

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Gallagher Mansion		
2. Senate Sponsor	3. House Sponsor	
	Boyce	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Gallagher Mansion property		
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
Nichole Battle		443-470-6869
10. Description and Purpose of Organization (Limit length to visible area)		
<p>In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents. Since 1991, GEDCO has been a community-based non-profit within the Govans neighborhood. GEDCO has five business lines: older adult services, homeless and supportive services, real estate development, community services, and property management. GEDCO currently provides supportive housing for 501 older adults in northeast Baltimore and over 1000 older adults at Senior Network. Through GEDCO's Community HUB, GEDCO also supports these seniors through our food pantry, eviction prevention, prescription assistance, and utility assistance, and by providing access to technology through our HUB and our residential communities.</p>		

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

Gallagher Mansion- Gallagher Mansion is one of GEDCO's older communities that provides housing for 40 seniors 62 years and older and making 50% AMI and below. Part of this property is over 170 years old. The property underwent extensive renovations, and an addition was added in 1995. As you can imagine, the building is older and there are a series of improvements that are needed to maintain the exterior facade and building envelope. The funds will also allow us to replace the roof and replace the 43 HVAC units in the building that have started failing. Other renovations include exterior painting, replacement of windows where needed, and other energy enhancements throughout the building. The benefit of this project includes improving the energy efficiency of the building while reducing the utility expenses and preserving 40 units of affordable housing for older adults while also preserving a historic building that provides affordable housing.

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	\$0
Design	\$15,000
Construction	\$600,000
Equipment	\$313,000
Total	\$928,000

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

Maryland MEEHA Funding	\$265,000
Building Replacement Reserve	\$128,000
Bond Funding	\$500,000
The Harry and Jeanette Weinberg Foundation	\$35,000
Total	\$928,000

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
n/a	n/a	10/2025	3/2026
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	
128000.00	40	40	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2018	\$225,000	Harford House	
2018/2022	\$303,000	Micah and Epiphany Houses	
2020/2021	\$125,000	Community HUB	
2018	\$100,000	Epiphany House	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Govans Ecumenical Development Corporation		431 Notre Dame Lane Baltimore, MD 21212	
20. Legislative District in Which Project is Located	43A - 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:	Nichole Battle	Has An Appraisal Been Done?	Yes/No
Phone:	443-470-6869		No
Address:		If Yes, List Appraisal Dates and Value	
401 Woodbourne Avenue, Baltimore, MD, 21212			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	4	278460.00	280000.00
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?			No
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
n/a			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
n/a			
26. Building Square Footage:			
Current Space GSF	33910		
Space to be Renovated GSF	33910		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2025
28. Comments	
<p>Gallagher Mansion was last renovated over 30 years ago. The current operating budget only addresses the operating expenses. Since last year, GEDCO has been applying for and raising funds to address a list of repairs and improvements needed to the Gallagher Mansion. In addition to this request, GEDCO, as the only member of the ownership entity, will be applying for Maryland DHCD MEEHA funding this month and other foundational support where available. This summer we had three HVAC units that became inoperable. Until funds were available, the residents had to wait almost 2 months. GEDCO also secured technological funding to purchase new computers and upgraded the internet to improve connectivity for our seniors. Two years ago, GEDCO started self-managing Gallagher Mansion and three other properties in northeast Baltimore that are at least 30 years old. As the new property manager, we are working diligently to be proactive in addressing maintenance issues within the building that our previous property managers did not address due to available cash flow.</p>	