

State Of Maryland 2026 Bond Initiative Fact Sheet

1. Name Of Project		
Life and Discovery Inc - Renovation Completion		
2. Senate Sponsor	3. House Sponsor	
Lewis Young	Simpson	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$750,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the build-out and equipping of the AACF Community 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
Elizabeth Chung		(301)694-3355
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Asian American Center of Frederick (AACF), established in 2005, is a nonprofit serving low- and moderate-income individuals and families across Frederick County and Western Maryland. AACF advances health equity, economic mobility, and social well-being through culturally responsive workforce development, community health, family support, senior services, and basic needs assistance. AACF supports immigrant, refugee, and underserved communities in achieving long-term stability and self-sufficiency.</p>		

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

AACF seeks \$750,000 to complete the 6,000 sq. ft. upper-level build-out and equipping of its Community Center at 5901 Old National Pike. The project will expand multipurpose community space for workforce training, adult education, youth programming, and health literacy services, and establish a commercial teaching kitchen and food business incubator. The kitchen will support minority and immigrant entrepreneurs through affordable access to commercial equipment, licensing guidance, technical assistance, and business development support. Completion will enable AACF to serve 1,000 additional clients annually, strengthen local workforce pipelines, and fully leverage the States prior \$1.7 million capital investment by bringing the facility to full operational capacity.

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	\$1,778,000
Design	\$50,000
Construction	\$2,067,500
Equipment	\$150,000
Total	\$4,045,500

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

FY2021 LBI	\$300,000
FY2022 LBI	\$700,000
FY2024 Supplemental Budget #2	\$700,000
FY21 Congressional Direct Spending	\$1,500,000
FY25 City of Frederick CDBG	\$95,500
FY2026 LBI	\$750,000
Total	\$4,045,500

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
10/1/2026	9/30/2030	1/1/2027	9/30/2030
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	
0.00	350	1000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY2021 LBI	\$300,000	The acquisition of the AACF Community Center	
FY2022 LBI	\$700,000	The acquisition of the AACF Community Center	
FY2024 Supplementa	\$700,000	The acquisition of the AACF Community Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Life and Discovery Inc T/A Asian American Center of Frederick 45 East All Saints Street Frederick, MD 21701		5901 Old National Pike Frederick, MD 21702	
20. Legislative District in Which Project is Located	3 - Frederick County		
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:	Elizabeth Chung	Has An Appraisal Been Done?	Yes/No
Phone:	3017882870		Yes
Address:		If Yes, List Appraisal Dates and Value	
5901 Old National Pike, Frederick, MD 21701		2/21/2022	1770000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
30	35	4011374.00	5500000.00
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?			No
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	12,736		
Space to be Renovated GSF	6,000		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	Built in 2005
28. Comments	
Bond Bill Narrative AACF Community Center Upper-Level Completion	
<p>Life and Discovery, Inc. (dba Asian American Center of Frederick, AACF) respectfully requests a \$750,000 bond bill to complete the build-out and equipping of the upper floor of the AACF Community Center located at 5901 Old National Pike in Frederick County. This two-story, 12,000 sq. ft. center serves as a critical resource for immigrant, minority, and Limited English Proficiency residents who need access to education, workforce pathways, and wraparound support services.</p> <p>The State of Maryland previously appropriated \$1.7 million in capital funding to acquire this facility. AACF has successfully leveraged that investment to secure an additional \$1.6 million in federal funding for renovations and more than \$2 million for programs operating at the site since early 2023. Today, the lower level of the building houses the AACF Family Support Center, which provides early childhood education, ESL and adult education, workforce training, youth mental health supports, parent education, and basic needs distribution. From October 2023 through September 2025, this location has served 174 families and over 350 children, and provided training to 21 home-based childcare providers.</p> <p>The requested bond funding will complete renovations to the remaining 6,000 sq. ft. of the buildings upper level. This includes approximately 4,000 sq. ft. of multipurpose community space and a 1,200 sq. ft. commercial teaching and incubation kitchen. Once complete, AACF will be able to serve an additional 1,000 clients every year with wraparound services, including adult education, ESL, health literacy, cultural programming, civic engagement, registered apprenticeships and pre-apprenticeships, workforce development, and youth STEM education. AACF already partners with local employers to place residents into hands-on training and credential pathways in healthcare and other high-demand industries. The completed Community Center will serve as the primary site for apprenticeship instruction, recruitment, testing, and workforce navigation.</p> <p>A key feature of this project is the commercial kitchen, which will operate as a food business incubator for emerging entrepreneurs particularly immigrant and minority-owned startups that often lack access to capital, equipment, and permitting support. The kitchen will be leased below market rates, allowing entrepreneurs to produce, package, and label food products while learning licensing and health compliance. AACF anticipates hosting at least three new food-based businesses every year, helping participants transition into independent commercial space and contribute to Maryland's economy.</p> <p>Federal funds already secured will complete approximately 2,000 sq. ft. of the upper-level renovation. The requested \$750,000 will finish the remaining 4,000 sq. ft. at an estimated construction cost of \$150 per sq. ft. (\$600,000 total), plus \$150,000 for commercial kitchen equipment and specialized food production tools. These upgrades will replace aging, 20-year-old systems and ensure legal food production, packaging, and distribution in the State of Maryland.</p> <p>Completion of the overall AACF Community Center will also provide something deeply needed on Frederick's west side: a place where families feel a sense of belonging, cultural pride, and trust in the services they receive. The Center will serve as a welcoming anchor for education, apprenticeships, youth development, and cultural programming. These activities create foot traffic, stimulate local spending, and make the west side of the City of Frederick</p>	