

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Guilford Hall - Commercial Training Kitchen		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a new commercial training kitchen in a currently vacant two-story building		
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
Ardy Kamali		240-623-6916
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Employ Prince George's, Inc. ("EPG") is a nonprofit organization based in Prince George's County, Maryland. EPG serves as the administrative and fiscal agent of the Prince George's County Local Workforce Development Board and is responsible for regulating policy development and the administration of workforce activities related to services and programs funded by the federal Workforce Innovation & Opportunity Act (WIOA). Under the leadership of EPG, the Prince George's County Local Workforce Development Area serves over 30,000 job seekers and 4,000 businesses annually. EPG has expanded its workforce development footprint to the Baltimore market under a newly registered tradename, Employ Baltimore.</p>		

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

Employ Prince George's, Inc., d/b/a Employ Baltimore, is an industry-leading workforce development service provider committed to enhancing employment opportunities for residents of the Baltimore metropolitan area by providing training, job readiness programs, and employment services to individuals seeking careers in various in-demand industries. EPG is seeking access to a commercial kitchen to conduct skills training for residents of the Baltimore metropolitan area. 1611 Guilford Ave, LLC ("Guilford") owns and operates a brewery and restaurant located in Baltimore, MD. Guilford has a vacant building on its property that it wishes to develop into a commercial kitchen and expanded event space. Guilford has agreed to allow EPG to conduct job training programs for job seekers in the future commercial kitchen and will work with EPG on the planning and design of the commercial kitchen to ensure the facility meets the specifications required for EPG's training

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	\$100,000
Design	\$80,000
Construction	\$1,720,000
Equipment	\$400,000
Total	\$2,300,000

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

MGA Capital Grant	\$250,000
1611 Guilford Ave, LLC	\$2,050,000
Total	\$2,300,000

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
08/01/2025	11/01/2025	01/01/2026	09/01/2026
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
2050000.00	0		200+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024	\$200,000	Renovation of Bridge Center at Adam's House and Pri	
2021	\$250,000	Construction of the Building Trades Career Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Employ Prince George's, Inc. - 1801 McCormick Drive, Largo, MD 20774		1611 Guilford Avenue, Baltimore, MD 21202	
20. Legislative District in Which Project is Located	45 - 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:	Ardy Kamali	Has An Appraisal Been Done?	Yes/No
Phone:	2408213071		
Address:		If Yes, List Appraisal Dates and Value	
1801 McCormick Lane, Suite 400, Largo, MD 20774			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
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?			
C. Does the grantee intend to lease any portion of the property to others?			
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	
1611 Guilford Ave, LLC	5 years	2 5-year options	
26. Building Square Footage:			
Current Space GSF	8,000		
Space to be Renovated GSF	8,000		
New GSF	8,000		

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

1898

28. Comments

The vacant building to be renovated is the former site of the Crown Cork & Seal Company factory on Guilford Avenue.