

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Unified Co-op Market - Irvington		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Attar		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore City	\$750,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Unified Co-op Market - Irvington		
<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>
Johnny Martin Jr		443-490-5331
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Cooperative Community Development Inc. (CCD) is a nonprofit organization dedicated to advancing community-led economic development, cooperative enterprise, and neighborhood revitalization in Southwest Baltimore. CCD partners with residents, community organizations, small businesses, and institutional stakeholders to expand access to healthy food, workforce development opportunities, and locally owned businesses. Through cooperative development initiatives and neighborhood partnerships, CCD works to strengthen community wealth-building strategies and expand economic opportunity for residents.</p>		

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

The Unified Co-op Market Irvington project will establish a community-owned grocery cooperative serving residents across the Irvington corridor and surrounding Southwest Baltimore neighborhoods. The project will renovate and equip commercial space to support a cooperative grocery market providing fresh foods, locally sourced products, and essential household goods. The cooperative model will allow residents, workers, and community partners to participate in shared ownership and governance while strengthening neighborhood economic development. The project will improve access to healthy and affordable food options in a community where residents currently have limited nearby grocery choices, while supporting local farmers, producers, and neighborhood entrepreneurs.

*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>	\$200,000
<b>Design</b>	\$65,000
<b>Construction</b>	\$500,000
<b>Equipment</b>	\$100,000
<b>Total</b>	<b>\$865,000</b>

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

Maryland State Bond Bill Request	\$750,000
City of Baltimore - Economic Development	
Seed Commons / Working World Contingency Loan	\$115,000
<b>Total</b>	<b>\$865,000</b>

<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>
3/12/2026	8/3/2026	8/17/2026	5/31/2027
<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>
	0		5000+
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
N/A	\$0	N/A	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Cooperative Community Development Inc. 4004 Frederick Avenue Baltimore, Maryland 21229		4001 Frederick Avenue Baltimore, Maryland 21229	
<b>20. Legislative District in Which Project is Located</b>	40 - Baltimore City		
<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>	Johnny Martin	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	443-490-5331		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Cooperative Community Development Inc. 4004 Frederick Avenue Baltimore, Maryland 21229		03/09/2023	

<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>
3	10	25000.00	145000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<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>			Yes
<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>
TBD			
<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>	4,000		
<b>Space to be Renovated GSF</b>	4,000		
<b>New GSF</b>	0		

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

Estimated 1920s

**28. Comments**

The Unified Co-op Market Irvington initiative reflects Cooperative Community Development Inc.'s strategy to expand neighborhood food access while strengthening cooperative economic development in Southwest Baltimore. The project will establish a community-owned grocery market that improves access to healthy and affordable food while supporting local job creation, cooperative ownership, and small business development. The Irvington corridor and surrounding Southwest Baltimore communities have limited nearby grocery options offering fresh and healthy foods, making this investment particularly important for residents who currently rely on distant supermarkets or convenience retailers with limited fresh food availability.

CCD has already begun early-stage planning and community engagement for the project and is working in collaboration with several experienced partners in cooperative development, food systems, and community economic development. These partners include organizations involved in cooperative market development, local food system planning, and community design support. Through these partnerships, CCD is developing a viable operational model that includes cooperative ownership, community membership, and opportunities for local vendors and regional food producers to participate in the market.

The project will activate underutilized commercial space along the Frederick Avenue corridor, contributing to neighborhood revitalization while addressing long-standing food access challenges. Once operational, the market is expected to serve more than 5,000 residents annually while creating local jobs, strengthening neighborhood commerce, and providing residents with a reliable source of fresh and affordable food within their community.

By combining food access, cooperative ownership, and local economic development, the Unified Co-op Market will help build long-term community wealth and improve quality of life for residents in Irvington and surrounding Southwest Baltimore neighborhoods.