

Miriam's Library

& Learning Center



WHY I'M BUILDING THIS

Since Miriam passed away, I've been searching for the right way to honor her life and carry forward her values—not just in memory, but in action.

Miriam was a special educator with a master's degree. For over ten years, she worked at Talmudical Academy, where she taught and supported children who needed more than a standard classroom could give. She never asked for recognition. She simply showed up, day after day, helping children succeed.

I'm building Miriam's Library—a children's library and learning center that will serve as a central space for growth, reading, tutoring, and development in the Jewish community here in Baltimore. Despite the size of this community, there is currently no such center. This project fills that void.

Of all the ways I could have honored her, I chose this because it's built to last. It's not a plaque or a one-time initiative. It's a physical, structured, permanent space that reflects everything Miriam stood for.

Part of the building will remain as leased space, generating rental income to cover the library's core operating budget. This creates a stable financial foundation, ensuring that the center's day-to-day work can continue consistently. It functions as a built-in endowment—allowing Miriam's legacy to be perpetuated through a model that is both sustainable and future-focused.

This is how I've chosen to move forward—and how I hope to continue what Miriam began. I appreciate the opportunity to share this with you directly, and I hope you'll consider helping make it a reality.

With gratitude,

Mendel Mintz



WHO WAS MIRIAM

Miriam Mintz (née Fink) was a master special educator who devoted her professional life to helping children who needed more than a traditional classroom could offer. She earned her master's degree in special education and spent over a decade at Talmudical Academy of Baltimore, where she became a trusted anchor in the Lamdeinu learning center.

She had a sharp mind, high standards, and an ability to connect deeply with her students. Miriam didn't seek recognition. She wasn't interested in inspiration or image. She simply wanted to do her job well—and she did. Quietly, consistently, and with total dedication.

Over the course of ten years, she taught and supported hundreds of children, from first through fifth grade. She guided each student with patience and precision, never rushing the process, always holding the highest expectations. Teachers turned to her for insight. Parents relied on her judgment. Her presence made a difference.

Children were always at the center of her life. Her nieces and nephews were a constant source of joy, and she gave them the same thoughtful care she gave her students—intentional, loving, and engaged.

Just weeks before she passed away, Miriam and I had signed on to begin our Shlichus. She was excited to bring her educational experience to a new city, where she would be responsible for developing Jewish learning programs for children in a growing community. It was a mission she felt uniquely prepared for, and one she was eager to fulfill.

She never had children of her own. But her life revolved around them. And this library ensures that what she gave so many—structure, confidence, love of learning—will continue for generations to come.

THE VISION

Miriam's Library is designed to be more than a library. It's a vibrant, multi-purpose center built to meet the real, everyday needs of children and families in the Baltimore Jewish community.

- **The Library**

Thousands of Jewish titles across all ages—paired with reading corners, floor cushions, and cozy lounge space where kids and families can relax, explore, and feel at home.

- **The Learning Lab**

A tech-enabled zone with supervised access to computers, educational tools, research materials, and homework support platforms.

- **Tutoring Rooms**

Quiet, private spaces for one-on-one or small-group tutoring in reading, writing, math, and core learning skills—staffed by trained educators and specialists.



- **The Toddler Zone**

A soft, welcoming area for ages 0–3, with board books, sensory toys, and weekly Mommy & Me programming designed for early childhood development.

- **After School Program**

A relaxed, supervised after-school program for older children and teens—offering homework help, light snacks, games, and structured downtime in a safe, welcoming environment.

- **Weekly Programming Hub**

Home to book clubs, story circles, author visits, workshops, seasonal events, and rotating Jewish enrichment activities that bring the space to life.

- **Heichal HaBaal Shem Tov**

A dedicated space for adult learning, offering shiurim, workshops, and Chassidus-based programming throughout the year—designed to elevate and inspire the broader Baltimore community.





WHY BALTIMORE NEEDS THIS

Baltimore is home to one of the largest Jewish communities in North America—nearly 100,000 Jewish residents, dozens of Jewish schools, over 60 shuls, and thousands of children enrolled in Jewish education.

But despite strong institutional infrastructure, the city lacks one essential resource: a full-time Jewish children's library and learning center.

There is no structured space where children can explore Jewish books, receive tutoring, or engage in informal identity-building beyond the classroom.

In an age of constant distraction, children need spaces where learning feels grounded, personal, and Jewish—places where they are supported and seen.

Baltimore Jewish Community – At a Glance

- 100,000+ Jewish residents in Greater Baltimore
- 60+ active shuls across neighborhoods
- 30+ Jewish day schools, yeshivas, and early childhood centers
- 20,000+ children in Jewish households
- Thousands of students enrolled in Jewish schools annually
- 0 full-time Jewish children's libraries open to the community

THE BUILDING

We've identified the ideal property and are moving forward with the purchase of 201 Milford Mill Road — a centrally located building in the heart of the Baltimore Jewish community.

The location is already familiar to many in the community. It sits near schools, shuls, and Jewish neighborhoods, and currently houses several communal organizations. It's easy to access, in solid condition, and zoned for both communal and commercial use — making it a perfect fit for a project of this kind.

The building offers over 14,000 square feet across two levels, approximately half of which will be dedicated to the children's library and learning center. The remaining space will be leased to mission-aligned tenants, such as special education providers, therapy programs, or other educational services that complement the vision of the project.

The entire building will be named Miriam's Library and Learning Center — establishing not just a program, but a permanent landmark. A space that reflects Miriam's values and carries forward her legacy in a way that's active, growing, and enduring.

The building is in solid condition and currently produces rental income, which will help support ongoing operations and ensure the project's long-term sustainability.



THE FINANCIAL MODEL

How we're building a sustainable, lasting investment.

We are seeking to raise a total of \$3,000,000 to fully fund the purchase, development, and long-term sustainability of Miriam's Library and Learning Center.

This is a one-time campaign to create a permanent, financially self-sustaining home for Jewish education in Baltimore.

TOTAL CAMPAIGN GOAL:

\$3,000,000

ALREADY RAISED:
\$1,200,000

Property Purchase
(All Cash):

\$2,320,000

A full cash purchase ensures long-term stability—allowing rental income to support operations rather than service debt.

Interior Renovations
(Library Buildout):

\$350,000

Includes layout redesign, tutoring rooms, library shelving, lighting, flooring, and finishes.

Exterior Enhancements
& Signage:

\$60,000

Landscaping, façade upgrades, outdoor lighting, permanent signage, and security improvements.

Elevator & Accessibility
Upgrades:

\$80,000

New elevator installation, ADA compliance upgrades, and improved access between floors.

Books & Educational
Materials:

\$45,000

Thousands of Jewish books, including stories, biographies, educational series, and literacy resources.

Furniture & Fixtures:

\$50,000

Reading corners, custom shelving, student seating, toddler zones, and flexible learning furniture.

Technology & Equipment:

\$25,000

Computers, printing station, Wi-Fi, smart projectors, and security systems.

Closing Costs &
Professional Services:

\$70,000

Broker commission, legal, title, inspections, consulting, and permitting.

THE LIBRARY'S FINANCIAL MODEL

How operations are covered year after year

Miriam’s Library and Learning Center is structured for long-term operational independence. The purchase of a 14,000 sq. ft. commercial property—combined with a debt-free model—enables reliable, ongoing revenue through tenant leases while dedicating approximately half of the facility to library use.

This approach secures core funding through owned real estate, providing a financial base for year-round educational programming.

Rental Revenue Model

- Rentable space: over 7,000 sq. ft.
- Market rate: \$20-\$22 per sq. ft. annually
- Gross rental estimate: \$154,000
- Estimated expenses (vacancy, management, insurance, maintenance): \$39,000
- Net rental income allocated to library operations: ≈ \$115,000 annually

Expense Category	Amount
Future Library Director & Staff	\$80,000
Educational Programming	\$40,000
New Books, and Learning Materials	\$15,000
Utilities, Security, Maintenance	\$20,000
Technology & Administration	\$5,000
Marketing & Community Outreach	\$8,000
Miscellaneous / Contingency	\$2,000
Total Annual Budget	\$173,000



DEDICATION OPPORTUNITIES

All dedications include custom signage, printed recognition, and permanent donor acknowledgment on the central display wall.

Entire Building Dedication	\$500,000
Founding Partner <i>(3 available)</i>	\$300,000
Outdoor Play Area	\$180,000
Furniture Sponsorship - Entire Building	\$180,000
Heichal HaBaal Shem Tov	\$100,000
Lobby & Main Entrance	\$100,000
Welcome Desk	\$100,000
Programming & Large Event Space	\$100,000
Toddler Room	\$100,000

Teen Lounge	\$100,000
Technology Lab	\$100,000
Director's Suite & Administrative Offices	\$100,000
Elevator Sponsorship	\$100,000
Landscaping Sponsorship	\$100,000
Storytime Corner	\$50,000
Mommy & Me Corner	\$50,000
Programming Room	\$50,000
Main Entrance Mezuzah	\$50,000
Aleph-Beis Sculpture Display	\$50,000
Library Audio/Video System	\$50,000
Homework Center	\$50,000
Large Bookshelf Cluster - 3 Sections <i>(10 available)</i>	\$36,000
Parent Resource Room	\$36,000

Staff Planning & Curriculum Room	\$36,000
Tutoring Room (8 available)	\$25,000
Father & Son Cubicle (6 available)	\$25,000
Single Bookshelf (8 available)	\$18,000
Computer Desk Station (6 available)	\$18,000
Reading Bench (8 available)	\$18,000
Dedicated Day Sponsorship (Annual)	\$18,000
Room Mezuzah (20 available)	\$10,000
Name on Founders Wall	\$5,000



CAMPAIGN TIMELINE

- May 19 – Contract signed
- May – July – Raised initial funding of \$1.2 million
- July 29th – Official launch of Miriam’s Library on Miriam’s Yartzeit
- Mid October – Close on property
- November – Renovations begin
- August 2026 – Planned Grand Opening

Your gift will enable us to complete due diligence, secure the building, and initiate development. This is one of two anchor gifts that will formally launch the project.

TOTAL FUNDS NEEDED: \$3,000,000

1.2 M already raised

Feel free to reach out to Mendel for more information- 347-366-3355



Miriam's
Library

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AND LEARNING CENTER

MiriamsLegacy.org