

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Security Woodlawn Business Association Headquarters		
2. Senate Sponsor	3. House Sponsor	
Sydnor	McCaskill	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Security Woodlawn Business Association Headquarters		
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
Shantel Mason		(443) 298-1247
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Security Woodlawn Business Association, Inc. (SWBA) was founded in 1997 with a noble goal to support the businesses in the areas of Security, Woodlawn, Gwynn Oak and Windsor Mill. We are a passionate team of volunteers who work tirelessly to ensure the success of our businesses. Our mission is to support, promote, and guide businesses in our area toward a strong local economy, therefore, as a non-profit organization, we strive to do this through strategic partnerships, community events, and resource sharing to create a vibrant community where businesses can flourish and contribute to the overall prosperity of the area in general. The Security Woodlawn Business Association, Inc. is a 501(c)(3) registered, charitable non-profit organization.</p>		

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

The purpose for this project is to sustain and renovate a 'legacy' property. Our mission is to support local businesses through strategic partnerships, therefore, our project will consist of building improvements for the benefit of a second generation owner and the Security Woodlawn Business Association headquarters. The location will be a hub for our revitalization projects, community projects, planning meetings and a host of other benefits for our non-profit organization. Additionally, it will be a professional shared space for entrepreneurs to have workshops, use of a cold prep kitchen, and a conference room. These activities and renovations are also part of the Reimagine Woodlawn Village Initiative created by The Baltimore County Executive office in 2024 under the umbrella of a Place-Based Initiative.

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	
Construction	\$250,000
Equipment	\$50,000
Total	\$300,000

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

State of Maryland 2026 Bond Initiative	\$300,000
Total	\$300,000

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
NA	NA	10/1/2026	4/30/2027
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	
0.00	TBD	24,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None	\$0		
19. Legal Name and Address of Grantee		Project Address (If Different)	
The Security Woodlawn Business Association, Inc 6340 Security Blvd, Ste 100 Woodlawn, Maryland 21207		2105H Gwynn Oak Avenue Woodlawn, Maryland 21207	
20. Legislative District in Which Project is Located	44B - Baltimore 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:	Shantel Mason	Has An Appraisal Been Done?	Yes/No
Phone:	(443) 298-1247		No
Address:		If Yes, List Appraisal Dates and Value	
The Security Woodlawn Business Association, Inc 6340 Security Blvd, Ste 100 Woodlawn, Maryland 21207			

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	2	200000.00	200000.00
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?			
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
NA			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Joshua Manns	15 years	Yes	
26. Building Square Footage:			
Current Space GSF	3700		
Space to be Renovated GSF	3000		
New GSF	NA		

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

1945

28. Comments

This project is to sustain and renovate a 'legacy' property passed onto a son after the death of his father. We have seen first hand the efforts and dedication Joshua Manns is putting into keeping the legacy of his father, Joe Manns a proud Mason, an honorary member of Phi Beta Sigma and the man behind the Joe Manns Black Wall Street Award created by Doni Glover, alive in the community. His efforts are in line with our mission to support local businesses through strategic partnerships.