

## State Of Maryland 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
4M Swim and Recreation Club		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
McCray		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$250,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the 4M Swim and Recreation Club facilities		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
[ <input type="checkbox"/> ] Historical Easement	[ <input checked="" type="checkbox"/> ] Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Marvin A. Thorpe, II		443-379-1563
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>In the Summer of 1972, in an outdoor backyard pool in Woodlawn, Maryland, Marvin A. Thorpe, Sr. founded the 4M Swim Club. The 4M Swim Clubs mission was to offer the community quality swim instruction for both children and adults. For five decades the 4M Swim Club has offered learn-to-swim instruction to all ethnic communities but primarily African Americans. Passing the test of time, since 1972, through the pandemic and now at 50+ years, the 4M Swim Club is still growing in spite of managing an overgrown seasonal Swim School in a backyard pool. Presently the 4M Swim Club is comprised of a learn-to swim school, a US Masters Adult year-round swim team and a USA Swimming Youth year-round club swim team.</p>		

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

The 4M Swim and Recreation Club is a building housing a competitive swimming pool, a therapy/learn-to swim pool, a recreational splash area, a weight room, a community room, party rooms, outdoor ball courts, class rooms and administrative offices. Presently, 4M Swim and Recreation is serving about 900 families annually. Having this indoor aquatic facility will allow 4M to reach two to three times more families yearly, ultimately, affording more people of the community, more people of color to benefit from access to aquatics either socially, recreationally or competitively. This will also be a regional asset that helps support the local economy. Learning-to swim will positively impact the members of this community improving their health and overall wellness.

*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**

<b>Acquisition</b>	\$50,000
<b>Design</b>	\$2,898,017
<b>Construction</b>	\$14,014,777
<b>Equipment</b>	\$1,000,000
<b>Total</b>	<b>\$17,962,794</b>

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

First Mortgage	\$6,873,639
State Grant	\$2,150,000
City Grant	\$250,000
4M Swim Board Member Contributions	\$75,000
Deferred Fees	\$364,155
Baltimore Vacants Reinvestment	\$4,250,000
MD State NBW Program Funds	\$4,000,000
<b>Total</b>	<b>\$17,962,794</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
5/1/2026	10/1/2026	3/1/2025	3/1/2030
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
75000.00		0	900
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
4M Swim Club, Inc. 3127 Jeffland Road Windsor Mill, MD 21244		6635 and 6643 Walther Avenue Baltimore, MD 21206	
<b>20. Legislative District in Which Project is Located</b>		43A - Baltimore City	
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Marvin A. Thorpe, II	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>			Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
6635 and 6643 Walther Avenue Baltimore, MD 21206		2025	250000.00

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
12	23	149000.00	681296.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
N/A			
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	N/A		
<b>Space to be Renovated GSF</b>	N/A		
<b>New GSF</b>	28000		

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

2028

**28. Comments**