

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Epoch Dream Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Mautz		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Wicomico County	\$500,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Epoch Dream Center facility		
<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>
JoAnn Blackmon		(410) 726-2667
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Epoch Dream Center is a relationship-based, free afterschool program serving under-resourced K12 students in rural western Wicomico County. Our purpose is to provide mentorship, academic support, social-emotional wellness, and daily family-style meals in a safe, stable environment. For over 13 years, Epoch has helped students improve academically, build life skills, and develop consistent relationships that support long-term success. Epoch retains students year after year through high school graduation. Currently, we operate in a temporary facility outside our service area due to limited space in Hebron. Construction of a permanent facility will return services to the community, expand access for rural families, and provide stable, purpose-built space including classrooms, kitchen facilities, and gathering areas that strengthen long-term program sustainability.</p>		

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

Epoch is constructing a permanent 23,000 sq ft community facility in rural town of Hebron to restore and expand access to essential youth and family services in western Wicomico County. The center will serve up to 150 K12 students annually through free after-school and summer programs and create 5 new jobs. The facility will include classrooms, administrative space, a commercial kitchen and dining hall, community rooms, a laundry facility, and a gymnasium. Donated land and completed architectural plans make this shovel-ready project a long-term investment in rural community infrastructure, student success and family stability. The project will address limited access to services in this rural area, where many low-income families face transportation barriers. In 2023, Epoch was forced to relocate outside Hebron after losing its facility, reducing access for families. No available buildings in Hebron have sufficient capacity to house the program.

*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>	\$0
<b>Design</b>	\$372,000
<b>Construction</b>	\$6,047,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$6,419,000</b>

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

Legislative Bond Bill-2026	\$500,000
Legislative Bond Bill-2023	\$100,000
Community Development Block Grant	\$1,200,000
Richard A. Henson Foundation	\$600,000
Frank P. and Arthur W. Perdue Foundation	\$600,000
Harry and Jeanette Weinberg Foundation	\$700,000
Donnie Williams Foundation	\$400,000
Private Donor	\$400,000
Private Fundraising	\$259,000
Congressionally Directed Spending Earmark	\$1,300,000
Cash Reserves	\$360,000
<b>Total</b>	<b>\$6,419,000</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>
Complete	Complete	1/1/2027	5/1/2028
<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>	
1258000.00	193	505	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2023	\$100,000	the acquisition, planning, design, construction, repair,	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Eleven 21, inc. DBA Epoch Dream Center 7545 Levin Dashiell Rd. Hebron, Md 21830		505 E. Walnut Street Hebron, Md 21830	
<b>20. Legislative District in Which Project is Located</b>	37A - Dorchester and Wicomico Counties		
<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>	Frederick Kreiser	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443-783-2878		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
107 Whayland Dr. Hebron, Md 21830		2/16/2023	69000.00

<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	17	597000.00	639940.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			
<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>
<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>	
Town of Hebron	50 years	Renewable in 50 years	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	6000		
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>	15,000		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
--	--

<b>28. Comments</b>
---------------------

16. Students- 53  
Volunteers- 85  
Mentors- 22  
Families- 33

17. Students- 150  
Volunteers- 170  
Mentors- 95  
Families- 90