

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Village Learning Place		
2. Senate Sponsor	3. House Sponsor	
M. Washington	Boyce	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$75,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Village Learning Place		
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
Siobhan Hayes		410-235-2210
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Village Learning Place (VLP) is an independent library and lifelong learning center at 2521 St. Paul Street in Baltimore City. Our mission is to promote literacy, cultural awareness, and lifelong learning through access to information, resources, and educational programs. Founded in 1997 when residents reopened the former sixth branch of the Enoch Pratt Free Library, VLP operates from its historic 1896 building. The VLP provides access to 18,000+ circulating books and periodicals, a robust digital e-book library, staffed technology assistance, free computer and Wi-Fi access, 120+ annual educational and community programs to over 9,000 cardholding patrons. Additionally, VLP reaches 150 youth annually through free, consistent, and rigorous afterschool and summer programs.</p>		

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

The proposed project will preserve and rehabilitate the historic VLP building. The building is one of the oldest remaining public library structures in Baltimore and continues to function as an active library and learning center. After more than 125 years of continuous use, the building requires capital investment to address deferred maintenance, accessibility barriers, and aging building systems. The scope of work includes exterior stabilization, masonry repointing, slate roof and window repairs, foundation waterproofing, installation of an ADA lift, accessible restrooms, and upgraded HVAC, lighting, and electrical systems to improve efficiency and reduce long-term operating costs. In 2024, VLP engaged Quinn Evans to complete a comprehensive building assessment and detailed capital budget. LBI funds will enable VLP to formally contract QE to produce schematic designs and advance the project into the next phase of restoration and implementation.

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	\$0
Design	\$249,000
Construction	\$2,260,000
Equipment	\$0
Total	\$2,509,000

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

State of Maryland (LBI)	\$75,000
Secured Individual Funders	\$42,500
Middendorf Foundation	\$100,000
Weinberg Foundation	\$100,000
France Merrick Foundation	\$100,000
State of Maryland (LBI FY27)	\$75,000
Other Foundation Support	\$1,008,250
Individual Support	\$1,008,250
Total	\$2,509,000

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
2024	TBD	TBD	TBD
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
42500.00	9000		9000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
		none	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Village Learning Place, Inc. 2521 St. Paul Street Baltimore, MD 21218		2521 St. Paul Street Baltimore, MD 21218	
20. Legislative District in Which Project is Located	43A - Baltimore City		
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:	TBD	Has An Appraisal Been Done?	Yes/No
Phone:	TBD		No
Address:		If Yes, List Appraisal Dates and Value	
TBD			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
8	8	1009516.00	1009516.00
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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Mayor and City Council of Baltimore City	25 years	Yes, indefinitely	
26. Building Square Footage:			
Current Space GSF	7000		
Space to be Renovated GSF	7000		
New GSF	7000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	1896
28. Comments	
<p>Community financial participation demonstrates local investment in the project. In the 2025 End of Year campaign, Village Learning Place raised \$52,830.62 in net revenue from 113 individual donors, with a median gift of \$100 and a 21% response rate. Capital campaign contributions totaling \$42,500 from 5 donors were tracked separately and excluded from annual operating projections. State investment will be leveraged alongside anticipated private and foundation preservation funding.</p>	