

GEDCO IMPACT REPORT



April 1, 2024 - March 31, 2025

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Greetings!



A message from Nichole Battle, Chief Executive Officer and Stephanie Shack, GEDCO Board President.

This year has been marked by significant change, growth, reflection, and hope.

In FY25, GEDCO began the process of re-launching our five-year strategic plan. Our board, staff, and stakeholders have collaboratively reimaged GEDCO's mission and programs, and we eagerly anticipate sharing the new plan in the Fall.

We have also concentrated on fortifying the organization by investing in staff, improving our infrastructure, and enhancing our service delivery. Thanks to the generosity of a philanthropist, we are proud to have established GEDCO's first-ever endowment, a crucial step in securing our future.

Additionally, this year GEDCO has diligently advocated for policies that improve the lives of those we serve. Through committee involvement, partnerships with national nonprofits, and testimony at various hearings, we have continued to be a voice for older adults, affordable housing, and other vulnerable populations in our community.

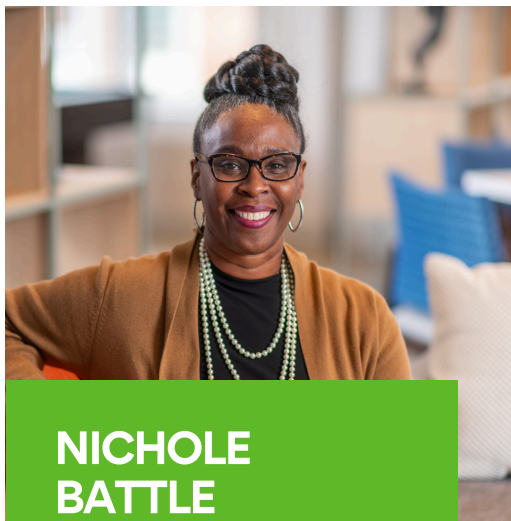
In July 2024, GEDCO hosted an open house and ribbon cutting at Ascension Homes, to welcome back our residents after a comprehensive renovation project. Last updated in 1988, Ascension Homes underwent a full overhaul to ensure its continued sustainability as a group home for individuals with chronic mental illness. Along similar lines, GEDCO focused much of its energy in FY25 on providing mental health support for our residents and resources to our Community Hub visitors, ranging from basic needs such as food and toiletries to the distribution of over 500 Chromebooks. GEDCO prides itself on stepping up whenever we can help, and if do not have the resources, we assist our community in finding them.

This year also brought the loss of several key individuals who were integral to GEDCO, Stadium Place, and the broader community. We mourn the passing of Dr. Melinda Fitting, our dedicated Secretary; Ms. Pat Thompson, a founder of CARES and Stadium Place resident; Mr. Wesley Aydlett, a Stadium Place board member and resident; and former Councilwoman Mary Pat Clarke. We also said goodbye to three founding community partners—St. Mary of the Assumption, Blessed Sacrament, and St. Pius X. Despite these losses, we are grateful for the unwavering support of friends and partners who continue to help us build compassionate communities in Baltimore. In these challenging times, we remain hopeful, guided by the belief that “God takes care of those who are doing His work.” For 34 years, we have felt God’s guidance and strength, and we are thankful for the leaders who paved the way for us to be here, especially as our services are needed more than ever.

As we reflect on the progress made in FY25, we are proud of our accomplishments and excited about the positive impact we will continue to have in FY26. Thank you for your ongoing support and faith in our mission. On behalf of our staff, board, members, volunteers, and the thousands of individuals we served in FY25, we are deeply grateful to you.



Nichole Battle
Chief Executive Officer

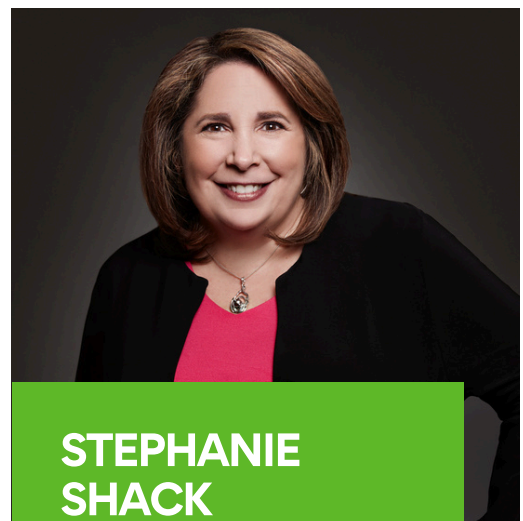


**NICHOLE
BATTLE**

Chief Executive Officer



Stephanie Shack
Board President



**STEPHANIE
SHACK**

Board President



ABOUT US

The GEDCO community is guided by and thrives on our Mission, Vision, and Values. They remind us to uphold tenacity, compassion, vision, leadership, and spirit.

MISSION

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

VISION

GEDCO communities welcome and support people with special needs and foster each person's maximum human potential.

VALUES

GEDCO is committed to a just society that respects the dignity and worth of all people, values diversity, upholds community, encourages each person's contributions, and fosters growth toward personal independence.

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, and 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

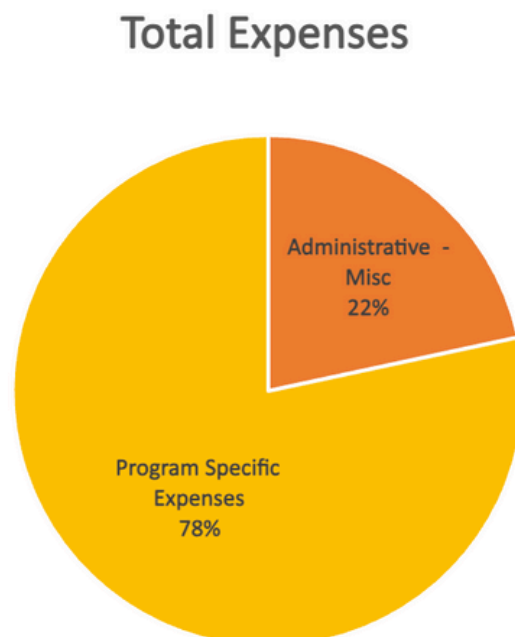
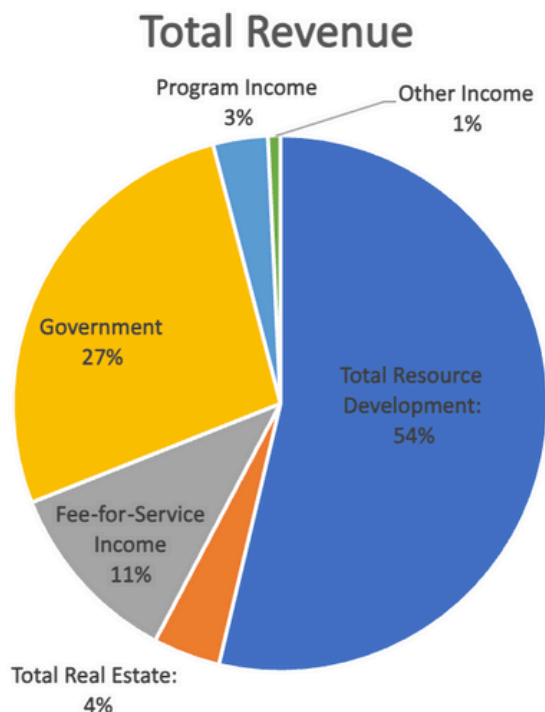
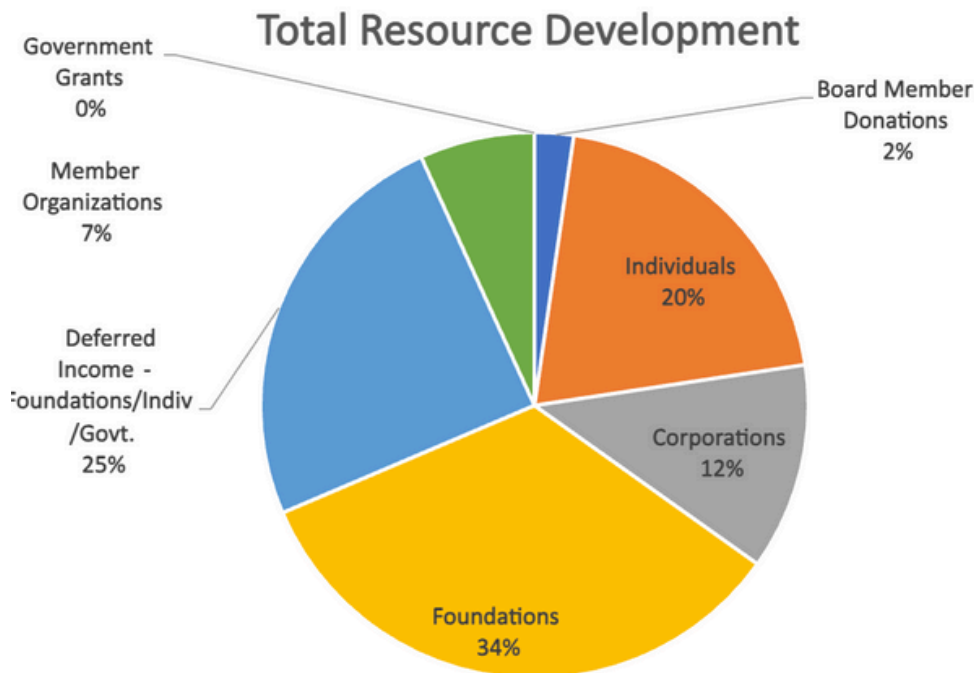
Epiphany House: Renovated in 1985, a renovated antebellum hotel with 33 efficiency apartments.

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



Resource Development

Consolidated Statement of Activities (GEDCO and Senior Network of North Baltimore) For FY25



Highlights in FY25



The following are highlights of FY25 (April 1, 2024, through March 31, 2025):

- 34 years of providing housing and services in North Baltimore
- Real Estate Development renovated Ascension Homes and preserved 20 units of housing for older adults with disabilities
- Assisted York Road Partnership in securing \$550,000 in BRNI Funds for projects along the York Road Corridor
- GEDCO was awarded the HUD 202 funds for Elkader Way (a project of developing affordable housing for 93 Older Adults at Stadium Place) and \$1MM in Congressional funding.
- Distributed 515 Chromebooks to Older Adult residents and low-income individuals in the community. The Chromebook distribution was part of a partnership with the Enoch Pratt Library.
- Provided technology training to over 583 individuals in the community and GEDCO residents.
- Provided 4,679 unique households food assistance impacting 2,763 children and 192 homeless individuals.
- 378 individuals received job assistance with 42 jobs secured.
- 8 Homeless Services residents moved out to independent living, including 7 who with the assistance of staff secured section 8 housing and 1 moved into GEDCO Older Adult Housing.
- GEDCO focused on mental health with the expansion of the Mindfulness Elder Shine Program for Older Adult residents.
- GEDCO launched a new website and donor database.

GEDCO WORKS IN 5 GENERAL AREAS TO ACHIEVE OUR MISSION WITH THE SUPPORT OF RESOURCE DEVELOPMENT AND MARKETING.

Older Adult Services



Community Services



Homeless and Supportive Services



Real Estate Development



GHEM Community Management



Our Impact in FY25



OLDER ADULT SERVICES

GEDCO provides housing and supportive services for more than 520 older adults at Stadium Place, the Harry and Jeanette Weinberg Senior Housing at 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 FY25, the older adult area achieved the following milestones:

- GEDCO staff assisted residents in planning and implementing a variety of activities to increase engagement and reduce social isolation.
- GEDCO Service Coordinators provided information and resources for 92% of residents, including food distribution, benefit applications, wellness checks, health promotion information and other services.
- GEDCO staff coordinated cooking, crafts, dancing, exercise programs, book clubs, and many more classes to keep Older Adults active and engaged.
- Special programs for residents at Stadium Place included a fish fry fundraising event, gospel fest, Women's tea, Valentine's Ball and Welcome to the New Year party, just to name a few of the many events.
- Partners such as Gilchrist have been presenting monthly programs related to end-of-life issues in all buildings at Stadium Place.

Our Impact in FY25



OLDER ADULTS CONTINUED

- Students from Morgan State University, Notre Dame University, Johns Hopkins University, Loyola University and University of Maryland provided health programming at our various Older Adult communities.
- GBMC provided nurses and health coaches to provide hypertension education and blood pressure checks.
- Alzheimer's Association has provided workshops at our various Older Adult buildings.
- Aging 360 program piloted at Stadium Place for Older Adults with support from Enterprise communities.

GEDCO'S SENIOR CENTER-SENIOR NETWORK OF NORTH BALTIMORE

- Senior Network of North Baltimore (SNNB) which is GEDCO's Senior Center provided over 1,000 Older Adults in the North Baltimore community with resources and activities
- Raised more than \$1,000 through Gertrude's annual fundraiser
- 18+ attendees now participate in Monday Mindfulness Sessions, up from 3 attendees in 2020.
- Annual Farmers Market coupon giveaway benefits over 280 seniors.
- Travel programs have included trips to destinations such as Washington, DC; Maine; Vermont; and more.
- SNNB provides many virtual and in-person activities including exercise classes, bridge club, book club, health information programs, health information programs and legal assistance.

Our Impact in FY25



COMMUNITY SERVICES

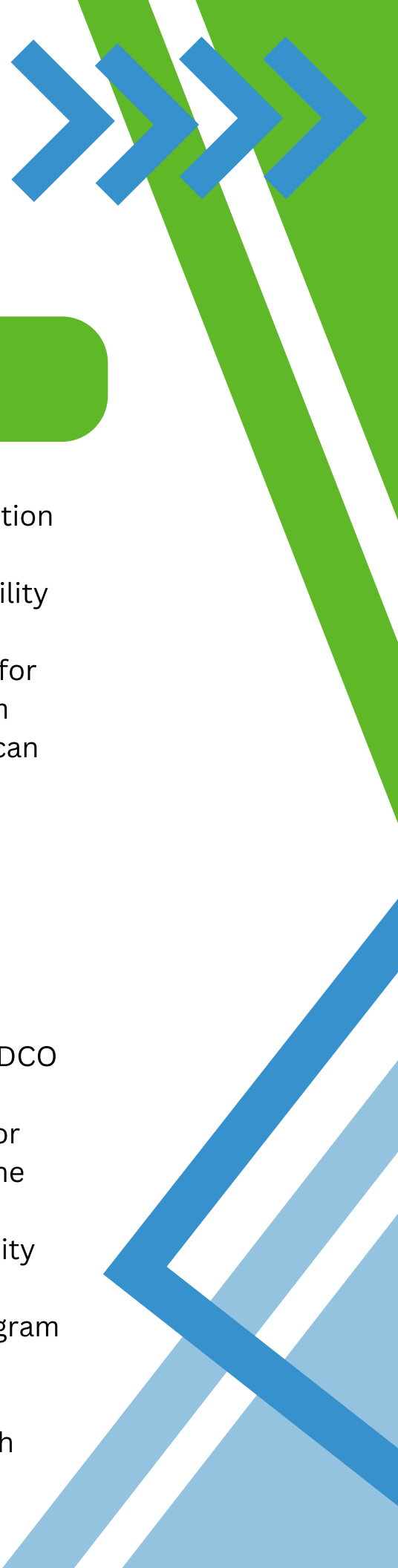


GEDCO operates the CARES program where we provide food and emergency support for more than 4,400 individuals annually. CARES helps people in crisis avoid evictions and utility cut-offs, pay for costly prescriptions medications, have food security, and access healthy food choices through the food pantry. CARES also provides employment services like creation of a resume, interview practice and business clothing to help individuals secure employment and become a self-sufficient member of our community.

In FY25, CARES achieved the following milestones:

- 4,885 unique households received food assistance impacting the lives of 2,763 children and 192 homeless community members.
- More than 378 individuals received job assistance with 46 jobs secured.
- GEDCO, in partnership with the Mayor's Office of Employment Development held 3 job fairs at the GEDCO Community Hub.
- 4,023 Farmers Market coupons were given out for the 32nd Street Farmers Market and Loyola's Govanstowne Farmers Market.
- 2,013 visitors to GEDCO Community Hub seeking emergency financial assistance as well as other assistance such as baby products, toiletries, adult diapers, household goods, and other basic essentials.
- \$2,927 was distributed for prescription assistance to 54 individuals.

Our Impact in FY25



COMMUNITY SERVICES CONTINUED

- \$113,504 was distributed to 268 families for eviction prevention.
- \$35,204 was distributed to 135 individuals for utility assistance.
- Assisted 149 households to submit applications for funding from the Office of Home Energy Program (OHEP) for which GEDCO has a partnership and can submit applications directly.
- Helped 206 families apply for the Maryland Fuel Fund.
- Assisted 206 people with their water bills
- 31,892 pounds for food was received from the Maryland Food Bank.
- 328 volunteers donated 1,531 hours to CARES.
- In partnership with MedStar Good Samaritan GEDCO continued to provide medical screenings which included blood pressure checks and resources for health. They also educate our neighbors about the benefits of eating healthily as well as providing educational and gifts for visitors to the Community Hub.
- In partnership with GBMC, GEDCO started a program to register community members with services provided at home.
- Christ Child Society brings in children books each month aligned with the holiday and or season.

Our Impact in FY25



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 and supportive services consist of Harford House, Micah House, and Ascension Homes.

In FY25, Homeless and Supportive Services achieved the following milestones:

- 100% of the residents have access to food at both programs.
- GEDCO staff assisted more than 75% of residents in applying for benefit programs and accessing various health resources including psychiatric rehabilitation programs
- Staff assisted 5 residents secure jobs. A Harford House resident was promoted to maintenance supervisor on his job.
- 7 residents moved out to Section 8 housing and 1 moved into GEDCO Older Adult and Supportive Services housing.
- 50% of residents participate in substance abuse treatment.
- 75% of the residents participated in Volunteerism.
- Mount Zion Methodist Church donated activity packets to Harford House and Faith Presbyterian Jimmy John Sub night at Harford House.



Our Impact in FY25



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 FY25, Real Estate and Property Management Services Achieved the following milestones:

- Real Estate Development renovated Ascension Homes and preserved 20 units of housing for older adults with disabilities
- Awarded HUD 202 funds for Elkader Way and \$1MM in Congressional Funding
- Assisted York Road partners in securing \$550,000 in BRNI Funds for projects along the York Road Corridor
- In the predevelopment phase for renovating 3 homes for homeownership in the Coldstream Homestead Montebello community.
- Completed the renovation of Ascension Homes (the preservation of affordable housing for Older Adults with disabilities) and was able to move the residents back into their housing.
- GEDCO hired staff for GHEM Community Management which included Tracy N. Harris-Peters-Property Manager, Maria Wright-Assistant Property Manager, and Jeffrey D. Knox Sr., Maintenance Supervisor.

Our Impact in FY25



RESOURCE DEVELOPMENT AND MARKETING

GEDCO's Resource Development area is responsible for bringing in funding for GEDCO's Operations as well as managing volunteers and relationships with GEDCO's 56 Member Organizations. The department is also responsible for the marketing of the organization.

In FY25, Resource Development and Marketing achieved the following milestones:

- Distributed over 515 Chromebook to Older Adults and low-income individuals.
- Coordinated the training of over 583 individuals.
- Secured a \$2 million Open Yield Opportunity grant in March 2024. Funds were used to cover debt, program expenses and to set up an endowment fund to ensure GEDCO's future.
- Signed up Alzheimer's and Kingdom Worship as Member Organizations.
- Developed and rolled out a new web site.
- Developed and rolled out a new database.
- Coordinated the Holiday Cheer Program which provided holiday meals and gifts for low-income residents at Epiphany House, Gallagher Mansion, Ascension Homes, Harford House, and Micah House.
- The Thanksgiving Tribute and Golf Tournament were sponsored as part of GEDCO's fundraising efforts.
- A training video for CARES was developed as well as an updated volunteer training manual.

Member Organizations



THANK YOU FOR YOUR CONTINUED SUPPORT

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

**Denotes Catholic churches that are now closed but were active most of the last fiscal year.*

FY25 Board of Directors



Stephanie Shack
President



Melinda Fitting
Secretary
passed away February 2025



Nick Alexopoulos
Treasurer



Jay Weiner,
Stadium Place Board



Dr. Mychelle Farmer
VP of Resource Development



Robert Blankfeld
VP of Programs



Erin O'Keefe
Chair, Governance Committee



Rev. Jen DiFrancesco
Chair, Member Orgs



Wayman Scott
Chair of Marketing



Allen Owens
Board



Amber Austin
Board



Candace Griffin
Board



Dr. Rodney Parker
Board



Evangeline Herbert
Board



Jonathan Caballero
Board



Kelly Erlemeier
Board

FY25 Board of Directors



Malik Jordan
Board



Mark Hewick
Board



Mike Best
Board



Levon Sutton
Board



Rev. Tamara Wilson
Board



Nicole Gyesie
Board



Windell Owens
Board



Nichole Battle
Chief Executive Officer

Incoming Board Members



Ramsey Harris
New Board Member



Susan Bassett
New Board Member



Rev. Christa Fuller Burns
New Board Member



Marianne Shick
New Board Member

Special thank-you to the following departing board members:

Mark Hewick
Candace Griffin
Jay Weiner
Robert Blankfeld

Staff and Consultants



Nichole Doye Battle
Chief Executive Officer

Ted Gross
Chief Programs Officer
Director of Older Adult Services

Melodie Cunningham
Director of Resource Development and Marketing

Kayla Morgan
Marketing Consultant

Kendyl Archer
Resource Development Intern

Kyri Sullivan
Community Hub Coordinator

Jacolby Lacy
Real Estate Intern

Rita Hartman
Philanthropy Consultant

Joseph Crawley
CARES Assistant Director

Marsha Johnson
Food Pantry Coordinator

Ann Hedgebeth
Harford House/Micah House
Director of Homeless and Supportive Services

Earl Thomas
Case Manager for CARES

Brenda Ault
Stadium Place Service Coordinator

Michael Carter
Micah House, Senior Case Manager

Barbara Manning
Micah & Harford House Program Coordinator

Frank Principato
Advocacy Counselor

Tracey Harris-Peters
Property Manager

Maria Wright
Assistant Manager, GHEM

Jeffrey D Knox Sr.
GHEM Maintenance Supervisor

Gwendolyn Lloyd
Senior Network of North Baltimore Program Director

Wanda Carter
Gallagher Mansion and Stadium Place Service
Coordinator

Jill Kesler, MSW
Epiphany House and Stadium Place Service
Coordinator

Joanie O'Neal
Stadium Place Activities Coordinator

Darlene Smith
Stadium Place Eating Together

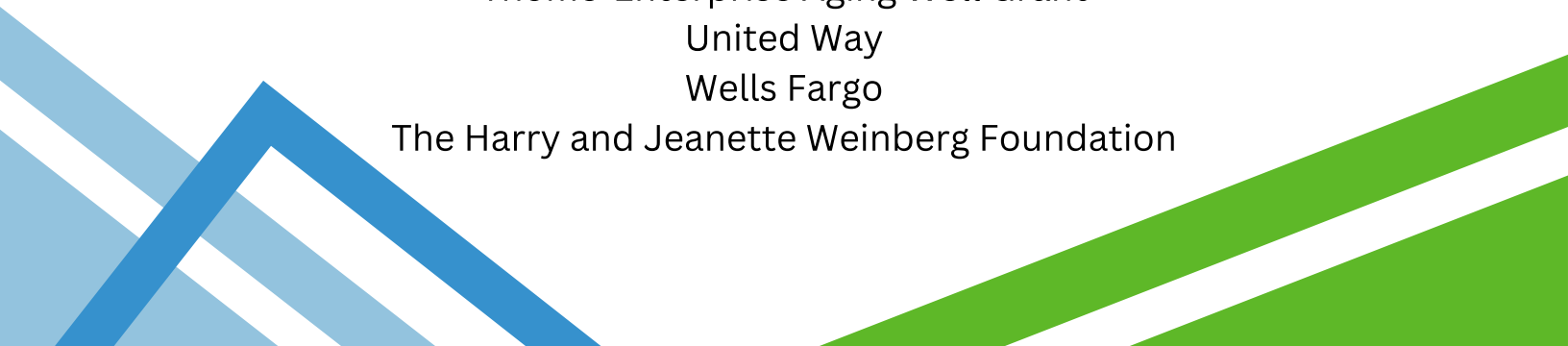
Corey Forrest
CARES Intern

Jaya Mathur
C.E.A. Scholtes and Associates, Finance Consultant

Cindy Burch
C.E.A. Scholtes and Associates, Finance Consultant

Thank you to our Foundation and Government Partners

Abell Foundation
Baltimore City Civic Fund
Baltimore City Community Development Block Grant
Baltimore City Mayor's Office of Homeless Services
Baltimore City-BCHD-SCOF
Baltimore City-BCHD-Title IIIB
Baltimore Community Foundation
Bank of America Foundation
DHCD Maryland Operating Grant
EFSP-40 Emergency Food & Shelter
Enterprise Community Partners
France-Merrick
Hirschhorn Foundation
HSP State Grant for Homeless Services
Kenneth S. Battye Foundation
Marion I. & Henry J. Knott Foundation
Maryland Department of Aging
Maryland Food Bank
Mary Catherine Bunting Foundation
MVR-Motor Vehicle Revenue
Nature Sacred Firesoul
PNC Bank
Rotary Club
SHP Federal Grant for Homeless
Starbucks
T Rowe Price Foundation
Thome-Enterprise Aging Well Grant
United Way
Wells Fargo
The Harry and Jeanette Weinberg Foundation



Corporate Event Sponsors



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Bestcare Assisted Living
Bozzuto
C.E.A Scholtes and Associates
Clark Burger
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David Wacksman
Dr. Stanley Markovitz Orthodontics
Enterprise
Fulton Bank
Gilchrist
Goodell DeVries
Gordon Feinblatt
Gorfine Schiller & Gardyn
Harkins Builders
John Evans Recruiting
John Heller
Johns Hopkins University
Lorax Partnerships
Loyola University of Maryland

M&T Bank
Madison Mechanical Contracting
Medical Guardian
Miles & Stockbridge
Moseley Architects
Mychelle Farmer
Notre Dame University of Maryland
Greg Fitzgerald
Paul Davis
PC Build
Pleasant Hope Baptist Church
Ross A Perkins Fund
Ruppert Landscape
Scene Health
Second Presbyterian Church
Southway Builders
T.K. Wyatt
The Annie E. Casey Foundation
Twopoint Studio
University of Maryland St Joseph Medical Center
Urban Built
Wayman Scott
Y of Central Maryland

In-Kind Donations

Nick Alexopoulos
Bengy Ballesteros
Baltimore Blossoms
Baltimore Centre Stage
Baltimore Orioles
Baltimore Ravens
Baltimore Symphony Orchestra
Capital Grille
Catoctin Wildlife Preserve
Clark Burger
Claridge Hotel
Eagle's Nest Country Club
Andrea Jackson
Gilchrist
Greater Baltimore Medical Center
Great Oak Manor
Greg Huff & Pamela Pasqualini
Georgetown University Basketball
Gertrudes Restaurant
Ted Gross
Rita Hartman
Greg Huff + Pamela Paspualini
Kirk Kolodner
Christopher McCullough
Larry Moscow
M&T Bank
Marriott Waterfront Hotel
Thomas Monahan, Jr.
Larry Moscow
Allen Owens
Peppermill Restaurant
PetSMART/Towson
Railroad Inn
Renaissance Institute/NDMU
River and Trail Outfitters
Senator Theatre
Laura Sicari

Tanya Taylor
Jonathan Thoupos
Well's Liquors
St. Pius X
Our Daily Bread
Rock Rose Farm
Sisters of Notre Dame
First Lutheran FELP
Achievement Academy
Beth Israel Congregation
Beth Tfiloh Congregation
Cardinal Shehan School
Cathedral of the Incarnation
Christ Child Society
Govans Presbyterian Church
Loyola University
Mercy High School
Oxbow Farm
Pack 3807 Club Scout
Faith Presbyterian Church
Second Presbyterian Church
Grace Methodist Church
Saint Joseph University of Maryland
Radnor-Winston Garden
Church of the Redeemer
St. Mary's Church
St. Matthew' Catholic Church
Stoney Run Friends
Reverend Terry Allen
Women's Giving Circle
Winthrop House
Divas Salon
Scout Troop #133
Medstar Health
University of Notre Dame Maryland