

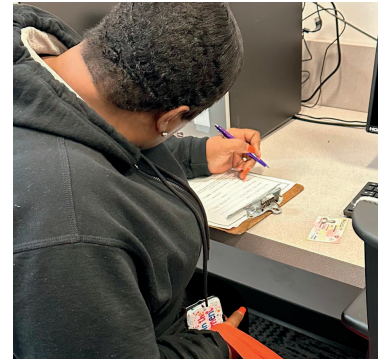
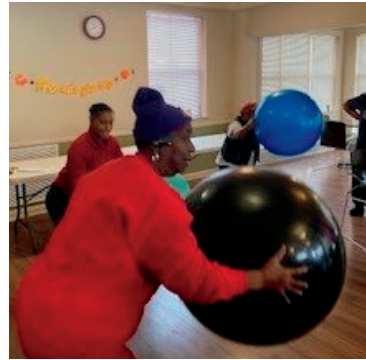


Building Caring and Compassionate Communities

IMPACT REPORT

FY 24

April 1, 2023-
March 31, 2024



GREETINGS!

A Message from Nichole Battle, Chief Executive Officer & Chris McCullough, GEDCO Board President

Dear Friends of GEDCO,

This has been an amazing year of self-discovery, unexpected growth, learning, and continuous change.

GEDCO's Community HUB has been open for a year and on March 1, 2024, GHEM Community Management, LLC will be celebrating one year.

When GEDCO was incorporated in 1991, our founders never thought that the needs in 1991 would still exist in 2024. Poverty, hunger, homelessness, housing insecurity, social isolation, affordable housing, and mental illness plague our communities at a higher rate than they did 33 years ago. This year we have spent more time on advocacy recognizing that systematic changes need to occur to reverse the social ills we are seeing in Baltimore.

This past year we have worked on the buildings that provide homes to over 152 men and women in Baltimore. The renovation of Ascension Homes will be complete by May 2024. We have invested in our 25+ year old supportive housing communities making needed capital repairs. For almost a year, we have served as owner, service provider, and now property manager of the GHEMs making needed operational and procedural changes to better serve those older adults, those who are disabled, and those who have experienced homelessness.



**NICHOLE BATTLE,
CHIEF EXECUTIVE OFFICER**

GREETINGS!

A Message from Nichole Battle, Chief Executive Officer & Chris McCullough, GEDCO Board President

For FY25, GEDCO will focus on communication and collaboration while continuing to meet mission. The board and staff will start the strategic planning process for FY25-FY27 receiving input from you, our partners, funders, and those we serve in our programs and communities.

GEDCO continues and will continue to stay focused on mission. There is just too many things to do. We are grateful for you and for your continued support and kindness. On behalf of our board, our members, and the thousands served in the community, thank you!

Sincerely,

Nichole Battle
Chief Executive Officer

A handwritten signature in black ink that reads "Nichole Battle".

“In an effort to be effective and exist for another 33 years, GEDCO’s focus will be on communication and collaboration while continuing to meet mission. We hope that we can continue to count on our partners’ as we continue to help our community.”

**NICHOLE BATTLE,
CHIEF EXECUTIVE OFFICER**



GREETINGS!

A Message from Nichole Battle, Chief Executive Officer &
Chris McCullough, GEDCO Board President

Dear Friends of GEDCO,

GEDCO continues to serve its mission as it moves ahead in our new Community Hub. It is hard to believe the move to our new facility at 401 Woodbourne Avenue was a year ago. The new building provides so much for the staff and for our neighbors that come for help. In a word, it provides dignity. The ways in which this new building has created a place of care that extends the ministry of GEDCO is a wonderful development in the life of this great organization.

Additional to that are new staff members that have come on board to help fill in and further the mission. It is exciting to see new faces and the new energy they bring to the good work of GEDCO. Our board has a lot of good and talented new members coming aboard as well. As I prepare to end my time as the President of the Board at the end of March, I look forward to new members and new leadership whose energy and expertise will carry GEDCO forward in what lies ahead. I know that GEDCO is in good hands and look forward to supporting the good work of GEDCO from the sidelines.

Sincerely,

Chris McCullough,
Board President

A handwritten signature in blue ink that reads "Chris McCullough".

**CHRIS MCCULLOUGH,
BOARD PRESIDENT**



ABOUT GEDCO



Mission

In partnership with faith-based and community organizations, GEDCO provides affordable housing, supportive services, and emergency assistance to community residents.



History

Established in 1991, GEDCO's programs serve low-income individuals and families in Baltimore. Relieving hunger, providing housing, responding to short-term financial crises, and building self-reliance were the impetus for GEDCO's creation and remain at our core today. 30 years ago, our founder Reverend Jack Sharp, in partnership with clergy from seven churches of different denominations, established GEDCO and its essential purpose that we continuously strive to fulfill. With the generous support of our member organizations, partners, donors, volunteers, and friends, GEDCO has been able to build caring and compassionate communities for 30 years and more to come.

We work with our program participants to help them envision a positive future for themselves by assisting them with setting goals, and then we either provide directly or link them with the necessary resources they need to accomplish their goals. GEDCO serves people who have faced daunting obstacles and/or cycled in and out of crises.

We are absolutely committed to helping them achieve greater stability and self-reliance, and our track record attests to the success of our approach.

OUR IMPACT



HOUSING MORE THAN 500 PEOPLE IN NORTH BALTIMORE

For Older Adults

Gallagher Mansion: Renovated, historic 1855 mansion with 41 one-bedroom apartments that has housed GEDCO residents since 1996.

Stadium Place: Established in 1999, a mixed income retirement community on the site of the former Memorial Stadium, with apartments for 450 older adults including:

- Venable Apartments I & II
- Ednor Apartments I & II
- Zen Apartments
- Heritage Run

For People Who Experienced Homelessness

Harford House: Renovated in 1994, for 26 men.

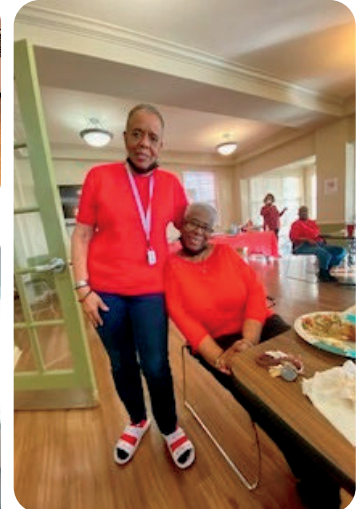
Micah House: Renovated in 1998, for 33 men and women.

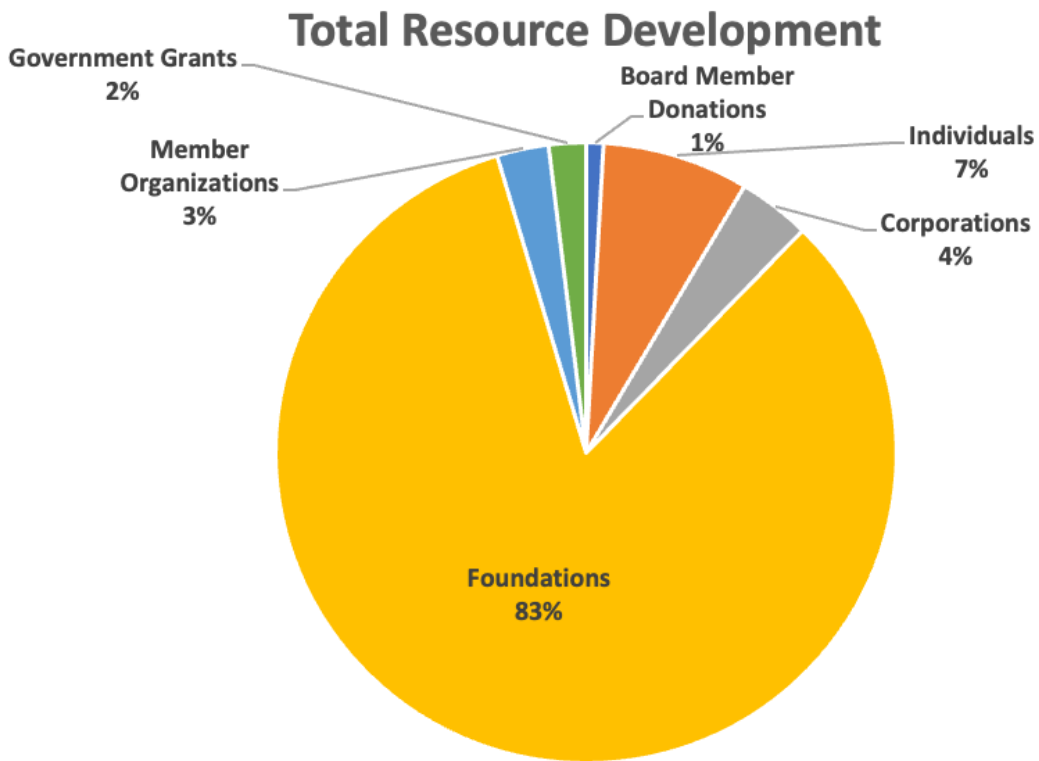


For Older Adults with Disabilities

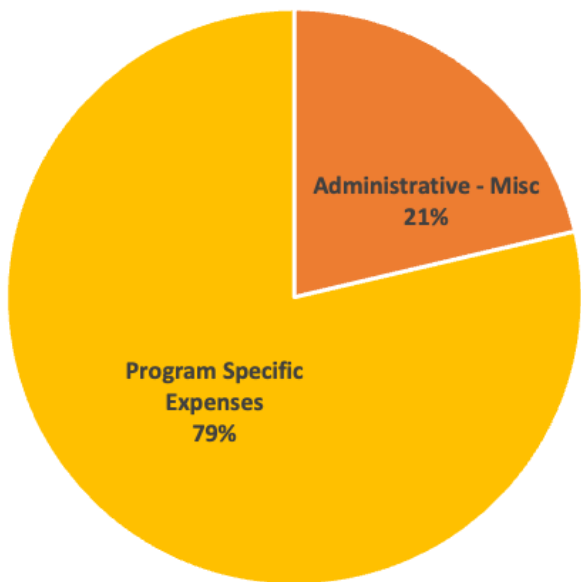
Epiphany House: Renovated in 1985, a renovated antebellum hotel with 33 efficiency apartments.

Ascension Homes: Renovated in 1988, 3 renovated group homes for 20 individuals with chronic mental illness.

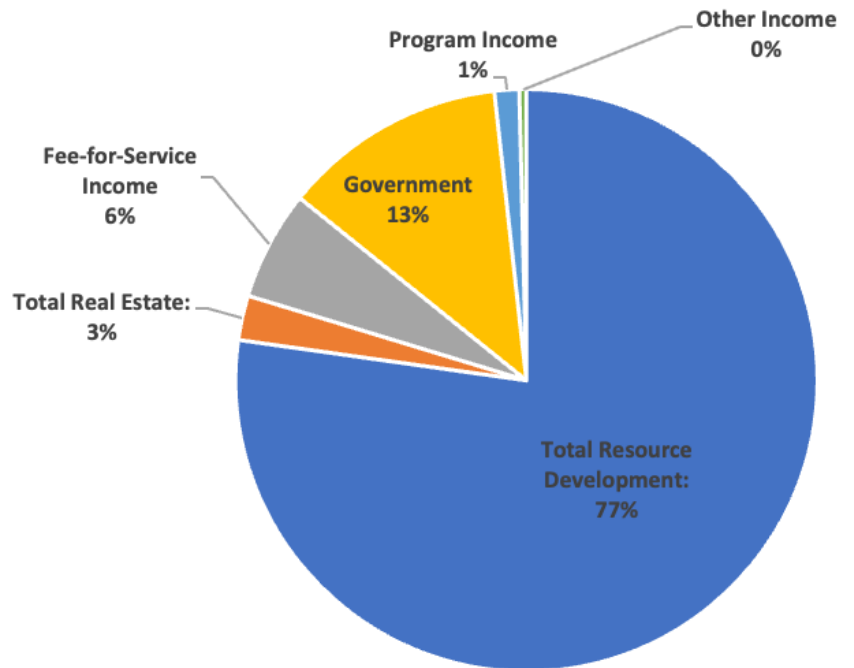




Total Expenses



Total Revenue



HIGHLIGHTS IN FY24

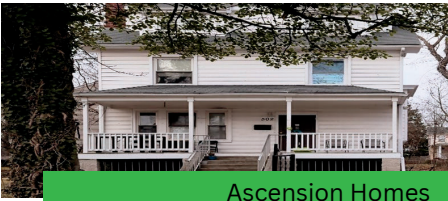
33 YEARS OF HOUSING IN NORTH BALTIMORE



Diversity Equity Fund Presentation



Community Hub Ribbon Cutting



Ascension Homes



Stephanie Shack

- GEDCO officially opened the doors of its Community Hub to the public on May 31, 2023, with an Open House.
- GEDCO received funding from Baltimore City's Digital Equity Fund to help narrow the digital divide by installing internet access at some of our residential buildings as well as providing training for our Older Adult and Homeless residents as well as the underserved in the Baltimore City community who visit the community hub on using computers, tablets, and smartphones.
- Increased advocacy efforts for funding affordable housing resulting in the passing of a stronger Inclusionary Housing Bill in Baltimore.
- GEDCO CARES in partnership with GBMC and MedStar launched monthly health screening clinics at the GEDCO Community Hub.
- Began upgrading GEDCO Technology to improve communications and provide better customer service.
- GEDCO, in partnership with Gilchrist Services, launched the first annual Remembrance Service for Stadium Place community.
- GEDCO elects its first woman Board President, Stephanie Shack, who will assume the role on April 1, 2024.
- Celebrated the 1-year anniversary of GHEM Community Management, LLC

GEDCO NOW WORKS IN 5 GENERAL AREAS TO ACHIEVE OUR MISSION WITH THE ADDITION OF THE GHEM PROPERTY MANAGEMENT

Older Adult Services



Homeless/Supportive Services



Community Services



Real Estate Development



The GHEM Property Management



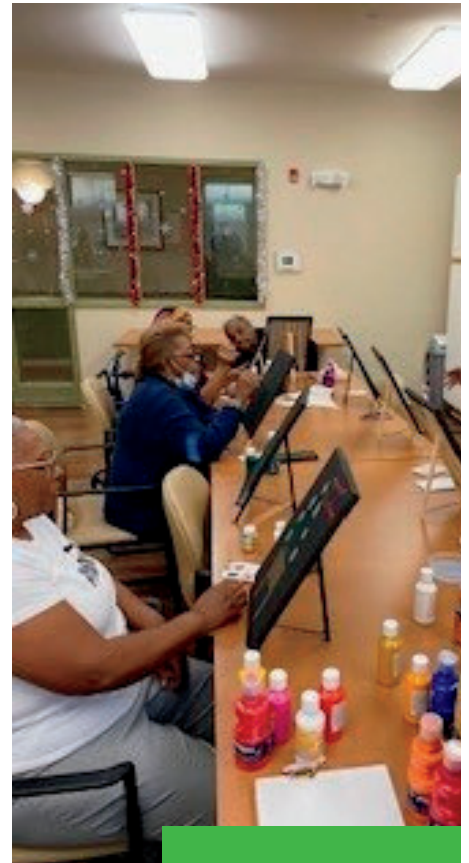
OUR IMPACT IN FY24

OLDER ADULTS

GEDCO provides housing and supportive services for more than 520 older adults at Stadium Place, the retirement community, the Harry and Jeanette Weinberg Senior Housing at the Gallagher Mansion, and Epiphany House. We offer a wide variety of activities and services through The Harry and Jeanette Weinberg Senior Center/Senior Network of North Baltimore.

IN FY24, THE OLDER ADULTS AREA ACHIEVED THE FOLLOWING MILESTONES:

- GEDCO provided safe and affordable housing for more than 520 Older Adults in 6 Communities at Stadium Place and 2 communities in Govans.
- GEDCO Service Coordinators provided information and resources for 92% of residents, including food distribution, benefit applications, wellness checks, health promotion information and COVID and Flu vaccination clinics.
- More than 50 residents at Stadium Place and 200 participants at Senior Network participated in weekly exercise classes.
- GEDCO and residents organized opportunities for socialization including a bake off, movie nights, Stadium Place choir, arts and crafts classes, and the Sounds of Motown at Thanksgiving Place.
- Partnerships with schools of nursing, social work, pharmacy and psychology from University of Maryland, Morgan State, Loyola University, Johns Hopkins University and Notre Dame University provided intergenerational programming and mentoring.



OUR IMPACT IN FY24

OLDER ADULTS

- GEDCO and Gilchrist organized the first annual Remembrance Ceremony to remember past residents
- Gilchrist volunteers provided monthly information sessions regarding grief and end of life issues
- Senior Network of North Baltimore provided information and resources for more than 1,000 older adults
- Senior Network travel program included trips to Lancaster, Maine, and shows at Toby's
- Senior Network facilitated the distribution of more than 200 Farmer's Market Coupons
- Pharmacy Students from Notre Dame of Maryland University provided activities for residents of Gallagher Mansion and Epiphany House
- GEDCO/Senior Network is a thriving senior center where older adults come for enriching activities like exercise classes, line dancing, overnight and day trips, legal services, mindfulness sessions, eating together meals, and other vital resources. SNNB offers socialization in-person, virtually, and by conference calls
- SNNB impact combats loneliness, isolation, stress, depression, suicidal thoughts and homelessness, among other negative emotions
- On Monday January 8, 2024, more than 700 older adults traveled from all areas of Baltimore City to The Senator Theater on York Road. They spent 4 hours with their peers enjoying snacks and watching The Color Purple Movie. Senior Network staff were primarily responsible for initiating this event. The Eating Together Program purchased over 600 tickets. SNNB participants were about 120 in number
- Volunteer Hours totaled 1,332 hours collectively



OUR IMPACT IN FY24

COMMUNITY SERVICES

GEDCO operates the CARES program where we provide food and emergency support for more than 4,100 individuals annually. CARES helps people in crisis avoid evictions and utility cut-offs, pay for costly prescription medications, have food security, and access healthy food choices through the food pantry. CARES also provides employment services, like interview practice and business clothing to help individuals secure employment and become a self-sufficient member of our community.

IN FY24, CARES ACHIEVED THE FOLLOWING MILESTONES:

- 4,441 requests for food were fulfilled positively impacting the lives of 1,855 children and 67 homeless community members.
- More than 200 individuals assisted with employment services. 45 people secured jobs as a result.
- 3,913 Farmers Market coupons were giving out for the 32nd Street Farmers Market and Loyola's Govanstowne Farmers Market.
- \$4,000 was distributed for prescription assistance to 80 individuals.
- \$112,000 was distributed for rental assistance for 290 families
- 283 families received utility assistance.
- 18,276 bags of food were donated to the food pantry
- 456 volunteers donated 3,192 hours to CARES providing essential services to GEDCO community members
- Maryland Food Bank donated \$10,000 to the food pantry
- The League for Disabled provided access to a truck to deliver food and volunteers
- Developed a partnership with GBMC and MedStar Good Samaritan to launch monthly health screening clinics at the GEDCO Community Hub.
- Joseph Crawley, who has a social work background, joined the CARES staff as the Assistant Director of Community Services



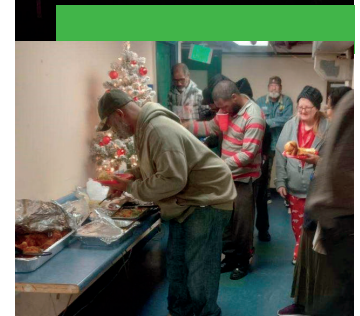
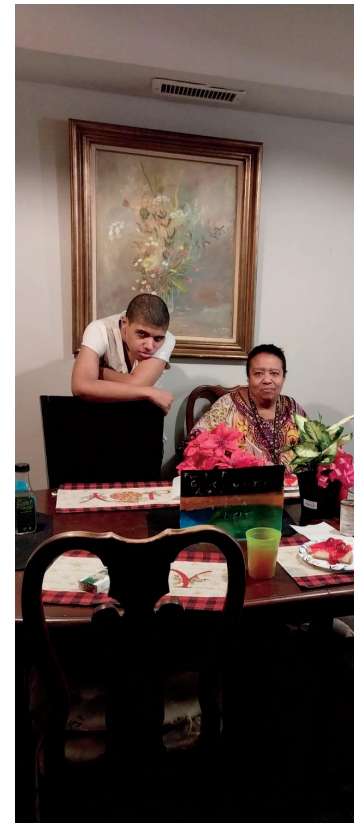
OUR IMPACT IN FY24

HOMELESS AND SUPPORTIVE SERVICES

GEDCO provides housing and supportive services for 60 individuals who have experienced homelessness and 70 individuals with chronic mental illness. Our homeless/ supportive housing consists of Harford House, Micah House, and Ascension Homes.

IN FY24, HOMELESS AND SUPPORTIVE SERVICES ACHIEVED THE FOLLOWING MILESTONES:

- 100% of the residents have access to food at both programs.
- Partnered with Faith Presbyterian and VLP to provide summer lunches to MH and HH residents 4 times a week
- 33 residents took advantage of the lunch program. Community dinner program was expanded from once a week to three times a week
- Approximately 55% of residents participated in mental health counseling
- 85% of residents met with the counselors on a regular basis
- 83% of residents continued to participate in their Resident Council
- Dr. Howard Eisenberg assisted 30 residents in completing mental health WRAP treatment plans
- Better Tomorrow Start Today provided outpatient mental health treatment for Micah House residents
- Staff assisted 13 residents in gaining employment- including Johns Hopkins hospital, the National Aquarium and BWI
- Obtained new energy efficient refrigerators, ovens and lighting in both Harford House and Mich House
- Awarded Digital Equity grants to update computer labs and to offer technology classes to the residents
- Homeless Services was extremely fortunate to welcome Dr. Michael Carter! He has extensive experience with connecting people to employment, mental health, and educational services.



OUR IMPACT IN FY24

REAL ESTATE DEVELOPMENT AND PROPERTY MANAGEMENT

GEDCO undertakes real estate development activities in response to community needs and opportunities. We are also collaborating with other neighborhood groups and nonprofit organizations to advance their affordable housing and community development goals

IN FY24, REAL ESTATE AND PROPERTY MANAGEMENT SERVICES ACHIEVED THE FOLLOWING MILESTONES:

- GEDCO spent the year renovating Ascension Homes
- Secured \$1.9MM in ARPA funds for Harford House Renovation
- Began repairs on older buildings such as Micah House, Harford House, Epiphany House, and Gallagher Mansion.
- Assisted Coldstream Homestead Montebello in securing \$200,000 towards the renovation of 3 homes that will serve as the face of the Tivoly project.
- GHEM Community Management, new GEDCO property management company, took over management of Gallagher Mansion, Harford House, Epiphany House, and Micah House
- Provided advocacy work for affordable housing resulting in \$1.9M government funding for the renovation of Harford House.
- Andrea Campo hired as Real Estate Development Manager.



GEDCO'S MEMBER ORGANIZATIONS

Thank You for Your Continued Support

- Baltimore Hebrew Congregation
- Baltimore Shambhala Meditation Center
- Beth Israel Congregation
- Beth Tfiloh Congregation
- Better Waverly Community Organization
- Blessed Sacrament Church
- Cathedral of Mary Our Queen
- Chizuk Amuno Congregation
- Church of the Nativity and Holy Comforter
- City Presbyterian Church
- Coldstream/Homestead/Montebello Association
- Delightful Blessings Church, Inc.
- Ednor Gardens/Lakeside Civic Association
- Episcopal Church of the Holy Covenant
- Episcopal Church of the Redeemer
- Episcopal Cathedral of the Incarnation
- Faith Presbyterian Church
- First English Lutheran Church
- Friends School of Baltimore
- Front Porch Church
- Govans Boundary United Methodist Church
- Gilchist Baltimore Center
- Govans Presbyterian Church
- Govanstowne Business Association
- Grace United Methodist Church
- Homewood Friends Meeting
- Huber Memorial Church
- Immanuel Lutheran Church
- Kol HaLev Synagogue
- Loyola University Maryland
- MedStar Hospital
- Mid-Govans Community Association
- New Waverly United Methodist Church
- Northside Baptist Church
- Northwood Appold United Methodist Church
- Notre Dame of Maryland University
- Oliver Community Association
- Our Saviour Lutheran Church
- Pleasant Hope Baptist Church
- Presbyterian Senior Living
- Radnor-Winston Community Association
- Rodgers Forge Community, Inc.
- Roland Park Presbyterian Church
- St. Andrew Lutheran Church
- St. Francis of Assisi Catholic Church
- St. Joseph Medical Center Community Outreach Center
- St. Mark's Evangelical Lutheran Church
- St. Mary of the Assumption Catholic Church
- St. Matthew Catholic Church
- St. Pius X Catholic Church
- Second Presbyterian Church
- Suburban Orthodox Congregation
- Toras Chaim
- Stony Run Friends Meeting
- Waverly Improvement Association
- Winston Govans Improvement Association
- Woodbourne-McCabe Improvement Association
- York Road Partnership
- Zion Lutheran Church

BOARD OF DIRECTORS FY 24



Christopher McCullough
Board President
St. Ignatius Parish



Nick Alexopoulos
Treasurer
Exelon



Melinda Fitting
Secretary
Counseling Psychologist



Jay Michael Weiner
President Stadium Place Inc
Medstar



Robert P. Blankfeld
VP, Programs
Behavioral Services
Consultant



Larry Moscow
Marketing Committee Chair
Maslansky and Partners



Jeff Seibert
VP
Resource Development
Miles & Stockbridge



Rev. Jennifer DiFrancesco
Chair, Membership Committee
The Slate Project



Stephanie Shack
VP of Property Management
and Incoming Board
President
Continent Realty



Erin O'Keefe
Chair,
Governance Committee
France-Merrick Foundation

BOARD OF DIRECTORS FY 24



Mike Best
Best Care Assisted Living



Wayman Scott
Gilchrist Hospice



Kelly Erlemeier
Consultant



Candace Griffin
The Emmes Corporation



Evangeline M. Herbert
University of Maryland



Mark Hewick
American Design
Associates, Inc.



Windell Owens
M&T Bank



Dr. Rodney Parker
Officer Loyola University

BOARD OF DIRECTORS FY 24



Lynn Reed Selby
Caroline Center



Rev. Levon Sutton
Grace United
Methodist Church



Nichole Battle
Ex-Officio
Board Member



Thomas V. Monahan, Jr.
President Emeritus



Ed Kenney
President Emeritus



Perry P. Savoy
President Emeritus



Fr. Joe Muth
President Emeritus



INCOMING BOARD MEMBERS

WELCOME



Amber C. Austin
New Board Member
AC Briggs Consulting



Jonathan C. Caballero
New Board Member
Miles & Stockbridge



Mychelle Farmer
Advancing Synergy company



Nicole Nugent Gyesie
New Board Member
Blackstar Solutions, Brighter
Days Mental Health Clinic and
Morgan State University



Malik Jordan
New Board Member
CapEx



Allen Owens
New Board Member
Paul Davis Restoration
of Greater Baltimore



Rev. Tamara England Wilson
New Board Member
Pleasant Hope Baptist Church

GEDCO STAFF AND CONSULTANTS



Nichole Doye Battle
Chief Executive Officer



Ted Gross
Chief Program Officer &
Director of
Older Adult Services



Melodie Cunningham
Director of
Resource Development
& Marketing



Andrea Campo
Real Estate Manager



Ann Hedgebeth
Harford & Micah House
Director of Homeless
& Supportive Services



Gwendolyn Lloyd
Senior Network
of North Baltimore
Program Director



Palestine Boone
Harford House
Program Associate



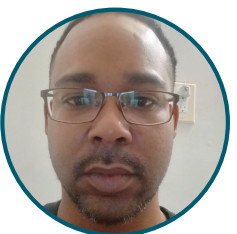
Michael Carter
Micah House
Case Manager



Wanda Carter
Gallagher Mansion
Stadium Place
Service Coordinator



Kertwin Daniels
GHEM
Assistant Community
Manager

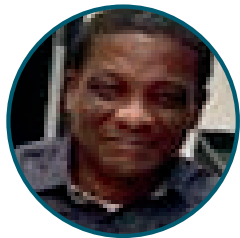


James Jackson
GHEM
Maintenance Technician



Jill Kesler
Stadium Place
Epiphany House
Service Coordinator

GEDCO STAFF AND CONSULTANTS



Joseph Crawley
Community Services
Assistant Director



Helen Moore
Stadium Place
Food Service Coordinator



Frank Principato
Harford House
Advocacy Counselor



Corinda Jones
Senior Network
of North Baltimore
Administrative Assistant



Portia Wheatley
Resource Development
Consultant



Joanie O'Neal
Stadium Place
Activities Coordinator



Michael Pinkney
GHEM Porter



Rita Hartman
Resource Development
Consultant



Nevay Archuleta
Marketing Consultant



Barbara Manning
Homeless Services Consultant



Jaya Mathur
Finance Consultant



Cindy Burch
Finance Consultant

PHILANTHROPY AND GOVERNMENT PARTNERS

Thank You for Your Support

- Abell Foundation
- Baltimore Civic Fund to Baltimore City Digital Equity Fund
- Baltimore City DHCD
- Baltimore City Office of Aging
- Baltimore City Rotary Club
- Baltimore Community Foundation
- Bank of America Foundation
- Enterprise Community Partners
- France-Merrick Foundation
- The Harry and Jeanette Weinberg Foundation
- David & Barbara B. Hirschhorn Foundation
- GBMC/Gilchrist
- Mayor's Office of Homeless Services
- Kenneth S. Battye Foundation
- Marion I. & Henry J. Knott Foundation
- M&T Bank Foundation
- Mary Catherine Bunting Foundation
- Maryland DHCD
- Maryland Food Bank
- Nature Sacred
- PNC Bank Foundation
- Salvation Army
- Southway Builders
- Starbucks Foundation
- T Rowe Price Foundation
- Thome-Enterprise Aging Well
- United Way
- Wells Fargo

CORPORATE SPONSORS OF EVENTS

Thank You for Your Support

- Abacus
- American Design Associates
- Ballard Spahr
- Bankers Insurance
- Bayview Enterprises
- Best Care
- C.E.A. Scholtes
- Commercial Construction
- Continental Realty
- CVS
- David Wacksman Esq
- Electric Wheelchairs USA
- Enterprise Community Development
- Fick Brothers
- Fulton Bank
- Gilchrist/GBMC
- Goodell DeVries Leech & Dann
- Gorfine Schiller Gardyn
- Harkins Builders Inc.
- Health Pro Heritage
- John Evans Recruiting
- Johns Hopkins
- Keswick
- Loyola University
- M&T Bank
- Mackenzie Commercial Real Estate Services
- March & McClennan Agency
- MedStar
- Moseley Architects
- Net Health
- Notre Dame University Maryland
- Paul Davis Restoration of Greater Baltimore
- Pinehurst Wine Shoppe
- Ruppert Landscape
- SECU
- Skaggs LTC. Inc
- Southway Builders
- T.K. Wyatt
- Tensile Structure Systems
- The Verve
- Three Twenty One Capital
- Valit Advisors
- Wells Liquors
- Y of Central Maryland
- York Road Partnership
- Zmark Health

IN-KIND DONATIONS FROM ORGANIZATIONS

Thank You for Your Support

- Apostolic Carnation Church
- Baltimore Blossoms
- Baltimore Centre Stage
- Baltimore Hebrew Congregation
- Baltimore Ravens
- Baltimore Symphony Orchestra
- Bear Creek Mountain Resort
- Beth Israel Congregation
- Beth Tfiloh Synagogue
- Black Lives Mater
- Boy Scouts Troop 35
- Brick Bodies
- Capital Grille
- Cardinal Shehan School
- Cathedral of the Incarnation
- Cathedral of Mary Our Queen
- Charles/Senator Theater
- Charm City Wine
- Christ Child Society
- Christ Child Society of Baltimore
- Christopher McCullough
- Church of the Nativity and Holy Comforter
- Church of the Redeemer
- Divas Salon
- Doulas of Baltimore
- Eagle's Nest Country Club
- Faith Presbyterian Church
- Georgetown University Basketball
- Gertrudes Restaurant
- Gilchrist/GBMC
- Gordon Feinlatt LLC
- Govan Garden
- Govans Branch Enoch Pratt Library
- Govans Presbyterian Church
- Grace United Methodist Church
- Guilford Hall Brewery
- Hyatt Regency
- Knights of Columbus
- League of Disabled
- Love That
- Loyola University CCSJ
- Marriott Waterfront Hotel
- Maryland Food Bank
- MedStar Good Samaritan
- Miss Shirley's
- One Straw Farm
- Our Daily Bread
- Our Savior Lutheran Church
- Oxbow Farm
- Parking Authority of Baltimore City

IN-KIND DONATIONS FROM ORGANIZATIONS

Thank You for Your Support

- Radner Winston
- Rock Rose Farm
- Roland Park Presbyterian
- Roland Park School
- Roland Park Vision
- Safeway
- Sagamore Pendry Baltimore
- Saint Demetrius
- Saint Mary of The Assumption Church
- Saint Vincent
- Second Presbyterian Church
- Senator Theater
- Social Studio
- St. Joseph Hospital (farmers market)
- St. Pius X Church
- Stoney Run Friends Meeting
- The Gourment at Kenilworth
- The Spirit Shop on Falls Road
- The Wine Source
- True Balance Studio
- UM St. Joseph Medical Center
- WBAL-TV 11
- Wine Source
- Women's Giving Circle