

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Center for Social Impact - Irvington		
2. Senate Sponsor	3. House Sponsor	
Attar		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$1,350,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Center for Social Impact - Irvington 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
Johnny Martin Jr		443-490-5331
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Cooperative Community Development Inc. (CCD) is a Baltimore-based nonprofit organization founded in 2020 to advance community-led economic development, workforce development, and neighborhood revitalization in Southwest Baltimore. CCD works alongside residents, community organizations, small businesses, and institutional partners to transform underutilized properties into community assets that support entrepreneurship, job training, cooperative enterprise development, and neighborhood investment. Through initiatives such as the Clean and Green workforce program, community agriculture projects, and cooperative economic development partnerships, CCD focuses on creating sustainable economic opportunities that strengthen neighborhoods and expand opportunity for local residents.</p>		

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

The project will transform this historically vacant and blighted commercial space into a community development hub supporting workforce training, cooperative business incubation, youth engagement programming, community gathering space, and neighborhood-serving enterprises. The Center will provide space for job training programs, small business development initiatives, and community partnerships that strengthen economic opportunity along the Frederick Avenue corridor. CCD has already secured site control and initiated early-stage development planning for the property. The requested State investment will support capital improvements necessary to rehabilitate the buildings and bring the facility into productive community use while expanding access to workforce development, entrepreneurship opportunities, and community programming for residents of Southwest Baltimore.

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	\$350,000
Design	\$100,000
Construction	\$2,100,000
Equipment	\$500,000
Total	\$3,050,000

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

Maryland State Bond Bill Request	\$1,350,000
Seed Commons / Working World Loan	\$850,000
CDFI or Mission-Aligned Capital Financing	\$700,000
Private Foundation	\$150,000
Total	\$3,050,000

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
2/12/2026	7/1/2026	7/13/2026	3/1/2027
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
		300	3000+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
N/A	\$0	N/A	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Cooperative Community Development Inc. 4004 Frederick Avenue Baltimore, Maryland 21229		39323934 Frederick Avenue Baltimore, Maryland 21229	
20. Legislative District in Which Project is Located		40 - 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:	Johnny Martin	Has An Appraisal Been Done?	Yes/No
Phone:	443-490-5331		Yes
Address:		If Yes, List Appraisal Dates and Value	
Cooperative Community Development Inc. 4004 Frederick Avenue Baltimore, Maryland 21229		03/09/2023	

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	12	250000.00	900000.00
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?			Yes
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
TBD			
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	8,000		
Space to be Renovated GSF	8,000		
New GSF	0		

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

Approximate construction period 1920s Frederick Avenue

28. Comments

The Center for Social Impact will serve as a community hub supporting workforce development, entrepreneurship, and neighborhood revitalization in Southwest Baltimore. By transforming this historically blighted commercial property into an active community asset, the project will expand economic opportunity while strengthening the Frederick Avenue corridor as a neighborhood destination. CCD has already taken steps toward project implementation, including property control and early-stage financing partnerships. The requested State investment will help close the capital gap necessary to renovate the facility and activate the Center for Social Impact as a community-serving resource.