

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Improving Food Access and Health at The Factory		
2. Senate Sponsor	3. House Sponsor	
Hayes	Amprey	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of a former kitchen and manufacturing space into a teaching and production kitchen		
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
Kurt Sommer		410-241-6264
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The West Baltimore Renaissance Foundation (WBRF) is a 501c3 nonprofit with a staff of 3 that is affiliated with LifeBridge Health. WBRF is working to address social determinants of health in West Baltimore supporting strategies to address youth mentoring, food access, workforce development and other factors that impact health. In May 2025, WBRF opened The Factory, a 33,000 square foot building after a \$12.5 million renovation. The building is now home to seven nonprofit organizations as well as community gathering and event spaces. Hosted organizations provide programming to address health, violence reduction, workforce development, entrepreneurship, and youth services. Future programming is expected to feature food preparation, education and distribution strategies as well as construction training as capital funding is raised.</p>		

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

WBRF is renovating a 3169 SF space that was once used to make gelato. Vacant for more than 10 years, the space includes over 700 SF of refrigeration and freezer space, 1000 SF of food preparation space, and 1000 SF of commercial production kitchen space with an existing hood system. Renovation will focus on the kitchen as well some adjacent space to providing office, storage and programming capacities as well as the necessary updating of building electrical, plumbing and access systems serving the kitchen. Uses of the space will include food distribution, meal preparation, and food education to address healthy food access needs that are linked to many predominate health issues in the community such as heart disease and diabetes. Planned users are expected to be nonprofit organizations and social enterprises such as So What Else?, which focuses on food distribution and youth programming, and Love & Cornbread which prepares meals for community.

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	
Design	\$150,000
Construction	\$1,020,000
Equipment	\$330,000
Total	\$1,500,000

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

MD State Bond Bill	\$500,000
Weinberg Foundation (invited for July decision)	\$1,000,000
Total	\$1,500,000

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
Fall 2026	Winter 2027	Winter 2027	Fall 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	
323000.00	10,063	24,163	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY 2025	\$250,000	DHCD SEED Award to Sinai Hospital for renovation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
West Baltimore Renaissance Foundation 2401 W. Belvedere Avenue Baltimore, MD 21215		5 N. Calhoun Street Baltimore, MD 21223	
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:	Jason Weiner	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 601-8710		No
Address:		If Yes, List Appraisal Dates and Value	
10090 Red Run Blvd. 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
10	16	1350000.00	1675000.00
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
Love & Cornbread, Inc. (Secondary Tenant)	5 Years		
So What Else, Inc. (Primary Tenant)	5 Years	\$79225	3169
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	33,000		
Space to be Renovated GSF	3169		
New GSF			

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

1953

28. Comments

5 N Calhoun is owned by Calhoun Street Investments, LLC which is a disregarded entity solely owned by West Baltimore Renaissance Foundation, Inc, a 501c3 nonprofit organization affiliated with LifeBridge Health. The building was purchased in 2019 and opened in May of 2025 after 4 years of renovations that took place in phases as funding was available. Approximately 83% of the building has been renovated and is occupied. Organizations based in the building include LifeBridge Health community facing entities and nonprofit organizations. In total, there are 7 nonprofits in the building.

Some notes on assumptions above:

#16: Estimated number of individuals served annually at building based on existing tenants, their programming and event/programming guests

#17: Estimated number of individuals served once kitchen is complete reflecting existing tenants/programming plus individuals currently served by kitchen tenants plus a 10% growth

#24: Figure based on organizations that would move into the kitchen with current and future staffing projections. The building hosts about 45 employees not including the kitchen.

Budget figures and number of employees referenced above are specific to the organizations that would host programming in the kitchen not the building as a whole.