and commercial property to increase the supply of affordable housing and create a more vibrant commercial district. This is a multi-phase project with two shovel ready projects in phase one and two offerings to acquire underutilized and vacant property adjacent to phase one. The property addresses are 3901 Liberty Heights, 3403 Garrison (Shovel Ready) and 3301 Garrison and 3400 Garrison (LOIs Offered to Owners). These properties anchor corners where Liberty Heights and Garrison Blvd intersect in the the Forest Park neighborhood. The overarching goal is restoration of our middle market community.

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	\$3,000,000
Design	\$400,000
Construction	\$20,000,000
Equipment	\$1,000,000
Total	\$24,400,000

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

2023 Congressional Spending Award	\$3,000,000
2024 Congressional Spending Award	\$850,000
2021 CORE Award	\$100,000
2024 BRNI Award	\$350,000
2023 LBI Award	\$50,000
NMTC	\$15,000,000
Debt	\$5,050,000
Total	\$24,400,000

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
4/1/2023	6/30/2026	3/1/2026	6/30/2027
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
20000.00		NA	3,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024	\$350,000	Liberty Coalition of Neighborhoods	
2023	\$50,000	Forest Park Renaissance	
19. Legal Name and Address of Grantee		Project Address (If Different)	
WBC Community Development Corporation 3200 Garrison Blvd Baltimore, MD 21216		3901 Liberty Heights and 3403 Garrison	
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:	N. Scott Phillips	Has An Appraisal Been Done?	Yes/No
Phone:			No
Address:		If Yes, List Appraisal Dates and Value	

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	25	350000.00	1000000.00
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?			Own
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
WBC Management LLC	NNN	100%	6200
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	6200		
Space to be Renovated GSF	6200		
New GSF	6200		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2026
28. Comments	
<p>WBC CDC has been awarded six competitive grants for the project, including: Two Congressional Federal Direct Spending Awards for \$3,850,000 and two Maryland Department of Housing and Community Development Awards for \$450,000. WBC CDC has invested an estimated \$20,000 for predevelopment costs associated with the project.</p> <p>For phase one, WBC CDC has site control of two properties at 3901 and 3403 Garrison. For phase two, WBC CDC has LOI offerings out to the owners of 3400 Garrison and 3301 Garrison. Control of these properties comprise four corners anchoring the intersection between Liberty Heights and Garrison. These projects will meet the goal to recapture assets in our community toward raising the quality of life for residents.</p> <p>WBC CDC is reviewing proposals from three design engineering firms. Projects will be completed on stages with the first delivered in 2026 to be named, Forest Park Gateway Center. The Center will deliver services including, housing counseling, small business coaching, co-working space, business center, and meeting space. The Center will be a resource for communities along the Liberty Heights corridor including off street parking at 3403 Garrison Blvd.</p>	