

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
God's Best Family Early Childhood Education		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ferguson	Lewis	
<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 a dedicated community center in South Baltimore		
<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>
Turell Brooks		410.805.6403
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Gods Best Family, Inc. is a Baltimore-based nonprofit dedicated to strengthening youth, families, and neighborhoods through year-round education, mentorship, wellness, and community outreach. Through its All Seasons Youth Program including Bright Mornings &amp; Beyond and Summer Camp GBF provides academic enrichment, mentorship, meals, and safe spaces that support youth development and early learning. The organization also operates teen leadership initiatives, peer mentoring, and workforce exposure programs that guide young people through critical developmental stages. In addition, GBF leads community initiatives such as Chat N Chew, seasonal family support programs, and the Compassion &amp; Care outreach initiative, which connects residents to education, employment, and recovery resources across South Baltimore.</p>		

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

The project involves acquisition of a turnkey facility at 1121 Marshall Street in Baltimore City to establish a permanent home for Gods Best Familys youth development and community programs. The facility will serve as a central hub for year-round initiatives including academic enrichment, mentorship, teen leadership development, wellness programming, and community engagement activities supporting children, teens, and families across South Baltimore. In addition to structured programming, the facility will provide a trusted neighborhood space where residents can seek support, resources, and guidance during times of need. As a community anchor, the center will expand access to programs, strengthen partnerships with schools and local organizations, and allow GBF to grow its reach and impact.

*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>	\$675,000
<b>Design</b>	\$0
<b>Construction</b>	\$0
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$675,000</b>

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

Fundraising	\$175,000
Legislative Bond Initiative (LBI)	\$250,000
MCB Real Estate	\$250,000
<b>Total</b>	<b>\$675,000</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>
N/A	N/A	N/A	N/A
<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>	
15000.00	1,700	2,500	
<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>	
God's Best Family, Inc. 1223 Ward Street Baltimore, MD 21230		1121 Marshall Street / Baltimore, MD 21230	
<b>20. Legislative District in Which Project is Located</b>	46 - 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>	Turell Brooks	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	410.805.6403		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
God's Best Family, Inc. 1223 Ward Street Baltimore, MD 21230			

<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>
3	5	190000.00	200000.00
<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>
<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>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	3,228		
<b>Space to be Renovated GSF</b>	0		
<b>New GSF</b>	0		

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

1900

**28. Comments**

Gods Best Family has experienced steady growth as demand for its youth and family programs continues to expand across South Baltimore. The organization served approximately 395 participants in 2022, 871 in 2023, 1,335 in 2024, and more than 1,700 individuals in 2025 through year-round youth programming and community initiatives.

Today, Gods Best Family serves as a trusted community resource where residents turn for mentorship, academic support, family assistance, and connections to critical services. Programs such as the All Seasons Youth Program, Bright Mornings & Beyond, Summer Camp, teen leadership initiatives, and peer mentoring provide structured opportunities for youth development and academic enrichment.

GBF also leads community outreach efforts including Chat N Chew discussions, the Compassion & Care initiative, and the Road 2 Recovery program, which connects residents to education pathways, workforce opportunities, and recovery support resources. Seasonal initiatives such as the Thanksgiving Turkey Giveaway and Christmas Community Giveaway further support families during times of need.

The organizations work has been strengthened by consistent philanthropic support, including recurring contributions for more than five years from The Church of Jesus Christ of Latter-day Saints and support from partners such as the Catholic Community of South Baltimore (CCSB), among other local foundations and community partners.

As participation continues to grow, several outreach initiatives operate across shared and temporary spaces beyond the organizations primary youth program location. The Marshall Street property is a turnkey facility that will allow Gods Best Family to centralize programming, expand services, and begin serving youth and families in a permanent location immediately upon acquisition.

In addition to the requested Legislative Bond Initiative support, Gods Best Family continues to pursue additional capital funding through partners such as the South Baltimore Gateway Partnership Community Development Fund and future rounds of Baltimore City DHCD Community Catalyst Grants (CCG).

Support through the Legislative Bond Initiative will help secure a permanent home for a trusted community organization serving youth, families, and residents throughout South Baltimore and the 46th Legislative District.