

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
1204 Darley Ave Blighted Property Rehabilitation		
2. Senate Sponsor	3. House Sponsor	
McCray		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$95,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the 1204 Darley Ave Blighted Property Rehabilitation project		
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
Benjamin Inzlicht		646-477-5264
10. Description and Purpose of Organization (Limit length to visible area)		
VNM's mission is to stabilize and revitalize vacant and blighted real estate within Baltimore City and the Greater Baltimore region. VNM works to return distressed properties to productive use, expand access to dignified affordable and workforce housing, and support equitable and inclusive neighborhood development.		

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

The property at 1204 Darley Avenue is currently vacant and has experienced deterioration due to prolonged disuse and deferred maintenance. Vacancy has contributed to visible blight, weather-related damage, and interior system failures that now require comprehensive rehabilitation. The project will fund critical structural stabilization, exterior facade restoration, roofing repairs, and upgrades to mechanical, electrical, and plumbing systems to bring the property up to code and occupancy standards. Addressing these conditions will eliminate safety concerns, prevent further deterioration, and return the home to productive use. Meaningful rehabilitation of this vacant property will reduce neighborhood blight, improve block stability, and support ongoing community revitalization efforts.

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	\$45,000
Design	
Construction	\$120,000
Equipment	
Total	\$165,000

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

LBI Grant	\$95,000
Vacant No More	\$70,000
Total	\$165,000

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
Complete	TBD	N/A	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	0 in terms of a person hired to	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024-25	\$75,000	Rehab of 1661 Cliftview Ave	
2023-24		Rehab of 1409 N Bond Street	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Vacant No More, INC 9505 Reisterstown Rd # 1N, Owings Mills, MD 21117		1204 Darley Ave	
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
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Gabrielle Charnowitz	Has An Appraisal Been Done?	Yes/No
Phone:	4439090455		No
Address:		If Yes, List Appraisal Dates and Value	
9505 Reisterstown Rd # 1N, Owings Mills, MD 21117			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
	3-10		
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?			Yes
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
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	1,160 sqft		
Space to be Renovated GSF	1,160 sqft		
New GSF			

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

Structure Built in 1920

28. Comments

Vacant No More is energized to once again partner in tackling local vacant/blighted properties. For any questions, we can be reached via email at Benjamin@vacantnomore.com.