

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Ivy Village Incubator for Nonprofit Excellence - Ivy VINE		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Watson	Toles	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Prince George's 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 Ivy Village Incubator for Nonprofit Excellence - Ivy VINE facilities		
<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>
Cheryl Petty Garnette		301-706-9325
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Ivy Community Charities of Prince George's County, Inc. was established in 1986. Our mission is to empower youth, strengthen families and build generational success through partnerships and comprehensive programs and services that enhance the academic, social, health, cultural and economic welfare of our citizens. The organization provides tutoring for elementary students; leadership development, STEAM enrichment and team building for middle school students; college and career preparation and scholarships for high school students; training and workshops for parents and adults to strengthen their economic status; shoes for the neediest populations; and financial support to families. Generational success is also promoted through the Ivy VINE, our business network to support emerging nonprofits.</p>		

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

The Ivy VINE is designed to build the capacity of emerging nonprofits in Prince George's County and surrounding areas by providing an accelerator program of training workshops and networking opportunities. Each cohort receives the necessary resources to achieve Maryland Nonprofits Standards for Excellence. The project involves construction of two facilities equipped with state-of-the-art technology to support the nonprofits including the Ivy VINE Training Center that will house a new-age podcast studio; and the Ivy VINE Office Suites which will contain office space, meeting rooms, print center, etc. for 8-10 nonprofits in private or shared offices. The project is shovel ready as Ivy Community Charities owns the property in Suitland where the new construction will occur. The full five-year cost of the project is \$4.2 million including construction and implementing the training/coaching/nonprofit recognition 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>	
<b>Design</b>	\$120,610
<b>Construction</b>	\$2,804,390
<b>Equipment</b>	\$125,000
<b>Total</b>	\$3,050,000

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

State bond bill 2026	\$500,000
State bond bill 2023	\$50,000
State bond bill 2022	\$500,000
Congressionally Directed Spending 2026	\$2,000,000
<b>Total</b>	\$3,050,000

<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>
08/01/2021	3/30/2026	6/01/2026	12/31/2026
<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>	
200000.00	575	1000	
<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	\$50,000	Ivy VINE construction	
2022	\$500,000	Ivy VINE construction	
2020	\$300,000	Ivy VINE parking lot	
2018	\$180,000	Acquire property at 6112 Walton Avenue, Suitland, M	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
The Ivy Community Charities of Prince George's County, Inc. 6118 Walton Avenue Suitland, MD 20746		Same and 6112 Walton Avenue, Suitland, MD 20746	
<b>20. Legislative District in Which Project is Located</b>	26 - Prince George's County		
<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>	Arthur Horne, Shipley and Horne	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-925-1800		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
1101 Mercantile Lane, Upper Marlboro, MD 20774		6112 in 2019	210000.00

<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>
11	15	1301560.00	2050000.00
<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>	Ivy Youth and Family Center =5240		
<b>Space to be Renovated GSF</b>	Garage = 600; House =900		
<b>New GSF</b>	Training Ctr (Garage) = 2092; Offices		

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

House (6112 Walton Avenue) = 1960

**28. Comments**

The Ivy VINE Training Center and Podcast Studio will be built behind the existing Ivy Youth and Family Center at 6118 Walton Avenue which is a two-level structure of 5240 square feet.

In 2020 the detached garage (600 square feet) behind the Ivy Youth and Family Center was demolished to prepare for the construction of the Ivy VINE Training Center and Podcast Studio. Ivy Community Charities purchased the property next door at 6112 Walton Avenue including a 960 square foot house in 2019 with bond bill funds. The house will be transformed into the Ivy VINE Office Suites to accommodate 8-10 nonprofit offices, meeting rooms and work area. Delays in the construction permit process over the past five years have resulted in additional costs for the project including revised designs which is noted in the proposed budget.