



Emerson Mansion

A Mixed Use,

Adaptive Reuse,

Historic Preservation,

Community Impact Project

Alan Pressman

AMP Development, LLC

Community Partner:

In 2016, Eutaw Place Non-Profit corporation was formed by community residents to facilitate the Emerson Mansion renovation, with the twin goals of reducing community blight and providing community building and educational opportunities in the neighborhood. The Emerson Mansion will become 14 units of residential housing, as well as ~2000 square feet of community space for gatherings and nonprofit use. In a future phase of the project, a community preschool will be established on the terrace level. Planning and partnership development for this work has already begun and that long-term goal is being considered in architectural designs.

Once the initial phase restoration is complete, the restored Emerson Mansion will fill gaps in the Reservoir Hill community created by the reduction in community gathering space that occurred with the conversion of a Rec Center at the local school to make room for social service offices, and the closing of two neighborhood Head Start programs since early 2000. As the Reservoir Hill community thrives with a new 21st Century school, restoration of the Reservoir Square site, and new businesses entering the neighborhood, the need for community-focused gathering space and early childhood educational options, as well as additional housing stock, will only grow.

While the Emerson Mansion project has a strong financial plan, your support is vitally needed! As the project is not focused on bottom line profits, obtaining capital to execute the project is a challenge. Grant funding and Charitable gifts are critical along with debt funding is to allow our vision for the facility to be realized.

Your impact investment in our project allows our project to transform from a vision into reality.

Thank you for your support!

Alan Pressman

Alan Pressman

Developer – AMP Development, LLC

President – Eutaw Place Non-Profit Corporation

Manager – Emerson Mansion, LLC

Emerson Mansion Historic Restoration

Preserving Our History, Safeguarding Our Future

An Impact Investment Opportunity in Reservoir Hill, Baltimore

THE OPPORTUNITY: FROM BLIGHT TO CATALYST

The historic Emerson Mansion, a 19th-century landmark at 2500 Eutaw Place, has sat vacant and deteriorating for over two decades. Currently in a failed state, the property actively contributes to neighborhood blight in the Reservoir Hill community.

The Emerson Mansion, a \$5.95 million historic rehabilitation project, will rescue this 16,000 square-foot architectural treasure and transform it into a powerful catalyst for community change. By restoring the facility, we are not just saving a building; we are eliminating blight and creating a vibrant, centralized hub for Reservoir Hill, and West Baltimore.

The Community Gathering Space: An Engine for Impact

The true power of the Emerson Mansion project lies in its design. Following the decommissioning of a local recreation center to consolidate into the community's new 21st century school, Reservoir Hill has a shortage of community spaces. The Emerson Mansion project directly solves that deficit by establishing ~2,000 square feet of dedicated, ADA-accessible community assembly space, meeting, and teaching space on the entry level of the project.

This space will act as an incubator for community engagement, allowing gathering, providing a physical home where local nonprofits can expand their services, neighbors can collaborate, and residents can access life-improving education without leaving their neighborhood.

THE ASSET & THE MODEL

The Emerson Mansion is designed to be a sustainable, mixed-use community asset rather than a strictly profit-driven enterprise. With a permanent, dedicated space at the Emerson Mansion, Eutaw Place Non-Profit Corporation (EPNPC) will directly drive meaningful community impact by facilitating targeted, resident-led programming, and working with partners to enhance community programming and engagement.

- Utilizing the facility's healthy food learning space, EPNPC will host interactive community education activities centered on healthy meal planning, cooking, and overall wellness.
- Additionally, the space will enable the organization to provide practical, hands-on workshops focused on topics of community interest, including sustainable building and

historic preservation. These educational sessions will equip local residents with valuable home maintenance skills.

- Demonstrations on specialized renovation techniques like window preservation and copper fabrication are also slated to be planned.

Eutaw Place Non-Profit Corporation (EPNPC) Year 1 Programing plan.

Resident-Led Programming will multiply EPNPC organizational impact. EPNPC will directly manage the facility's community space, offering a Year 1 curriculum designed *with, by, and for* neighborhood residents. Programming includes:

- **Arts & Education:** Zentangle, micro-calligraphy, and stress-reduction meditation.
- **Historic Preservation:** Educational session on the History of Emerson Mansion, its features, and hands-on preservation skills like copper fabrication and masonry repair.
- **Equity & Justice:** "Know Your Rights" legal workshops, civic advocacy forums, and relationship-building sessions with invites extended to community police.
- **Health & Wellness:** Healthy meal planning and cooking classes utilizing the facility's healthy eating learning space.

In addition to Direct Community Programing By EPNPC, the facility once renovated will provide even greater impact through partners and physical plant.

- **Inclusive Housing:** The facility will create 14 residential units (studios to two-bedrooms). Offering both market-rate and affordable options leased under HUD guidelines, this housing will infuse positive, day-to-day presence. Having residents on site will enhance the facility's visibility and engagement, creating a welcoming anchor that brings additional individuals into the community. Residents will have the option to volunteer and support increased community impact through engagement with EPNPC or other organization leveraging the facility.
- **On-Going Historic Preservation:** Net operating cash flow from residential units, combined with usage fees from nonprofit partners, will fund routine maintenance, debt service, and dedicated capital reserves to ensure the building remains a pristine community asset for decades.
- **Community Preschool, A Long-Term Vision:** Recognizing the critical shortage of childcare in the area, space on the terrace level has been thoughtfully integrated into architectural plans to accommodate a high-quality early childhood education center in a future phase of development. Residential units will be converted to community space as resources and partners allow.

DEEPENING LOCAL IMPACT: PARTNERSHIPS & PROGRAMMING

The newly created community gathering space guarantees immediate, daily activation of the mansion through robust local partnerships.

St. Francis Neighborhood Center (SFNC): As the oldest continually operating community center in Baltimore, SFNC is committed to ending generational poverty. SFNC will lease space within the Emerson Mansion, solving a space constraint for their organization. This partnership will allow SFNC to expand its offerings in a dignified environment, including:

- **Youth Development:** Academic support, wellness, and positive social engagement.
- **Adult & Family Services:** Workforce readiness programs, financial literacy training, and community workshops.

Beth Am Synagogue Located catty-corner to the mansion, Beth Am will utilize the facility for overflow congregational programming, community events, and collaborative neighborhood-building initiatives.

LEADERSHIP & ALIGNMENT: THE DEVELOPER'S COMMITMENT

The revitalization of the Emerson Mansion is led by Alan Pressman, a Reservoir Hill resident and part-time real estate developer with a 20-year history of delivering complex projects. An honors graduate in Electrical Engineering, Alan holds an MBA in Leadership and Real Estate Development from Johns Hopkins University (ranked first in his class) and currently serves as an Engineering Manager at BGE, previously overseeing capital budgets up to \$70 million annually.

Alan channels his engineering expertise into the Emerson Mansion to ensure the project remains a community-first asset:

- **Developer Dedication:** Pressman founded EPNPC in 2016 with the help of two Baltimore philanthropists and has spent nine years executing on the development plan, navigating complex multi-layered compliance (CHAP, MHT, NPS), project funding challenges, and pandemic-related setbacks to bring this vision to life.
- **Full-Service Management:** Operating with the capacity of a full-service development firm, Pressman directly manages the architects, engineers, contractors, and specialized consultants to ensure project success.

THE INVESTMENT ASK

Through relentless grant writing, strategic planning, and unyielding dedication, EPNPC has successfully assembled a complex capital stack for this \$5.95 million project.

Secured Momentum:

- ~\$630,000 in philanthropic acquisition and predevelopment grants.
- Over \$400,000 in State BRNI and Project CORE support funds.
- ~\$1,000,000 in State Historic Tax Credits.
- ~\$1,000,000 in Federal Historic Tax Credits.
- Significant structural stabilization has already been completed, and full City construction permits approved February 2026.

The Final Gap:

Your support will push this project across the finish line, transforming a blighted 19th-century landmark into an enduring engine for community preservation, education, and community gathering in West Baltimore.

Developer Bio and Experience - Alan Pressman, MBA,
Engineering Manager & Part-time Real Estate Developer



Pressman is a results-driven engineering manager at BGE and part time real estate developer with a 20-year track record of delivering on complex project. His interest in historic restorations and adaptive reuse projects in Baltimore City has been a passion of his over the last couple of decades. Pressman leverages his corporate experience and leadership to enhance property development outcomes. Pressman has experience with local zoning, and community-centric financing.

Technical & Infrastructure Leadership

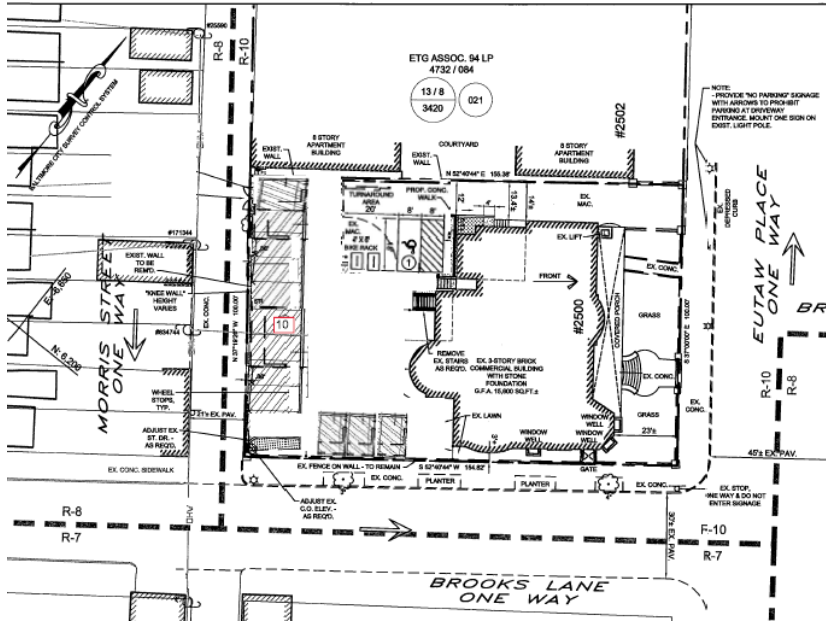
- **Engineering Management:** Serves as a Manager at BGE, directing cross-divisional sub-teams to optimize operational efficiency and has overseen multi-million dollar capital budgets.
- **Operational Disciplines:** Leverages a strong technical background to drive highly disciplined contractor oversight, rigorous risk management, and strict regulatory compliance across all physical assets.
- **Academic Foundation:** Earned a Bachelor of Science in Electrical Engineering (honors) from the University of Maryland, College Park, and an MBA in Leadership and Real Estate Development from Johns Hopkins University, graduating first in his class.

Property Development & Historic Preservation

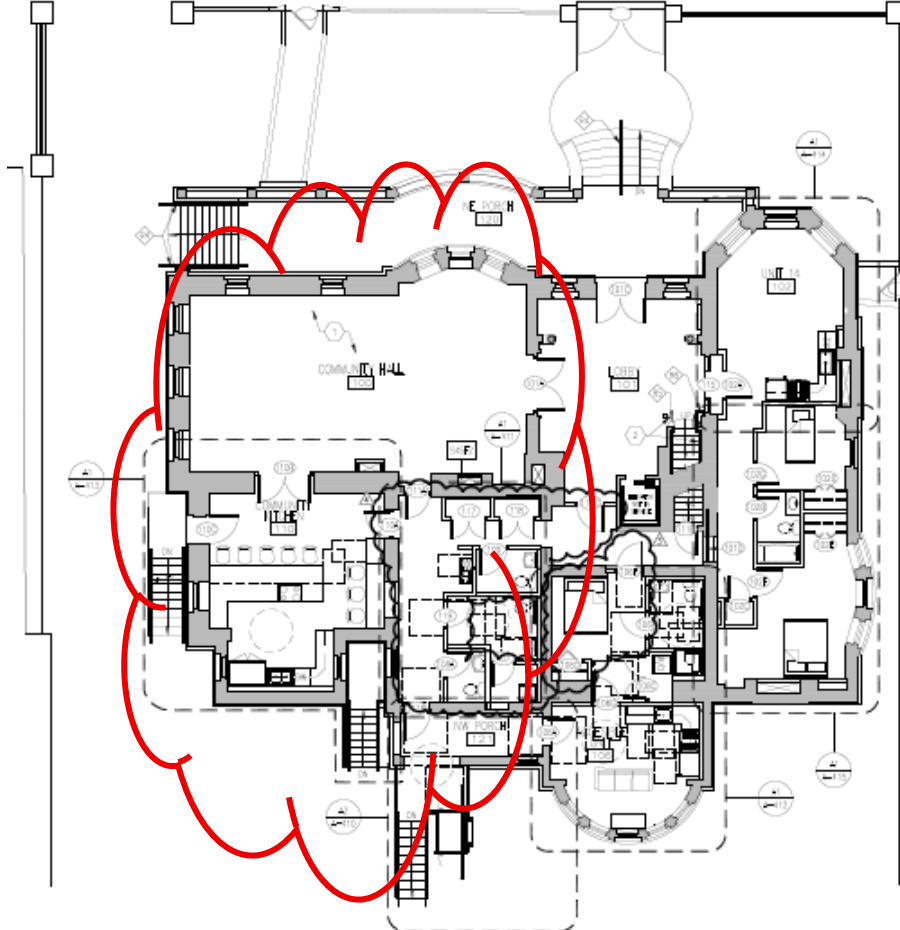
- **Adaptive Reuse Expertise:** Spans 20 years of experience renovating historic properties in Baltimore's Reservoir Hill neighborhood, specializing in blending historic legacy with modern utility and building codes.
- **Flagship Project Delivery:** Serves as the lead developer for the Emerson Mansion restoration, coordinating a \$5.95M total development project to transform a vacant 19th-century landmark into 14 residential units and a vibrant community assembly space.
- **Capital Stack & Grant Acquisition:** Proven success navigating complex financing structures, securing \$225,000 BRNI and \$200,000 Project CORE grants, over \$600,000 in philanthropic funding, and obtaining both State and Federal Historic Tax Credit approvals.
- **Diverse Asset Experience:** Completed renovations of multiple Baltimore City Reservoir Hill properties and a Baltimore county property. Renovations have been leased and then sold to bring additional homeowners into the community.
- **Mission-Driven Leadership:** Founder and President of the Eutaw Place Non-Profit Corporation (EPNPC), mission driven to restore the Emerson Mansion and actively combatting urban blight and creating long-term educational and cultural programming partnerships at the facility.

The Emerson Mansion Project:

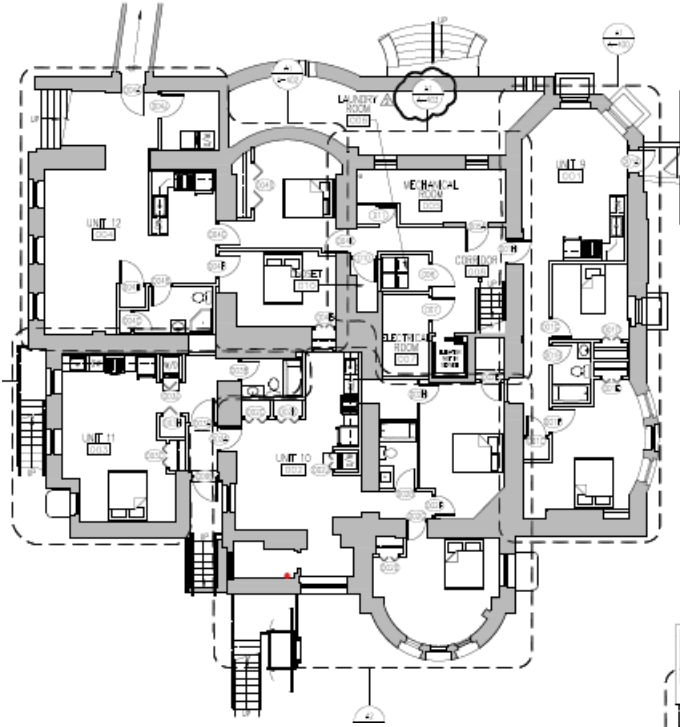
The Site:



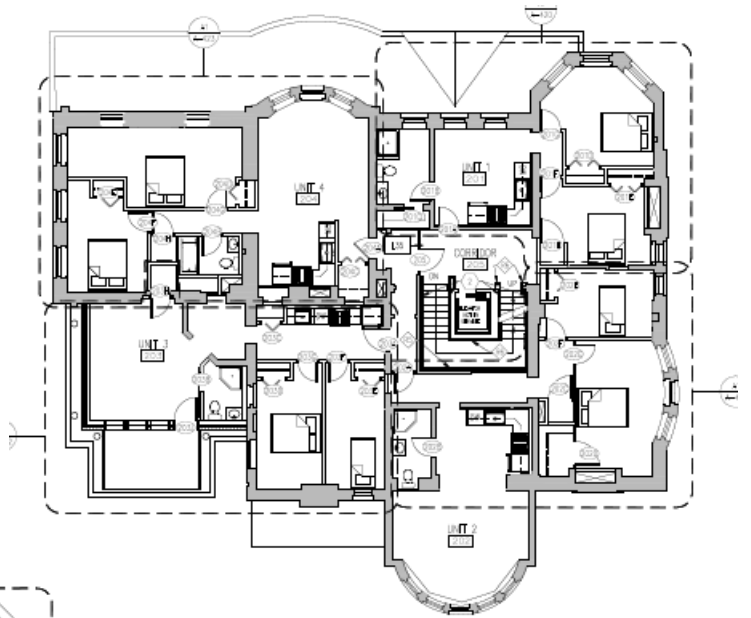
The Community Space: Entry Level



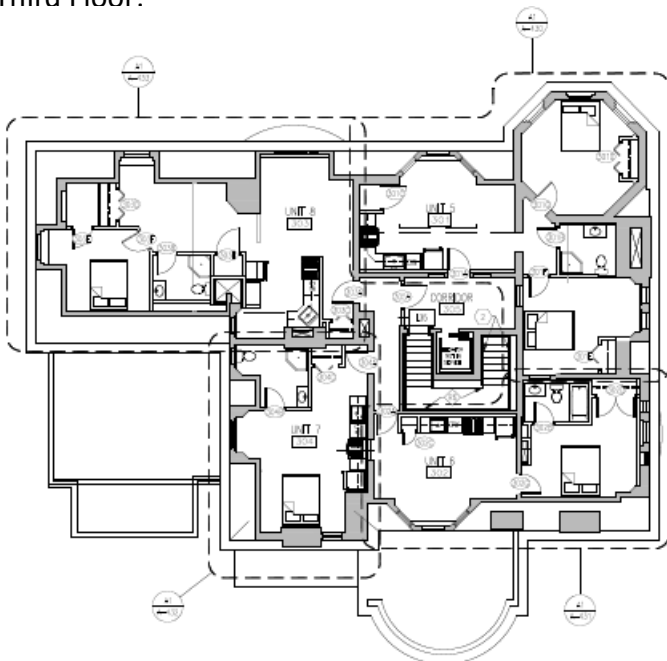
Terrace Level:



Second Floor:



Third Floor:





Eutaw Place Non-Profit Corporation

Yesterday....



Today....

Preserving Our History, Safeguarding Our Future...