

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
M25 Impact Center		
2. Senate Sponsor	3. House Sponsor	
	Odom	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Charles County	\$795,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the M25 Impact Center workforce development and entrepreneurship hub		
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
Derrick Phillips		(919)-614-4853
10. Description and Purpose of Organization (Limit length to visible area)		
<p>M25 Impact Community Development Corporation (M25 Impact CDC) is a 501(c)(3) nonprofit dedicated to advancing economic mobility in underserved communities across Southern Maryland and Prince George's County. Founded to bridge the gap between community need and opportunity, M25 Impact CDC delivers programs in workforce development, entrepreneurship, reentry support, culinary training, and small business development. The organization operates a day shelter for unhoused individuals, a food pantry, and a multipurpose community meeting space. M25 Impact CDC serves residents facing barriers to employment and economic stability, including returning citizens, low-income families, and individuals experiencing housing insecurity. Through its holistic service model, M25 Impact CDC connects residents to vital resources and pathways to self-sufficiency and economic independence.</p>		

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

The requested \$795,000 in State capital funding will establish the M25 Impact Center as a permanent workforce development and entrepreneurship hub in Charles County, Maryland. Bond proceeds will be used exclusively for capital-eligible purposes, including renovation and buildout of a 10,000 square foot leased facility at 12379 Kaine Place in Waldorf. Capital investments will create ADA-compliant, technology-ready environments including modular classrooms, a technology lab, and a media studio. These spaces will enable residents to gain job-ready skills in digital literacy, workforce readiness, entrepreneurship, and creative industries. The Center will also house a culinary training kitchen, small business incubation space, reentry support services, a day shelter for unhoused individuals, and a food pantry. Upon completion, the Center is projected to serve 500 residents annually, generating measurable economic outcomes for Charles County and Southern Maryland.

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	\$315,600
Design	\$69,200
Construction	\$695,000
Equipment	\$125,000
Total	\$1,204,800

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

Capital Campaign Fundraising	\$370,000
Truist Non-Profit Loan	\$54,800
Maryland Legislative Bond Initiative	\$775,000
Dollar General Literacy Grant	\$5,000
Total	\$1,204,800

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
6/30/2026	10/5/2026	1/4/2027	4/6/2026
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	500	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
M25 Impact Community Development Corporation 7230 Central Avenue District Heights, MD 20743		12379 Kaine Place Waldorf, MD 20601	
20. Legislative District in Which Project is Located	28 - Charles 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:	Juan M Wilder, Sr.	Has An Appraisal Been Done?	Yes/No
Phone:	301-323-3342		
Address:		If Yes, List Appraisal Dates and Value	

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	10	235000.00	725000.00
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?			Lease
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Poon Investments LLC	3 + 5 +5	Yes options to renew	
26. Building Square Footage:			
Current Space GSF	10000		
Space to be Renovated GSF	10000		
New GSF	0		

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

2008

28. Comments

M25 Impact Community Development Corporation holds active 501(c)(3) tax-exempt status from the Internal Revenue Service, confirming its standing as a bona fide nonprofit organization fully eligible to receive State capital grant funding under the Legislative Bond Initiative program. This designation reflects the organization's demonstrated commitment to public benefit and its accountability to both the IRS and the communities it serves

The M25 Impact Center project is shovel-ready. The organization has secured a lease agreement with Poon Investments LLC for the 10,000 square foot facility at 12379 Kaine Place in Waldorf, Charles County. Site control is established, architectural planning is underway, and the organization is prepared to begin the formal design phase immediately upon execution of a grant agreement. Bond proceeds will be allocated exclusively to capital-eligible expenditures as follows: Acquisition and site preparation (\$315,600); Professional design, engineering, and permitting services (\$69,200); Facility renovation and construction including ADA-compliant buildout, technology-ready classrooms, a culinary training kitchen, reentry support suites, and a full auditorium equipped for community use and town halls (\$695,000); and Capital equipment with a useful life exceeding 15 years (\$125,000), including computer and technology hardware for the workforce training lab and media studio, commercial-grade kitchen equipment for the culinary training program, transitional housing furnishings for the day shelter, and all required permits and inspections necessary to bring the facility into full compliance and operation.

Charles County and Southern Maryland face persistent gaps in workforce development infrastructure, reentry services, and entrepreneurship support. The M25 Impact Center directly addresses these gaps by co-locating multiple high-demand services under one roof, reducing barriers for residents who often lack transportation or access to dispersed service providers. The full auditorium will serve as a civic anchor for the community, hosting town halls, public forums, graduation ceremonies, and partner convenings that strengthen the social fabric of Charles County. The Center will serve returning citizens, unhoused individuals, low-income families, aspiring entrepreneurs, and job seekers populations that are underserved and underrepresented in the region's economic growth

With a current operating budget of \$235,000 and a projected post-completion budget of \$650,000, M25 Impact CDC has demonstrated fiscal growth and organizational capacity. The Center is projected to serve 500 residents annually upon completion, with employment growing from 3 to 8 positions. This investment will generate lasting economic returns for Charles County, reduce reliance on public assistance, and position Southern Maryland as a model for community-driven economic development. The State's \$1,204,800 investment is a catalyst not a crutch for a self-sustaining, community-owned institution built to last and deliver generational impact for Southern Maryland.