

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Quality Childcare Development Center		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
King		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$600,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Upcounty Quality Childcare Development Center		
<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>
Ben Wikner		240-801-5510
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The mission of Cross Community, Inc. (CCI) is to advance human dignity, freedom, and solidarity in Montgomery County through high quality early childhood development, improving women and childrens health, and social-economic enterprise. The Equity Center is a community service and social enterprise endeavor, formed by Cross Community Inc., serving particularly vulnerable and historically marginalized communities. CCI mobilizes mutual care and service to build community, empower hope, and change lives especially for vulnerable and low-income residents. CCI exists to offer effective solutions to post-pandemic recovery needs through innovative ideas, nimble infrastructures and collaborative approaches. CCI has become a trusted and critical partner in community empowerment and development work in Montgomery County.</p>		

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

The Well Center in Gaithersburg is a collaborative partnership project that will help meet critical community needs by expanding quality early childcare, co-located with a Community Development Hub for entrepreneurship and social connection for a historically marginalized and underserved community. The Center will serve a total of 200 children and families with child development, food and resource insecurity, workforce and economic development, and personal empowerment needs. The Center is strategically located at 630 E. Diamond in Gaithersburg operating in a 11,750 sq. ft. space (not including the outdoor play area). With funding, this project will be completed in Summer of 2026 and able to serve families starting in the school year. This is the only childcare expansion project in upper Montgomery County ready to start operations in 2026.

*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>	\$0
<b>Design</b>	\$250,000
<b>Construction</b>	\$2,850,000
<b>Equipment</b>	\$400,000
<b>Total</b>	\$3,500,000

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

MD State	\$1,850,000
Montgomery County	\$1,600,000
City of Gaithersburg	\$50,000
<b>Total</b>	\$3,500,000

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
05/01/2025	09/15/2025	01/10/2026	06/01/2026
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	
70000.00	5000	7000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$1,250,000	Quality Early Childhood Development Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Cross Community, Inc. 8300 Helgerman Ct. Gaithersburg, MD 20877		630 E. Diamond Ave. Gaithersburg, MD 20877	
20. Legislative District in Which Project is Located	39 - Montgomery County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Ben Wikner	Has An Appraisal Been Done?	Yes/No
Phone:	240.801.5510		No
Address:		If Yes, List Appraisal Dates and Value	
8300 Helgerman Ct. Gaithersburg, MD 20877			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	26	450000.00	2500000.00
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	
PC 630 GIRARD LLC	15 Years	Yes. Included in lease	
26. Building Square Footage:			
Current Space GSF	11,752		
Space to be Renovated GSF	11,752		
New GSF	11,752		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	1987
<b>28. Comments</b>	
<p>The Well Center project is presently under construction with a projected completion set for June 2026. Due to rising construction costs, additional capital funding is needed to complete this project.</p> <p>The project itself is highly collaborative, making strategic use of public funds immediately to serve high intensity needs in a historically underserved area of Montgomery County. This project has been in the works since 2023 and is very close to completion and serving the community. It is considered high public priority to expand much needed additional quality childcare and wraparound social services for a vulnerable and disadvantaged community.</p> <p>There is enthusiastic and broad-based public support for this project, which includes:</p> <ul style="list-style-type: none"> <li>- The County Executive of Montgomery County</li> <li>- Members of the Montgomery County Council and Gaithersburg City Council</li> <li>- Many faith leaders from various faith backgrounds and congregations</li> <li>- Various owners and principals from the business sector</li> <li>- Leaders of various non-profits (e.g. Identity, Worksource Montgomery, Mujer Fuerza, Holy Cross Hospital, Gaithersburg Chamber of Commerce, to name a few)</li> <li>- Principals at local Montgomery Co public elementary schools and members of the MCPS Board of Education</li> <li>- Local community and political activists</li> </ul> <p>The Key Operational Partner for this project - KidsCo - is a well-established, proven, licensed childcare provider for past 30 years in Montgomery County and is a committed partner to the operational success of this project.</p>	