

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Wells Community Development Corporation		
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 the property at 3902-14 W Overlea Avenue		
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
Robin R. Hayes		443-632-7312
10. Description and Purpose of Organization (Limit length to visible area)		
<p>W.E.L.L.S. Community Development Corporation Empowering Our Community for a Stronger Future At W.E.L.L.S. Community Development Corporation, we believe in the power of opportunity. Our mission is to create pathways for individuals and families to gain the necessary tools to build sustainable, self-sufficient lives. We recognize that many in our community face barriers to success, whether due to limited access to education, employment, or vital resources. That's why we exist to bridge those gaps, providing support, education, and empowerment so that everyone has the chance to thrive.</p>		

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

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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	
Design	\$60,000
Construction	\$180,000
Equipment	\$10,000
Total	\$250,000

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

Grant	\$250,000
Total	\$250,000

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
TBD	TBD	TBD	TBD
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	
0.00	100-140	150 - 200	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
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:	Robin Haynes	Has An Appraisal Been Done?	Yes/No
Phone:	443.632.1645		No
Address:		If Yes, List Appraisal Dates and Value	
3902 W Overlea Ave. Baltimore MD 21206			

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		20000.00	250000.00
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?			
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
WELLS CDC	15 year	\$1200	5000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Open Bible Church	15 years	yes	
26. Building Square Footage:			
Current Space GSF	20000		
Space to be Renovated GSF	8500		
New GSF			

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

2025

28. Comments