

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Excellence and Ambition Bmore You Community Empowerment Center		
2. Senate Sponsor	3. House Sponsor	
Attar	Rosenberg	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$400,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Excellence & Ambition Bmore You Community Empowerment Center		
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
Danelle Pinder		443.813.9607
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Excellence & Ambition Inc. is a Baltimore City-based nonprofit organization dedicated to youth development, workforce training, entrepreneurship, and community economic empowerment. The organization provides educational programming, mentorship, job readiness training, financial literacy education, and small business development services to underserved residents in the Park Heights community. Excellence & Ambition Inc. partners with local schools, faith-based institutions, workforce providers, and community stakeholders to deliver holistic services that promote economic mobility and generational wealth building.</p>		

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

The project involves the acquisition and full rehabilitation of a fire-damaged and code-violated commercial building located at 5136-5138 Park Heights Avenue in Baltimore City. The property will be redeveloped into the Excellence & Ambition Bmore You Community Empowerment Center, a 4,816 square foot facility providing workforce training, youth programming, entrepreneurship incubation, financial literacy education, and community engagement space. The State bond investment will support acquisition, design, construction, site improvements, and capital equipment necessary to restore and modernize the building and eliminate blight along the Park Heights corridor.

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	\$225,000
Design	\$75,000
Construction	\$1,150,000
Equipment	\$150,000
Total	\$1,600,000

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

Maryland Bond Bill (Requested)	\$400,000
Bank & CDFI Loan (Bank/BCL)	\$900,000
Grants & Philanthropy	\$200,000
Private Contributions / Equity	\$100,000
Total	\$1,600,000

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
Q3 2026	Q1 2027	Q2 2027	Q1 2028
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
100000.00	0		750
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
none			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Excellence & Ambition Inc. 113 Church Rd. Owings Mills MD 21117		5136-5138 Park Heights Avenue Baltimore, MD 21215	
20. Legislative District in Which Project is Located	41 - 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:	Richard Johnson, Esq	Has An Appraisal Been Done?	Yes/No
Phone:	410.928.4662		No
Address:		If Yes, List Appraisal Dates and Value	
10821 Red Run Blvd #225, 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
2	8	350000.00	950000.00
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
Mission-aligned nonprofit partners and	1-3 years	Pro-rata	Up to 1,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
NA			
26. Building Square Footage:			
Current Space GSF	4,816 GSF		
Space to be Renovated GSF	4,816 GSF		
New GSF	0		

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

1925 SDAT confirmation

28. Comments

The project will rehabilitate a currently fire-damaged and code-violated structure in the Park Heights corridor, eliminating blight and restoring a vacant property to productive community use. State bond funding will leverage private financing, grants, and philanthropic support to create a permanent workforce and youth empowerment center serving approximately 750 residents annually. The project aligns with Baltimore City revitalization priorities and District 41 economic stabilization efforts.