



SETON HILL

— COMMUNITY CLINIC —

COMPASSIONATE CARE | STRONGER COMMUNITY | HEALTHIER FUTURES

BUILDING A HEALTHIER FUTURE FOR THE SETON HILL COMMUNITY

NON-PROFIT COMMUNITY HEALTHCARE

📍 425 West Monument Street | Baltimore, Maryland



SETON HILL
— COMMUNITY CLINIC —

COMPASSIONATE CARE | STRONGER COMMUNITY | HEALTHIER FUTURES

*Healing begins with access.
Recovery grows through
support.
Stronger communities
are built together.*



COMPASSIONATE CARE

Providing advanced, compassionate care for complex healing needs.



STRONGER COMMUNITY

Improving health outcomes and empowering our neighbors.



HEALTHIER FUTURES

Investing in long-term wellness for generations to come.



PREPARED BY

NORTH SIDE
HEALTH & DIAGNOSTICS



IN PARTNERSHIP WITH

BALTIMORE
VILLAGE CORP.

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026



OUR VISION

A New Vision for Community-Based Specialized Healthcare

Healthcare is more than treating illness—it is about creating access, restoring independence, and strengthening the communities we serve.

Seton Hill Community Clinic is being developed to bring specialized outpatient healthcare services to the Seton Hill neighborhood and surrounding communities. Our vision is to create a modern healthcare environment focused on compassionate care, advanced treatment, patient education, and long-term recovery.

We believe that specialized healthcare should be accessible, close to home, and delivered in an environment where every patient is treated with dignity, respect, and compassion.



OUR MISSION

To improve access to specialized outpatient healthcare by providing advanced treatment services, promoting healing and recovery, and partnering with the community to improve long-term health outcomes.

OUR GUIDING PRINCIPLES



COMPASSIONATE CARE

Every patient deserves individualized care delivered with dignity, respect, and empathy.



COMMUNITY PARTNERSHIP

We believe successful healthcare begins by listening to and working alongside the communities we serve.



CLINICAL EXCELLENCE

Our goal is to provide specialized healthcare services utilizing proven treatment methods and experienced professionals.



ACCESSIBILITY

Patients should have access to quality healthcare services close to home, reducing barriers to treatment and improving continuity of care.



LONG-TERM WELLNESS

We are committed to supporting patients throughout their recovery journey and promoting healthier lifestyles.



OUR COMMITMENT

Throughout the planning, design, and development of Seton Hill Community Clinic, we are committed to:

- ✓ Respecting the historic character of the Seton Hill neighborhood.
- ✓ Engaging openly with residents and community organizations.
- ✓ Designing a welcoming and accessible healthcare environment.
- ✓ Delivering a facility that serves the community for generations.
- ✓ Building trusted partnerships with local healthcare providers, organizations, and stakeholders.





“

Serving the Seton Hill community through accessible, specialized healthcare.

INVESTING IN BETTER HEALTH FOR SETON HILL

Every community deserves access to quality healthcare close to home. For many residents, receiving specialized treatment often means traveling outside their neighborhood, creating additional challenges for individuals already managing chronic medical conditions or recovering from surgery.

The vision for Seton Hill Community Clinic is rooted in a simple belief: **healthcare should be accessible, compassionate, and connected to the community it serves.**

By establishing a specialized outpatient clinic in the heart of Seton Hill, we hope to reduce barriers to care, support earlier intervention, and improve long-term health outcomes for patients requiring advanced wound care and other specialized treatment services.

WHY SETON HILL?

Seton Hill is one of Baltimore's most historic neighborhoods. As the community continues to grow and evolve, there is an opportunity to invest in healthcare infrastructure that benefits both current residents and future generations.

This project is being developed with a commitment to:

- ✓ Improve access to specialized outpatient healthcare.
- ✓ Support patients recovering from complex medical conditions.
- ✓ Strengthen community partnerships.
- ✓ Respect the historic character of the Seton Hill neighborhood.
- ✓ Create a long-term healthcare resource for West Baltimore.

OUR COMMITMENT



As planning progresses, we remain committed to working collaboratively with residents, community organizations, public agencies, and local stakeholders.

Community engagement is an essential part of this process, and we believe the best projects are developed through transparency, listening, and partnership.

Our objective is to become more than a healthcare provider—we aspire to become a trusted community partner dedicated to improving the health and well-being of the neighborhoods we serve.

OUR COMMITMENT



HEALTHCARE ACCESS

Reducing barriers and expanding access to specialized outpatient care close to home.



COMMUNITY PARTNERSHIP

Working together with residents, organizations, and stakeholders to build a stronger, healthier community.



RESPECT FOR HISTORIC SETON HILL

Preserving and honoring the rich heritage and unique character of our neighborhood.



COMPASSIONATE PATIENT CARE

Delivering patient-centered care with dignity, respect, and compassion at every step.



LONG-TERM COMMUNITY INVESTMENT

Creating a lasting healthcare resource that benefits current and future generations.



SETON HILL
—COMMUNITY CLINIC
NON-PROFIT COMMUNITY HEALTHCARE



425 West Monument Street
Baltimore, Maryland

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026



Advanced Treatment. Better Outcomes.

Seton Hill Community Clinic will provide specialized outpatient services focused on healing, recovery, and long-term wellness. Our clinical programs are designed to address complex medical conditions with advanced therapies and a patient-centered approach.

Our goal is to bring high-quality, specialized healthcare to Seton Hill, reducing the need for patients to travel far from their community for essential treatment.



OUR SPECIALIZED SERVICES



HYPERBARIC OXYGEN THERAPY

Enhances the body's natural healing process by delivering oxygen at higher than normal atmospheric pressure.



ADVANCED WOUND CARE

Comprehensive treatment for chronic and non-healing wounds using evidence-based and advanced therapies.



DIABETIC FOOT CARE

Specialized evaluation, treatment, and prevention to reduce complications and improve long-term outcomes.



POST-SURGICAL RECOVERY SUPPORT

Supporting healing and recovery after surgery with advanced therapies and individualized care plans.



PREVENTION & EDUCATION

Empowering patients through education, prevention strategies, and wellness support programs.



PATIENT-CENTERED CARE

Our multidisciplinary team is committed to providing compassionate, coordinated care tailored to each patient's unique needs and health goals.



Experienced
Clinical Team



Compassionate
Approach



Individualized
Care Plans



Focus on
Long-Term Healing

THE PATIENT JOURNEY

1



SCHEDULE YOUR VISIT

Easy appointment scheduling with our friendly care team.

2



COMPREHENSIVE EVALUATION

Thorough assessment to understand your condition and needs.

3



PERSONALIZED TREATMENT PLAN

A customized plan designed for your healing and recovery goals.

4



ADVANCED TREATMENT

Access to specialized therapies and expert clinical care.

5



RECOVERY & WELLNESS

Ongoing support to achieve better health and quality of life.

“

Healing is more than treatment—it's restoring hope, independence, and quality of life.



SPECIALIZED CARE. COMPASSIONATE HEART. STRONGER COMMUNITY.

Seton Hill Community Clinic is committed to improving health outcomes and building a healthier future for our community.



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland



NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026



OUR IMPACT

Seton Hill Community Clinic is more than a healthcare facility — it is a long-term investment in the health, wellness, and future of our community.

By providing specialized outpatient care, we will improve health outcomes, reduce barriers to treatment, and create a healthier, more resilient Seton Hill.



OUR IMPACT GOALS



BETTER HEALTH OUTCOMES

Improving the overall health and quality of life for our community.



GREATER ACCESS TO CARE

Reducing barriers to specialized healthcare services.



STRONGER COMMUNITY

Building a healthier, more connected Seton Hill.



LONG-TERM WELLNESS

Supporting prevention, recovery, and healthier lifestyles.



LASTING PARTNERSHIPS

Working together with residents, organizations and healthcare providers.

OUR COMMUNITY

Seton Hill is a historic and vibrant neighborhood with a deep sense of pride, resilience, and hope. Our clinic will serve residents and surrounding communities, creating a healthier future for generations to come.



“

A healthier community builds a stronger tomorrow.

OUR COMMUNITY IMPACT



Thousands of residents served



Better access to specialized care



Stronger families and neighborhoods



A healthier, brighter future





WHY HYPERBARIC OXYGEN THERAPY?

Healing from the Inside Out.

Hyperbaric Oxygen Therapy (HBOT) is a safe, non-invasive treatment that delivers 100% oxygen in a pressurized environment. This process increases the amount of oxygen in your blood and tissues, promoting natural healing and recovery.

HBOT is a proven therapy that enhances the body's healing ability, reduces inflammation, fights infection, and supports tissue regeneration.



Advanced technology. Natural healing.
Better outcomes.

HOW HYPERBARIC OXYGEN THERAPY WORKS



YOU RELAX

You rest comfortably inside the hyperbaric chamber.



PRESSURIZED OXYGEN

The chamber is pressurized with 100% oxygen, increasing the oxygen in your blood.



OXYGEN DELIVERY

Oxygen reaches areas of the body with poor circulation and damaged tissues.



HEALING RESPONSE

The body activates its natural healing processes, reducing inflammation and swelling.



FIGHTS INFECTION

High oxygen levels help fight bacteria and support the immune system.



BETTER OUTCOMES

Improved healing, reduced complications, and a faster return to daily life.

CONDITIONS TREATED WITH HBOT



DIABETIC FOOT ULCERS

Promotes healing and helps prevent amputation.



CHRONIC NON-HEALING WOUNDS

Including pressure ulcers, venous stasis ulcers, and arterial ulcers.



POST-SURGICAL WOUNDS

Enhances healing after complex surgeries and reconstructive procedures.



RADIATION INJURY

Reduces tissue damage caused by radiation therapy for cancer.



TRAUMATIC BRAIN INJURY

Supports brain recovery and reduces inflammation.



DECOMPRESSION SICKNESS

Helps treat diving-related injuries and gas embolism.

PATIENT BENEFITS



ENHANCED HEALING

Accelerates tissue repair and regeneration.



REDUCED PAIN & INFLAMMATION

Decreases swelling and promotes comfort during recovery.



FIGHTS INFECTION

High oxygen levels help the body eliminate harmful bacteria.



IMPROVED CIRCULATION

Increases oxygen flow to damaged or low-oxygen tissues.



BETTER QUALITY OF LIFE

Supports mobility, independence, and overall well-being.



“After weeks of struggling with a wound that wouldn't heal, HBOT changed everything. I can walk again and I'm back to living my life.”

— Patient Testimonial



SAFE. EFFECTIVE. PROVEN.

HBOT has been used safely for over 50 years and is backed by thousands of clinical studies and strong evidence-based outcomes.



DID YOU KNOW?

HBOT increases the amount of oxygen in your blood up to 20 times more than normal breathing, allowing your body to heal in ways that standard treatments simply cannot.



UP TO
20x
MORE OXYGEN
IN THE BLOOD



90 MINUTE
TYPICAL SESSION
TIMES VARY BY
CONDITION





COMPREHENSIVE CARE FOR COMPLEX WOUNDS

At Seton Hill Community Clinic, our Advanced Wound Care Program is dedicated to healing chronic and complex wounds through a combination of clinical expertise, advanced therapies, and compassionate care.

Our team works closely with each patient to develop a personalized treatment plan that addresses the root cause of the wound, promotes healing, and helps prevent recurrence.

Our mission is simple: save limbs, restore health, and improve quality of life.



Specialized care. Advanced treatments.
Better healing. Brighter futures.

OUR ADVANCED WOUND CARE SERVICES



DIABETIC WOUND CARE

- Diabetic foot ulcers
- Neuropathic ulcers
- Comprehensive off-loading solutions
- Limb preservation focus



VENOUS ULCERS

- Venous insufficiency management
- Compression therapy
- Edema control
- Ulcer healing & prevention



PRESSURE INJURIES

- Pressure ulcer treatment (all stages)
- Pressure redistribution strategies
- Skin protection & education



POST-SURGICAL WOUNDS

- Surgical wound care
- Dehiscence prevention
- Incision management
- Enhanced healing protocols



COMPLEX & RADIATION WOUNDS

- Radiation-induced wounds
- Non-healing surgical sites
- Arterial ulcers
- Trauma-related wounds



INFECTION MANAGEMENT

- Wound infection control
- Advanced antimicrobial therapies
- Biofilm management
- Patient education

OUR CARE PHILOSOPHY



PATIENT-CENTERED CARE

We listen, educate, and involve patients in every step of their healing journey.



EVIDENCE-BASED PRACTICE

We use proven, advanced therapies and the latest clinical guidelines.



TEAM-BASED APPROACH

Our multidisciplinary team collaborates with physicians, specialists, and care partners for the best outcomes.



PREVENTION FIRST

We focus on early intervention and education to prevent complications before they occur.

OUR CLINICAL APPROACH

1



COMPREHENSIVE ASSESSMENT

Detailed evaluation of the wound, patient history, circulation, and underlying conditions.



2



PERSONALIZED TREATMENT PLAN

Custom plan using advanced therapies tailored to the patient's unique needs.



3



ADVANCED TREATMENTS

Utilizing HBOT, advanced dressings, debridement, negative pressure therapy, and more.



4



ONGOING MONITORING

Regular follow-up, progress tracking, and treatment adjustments for optimal healing.



5



RECOVERY & PREVENTION

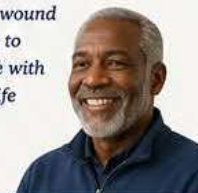
Healing the wound and empowering patients with education to prevent recurrence.

REAL RESULTS. REAL IMPACT.

“

Before coming to Seton Hill Community Clinic, I had a wound on my foot for over a year. The care and treatments I received here changed everything. Today, my wound is healed and I'm back to walking, spending time with my family, and living life again.

— James T., Patient



MOST AMPUTATIONS ARE PREVENTABLE.

Early care, the right treatment, and education save lives and preserve independence.



OUR COMMITMENT TO LIMB PRESERVATION

Every wound tells a story – and every patient deserves hope. Our goal is to heal wounds, prevent amputations, and help our patients live healthier, more independent lives.



Stay Local.
Heal Close
to Home.



Expert Care.
Compassionate
Team.



Proven Therapies.
Measurable
Results.



Better Healing.
Better Lives.
Stronger Community.





HEALING STARTS WITH UNDERSTANDING.

Seton Hill Community Clinic is committed to serving the people of our community with dignity, respect, and understanding.

We recognize that every patient's journey is unique. That's why we provide individualized care that considers each person's medical needs, life circumstances, and goals.

We are here for our neighbors—because your health is our mission.



SENIORS



VETERANS



CANCER PATIENTS

DIABETIC &
CHRONIC WOUND PATIENTS

We are proud to serve a diverse community with compassion, expertise, and a commitment to better health for all.

POST-SURGICAL &
RECOVERY PATIENTS

WE ARE HERE FOR THOSE WHO NEED US MOST



DIABETIC PATIENTS

We help prevent amputations and promote healing for chronic foot and lower extremity wounds.



SENIORS

We provide specialized care for age-related wounds, mobility issues, and chronic conditions that require ongoing healing support.



VETERANS

We honor and serve those who have served our country with compassionate, high-quality healthcare.



CANCER PATIENTS

We support patients experiencing radiation injuries, surgical complications, and delayed healing due to treatment.



POST-SURGICAL PATIENTS

We help patients recover safely and effectively after surgery with advanced wound care therapies.



UNDERSERVED COMMUNITIES

We are committed to closing the gap in specialized care and ensuring no one is left behind.



ACCESS. EQUITY. INCLUSION.

Many in our community face barriers to specialized care—long wait times, distance to treatment centers, and high costs.

We are changing that.

Seton Hill Community Clinic will provide high-quality, specialized care close to home—because everyone deserves the chance to heal.



EASY ACCESS

Conveniently located near public transportation.



AFFORDABLE CARE

We accept most insurance plans and offer financial assistance programs.



CULTURALLY COMPETENT

Care that respects and embraces the diversity of our community.



PATIENT-CENTERED

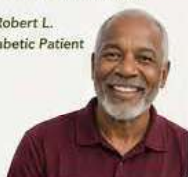
We listen, we care, and we build relationships that last.

REAL PEOPLE. REAL STORIES. REAL HEALING.

“

I was told I might lose my foot. After treatment here, my wound healed, and I can walk again.

— Robert L.
Diabetic Patient



“

The care and kindness I received gave me hope when I needed it most.

— Maria S.
Cancer Survivor



“

After my surgery, I had a wound that wouldn't heal. The team here helped me recover faster than I expected.

— James T.
Surgical Patient



**WE SEE YOU.
WE HEAR YOU.
WE ARE HERE
FOR YOU.**

You are not just a patient.
You are our neighbor.
And your health is our priority.

**Together, we build a
healthier Seton Hill.**





PARTNERING FOR A HEALTHIER SETON HILL

At Seton Hill Community Clinic, collaboration is at the heart of everything we do. We believe that by working together with local organizations, healthcare providers, and community leaders, we can create a seamless network of care and support for our neighbors.

Our partnerships strengthen our community and expand access to life-changing care.



Working together to deliver coordinated care, share resources, and improve outcomes for all.

OUR COLLABORATIVE PARTNERS



CHURCHES & FAITH-BASED ORGANIZATIONS

- Trusted relationships
- Health education & outreach
- Volunteer engagement
- Support for community events



LOCAL PHYSICIANS & HEALTHCARE PROVIDERS

- Physician referrals
- Care coordination
- Shared clinical expertise
- Continuity of care



HOSPITALS & MEDICAL CENTERS

- Discharge planning support
- Post-acute care services
- Specialists collaboration
- Better patient outcomes



COMMUNITY ORGANIZATIONS & NONPROFITS

- Social services connections
- Resource navigation
- Programs for underserved populations
- Building a healthier community



NURSING FACILITIES & ASSISTED LIVING COMMUNITIES

- Wound care support
- HBOT referrals
- Staff education
- Improved quality of life for residents



HOME HEALTH AGENCIES

- In-home follow-up care
- Wound assessment support
- Patient monitoring
- Coordinated communication



VETERANS & MILITARY SERVICES

- Veteran outreach programs
- Specialized wound care
- Support for those who served
- Respect. Honor. Care.



LOCAL BUSINESSES & COMMUNITY LEADERS

- Community engagement
- Sponsorship & support
- Local economic growth
- Stronger neighborhoods



By joining forces, we remove barriers, share knowledge, and create a circle of care that our community can rely on.

TOGETHER, WE CAN:

- ✓ Expand access to advanced care
- ✓ Improve health outcomes
- ✓ Build a stronger, healthier Seton Hill

WE DON'T DO IT ALONE. WE DO IT TOGETHER.

Every partnership helps us reach more people, heal more wounds, and bring hope to more families.

Thank you to our partners who share our mission and believe in our community.



Shared Mission
We are united by our commitment to better health for all.



Stronger Impact
Together we multiply resources and expand our reach.



Better Outcomes
Coordinated care leads to better results for our patients.



Education
We educate, empower, and inspire healthier choices.



Advocacy
We advocate for our community and the people we serve.



Stronger Community
Investing in health creates a brighter future for all.



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



Coming Soon:
www.setonhillclinic.org

IN PARTNERSHIP WITH



NORTH SIDE
HEALTH & DIAGNOSTICS



BALTIMORE
VILLAGE CORP.

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026

THE DEVELOPMENT JOURNEY

From Vision to Reality. Together.SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

The Seton Hill Community Clinic is the result of thoughtful planning, community engagement, and a shared commitment to improving lives. Below is our journey from concept to opening day.



WHERE WE ARE TODAY



COMPLETED

- Property Acquisition



IN PROGRESS

- Community Engagement
- CHAP Review & Coordination
- Design & Planning



UPCOMING

- Funding & Resource Development
- Permitting & Approvals
- Construction
- Equipment Installation
- Licensing & Accreditation
- Grand Opening



OUR COMMITMENT

We are building more than a clinic—we are building trust, investing in our neighborhood, and creating a lasting legacy of health and opportunity for generations to come.



We are not just building a healthcare facility. We are building a healthier, stronger, and more vibrant Seton Hill.

— Our Promise



**TOGETHER,
WE BUILD A
HEALTHIER FUTURE.**

*Stronger Together.
Healthier Together.*



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



www.setonhillclinic.org

IN PARTNERSHIP WITH



BALTIMORE
VILLAGE CORP.



NORTH SIDE
HEALTH & DIAGNOSTICS

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026

HISTORIC PRESERVATION

Respecting Our Heritage. Strengthening Our Community.

Seton Hill is one of Baltimore's most treasured historic neighborhoods. The Seton Hill Community Clinic is proud to be part of this legacy and committed to preserving it for generations to come.



SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare

PRESERVING THE PAST. INVESTING IN THE FUTURE.

Our project is located within the Seton Hill Historic District, a vibrant neighborhood rich in history, architecture, and culture.

We are committed to thoughtful development that protects the character of the district while introducing modern healthcare services that will benefit the community for decades to come.



A COLLABORATIVE APPROACH

We are working hand-in-hand with the Commission for Historic and Architectural Preservation (CHAP), city officials, and preservation experts to ensure our plans meet the highest standards of historic stewardship.



OUR PRESERVATION PRINCIPLES



RESPECT HISTORY

We honor the architectural heritage and character of the Seton Hill community.



PRESERVE CHARACTER

We maintain the unique historical features that make our neighborhood special.



THOUGHTFUL DESIGN

We incorporate design elements that complement the historic district's aesthetic.



SUSTAINABLE REUSE

We adapt existing structures and materials responsibly to create a modern, efficient, accessible healthcare facility.



COMMUNITY PARTNERSHIP

We work closely with CHAP, local leaders, and neighbors to ensure our project reflects shared values and vision.

HOW WE PRESERVE AND ENHANCE



PROTECT HISTORIC FEATURES

Preserving original brick, masonry, cornices, window openings, and architectural details that define the building's historic charm.



RESTORE WITH CARE

Restoring and repairing historic elements where possible to maintain the building's authentic character and integrity.



INTEGRATE MODERN ACCESSIBILITY

Designing accessible entrances and interiors that meet today's standards while respecting the historic fabric.



THOUGHTFUL INTERIORS

Creating warm, healing spaces that blend historic character with modern functionality and patient comfort.



ENHANCE THE NEIGHBORHOOD

Investing in Seton Hill strengthens our community and supports the long-term preservation and vitality of the neighborhood.



WHY IT MATTERS

PRESERVATION IS MORE THAN PROTECTION— IT'S A LEGACY.

By preserving our historic buildings, we preserve our stories, our identity, and our future. Our clinic will not only provide life-changing care, but will also stand as a symbol of respect for the past and hope for the future.



OUR COMMITMENT TO SETON HILL



We Protect

We protect the historic assets that make Seton Hill unique.



We Invest

We invest in the neighborhood's economic and social future.



We Collaborate

We collaborate with community leaders and preservation experts every step of the way.



We Inspire

We inspire future generations by showing that preservation and progress go hand in hand.

“ We are proud to build a healthcare home that honors the rich history of Seton Hill while creating a healthier, brighter tomorrow for our community. — Our Promise



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



www.setonhillclinic.org

IN PARTNERSHIP WITH



BALTIMORE
VILLAGE CORP.



NORTH SIDE
HEALTH & DIAGNOSTICS

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT
PROSPECTUS

JULY 2026

LEADERSHIP & PROJECT TEAM

Experienced Leadership. Community Commitment. Shared Vision.

The Seton Hill Community Clinic is led by a collaborative team of community leaders, healthcare professionals, and development experts dedicated to delivering sustainable, patient-centered healthcare to the Seton Hill community and surrounding neighborhoods. Together, Baltimore Village Corp. and North Side Health & Diagnostics bring decades of combined experience in ownership, healthcare operations, planning, development, construction, and community engagement.



SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

BALTIMORE VILLAGE CORP.

PROPERTY OWNER & COMMUNITY PARTNER

ARIEL BARAYEV

Managing Member

PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.

JOE RUBINOV

Managing Member

PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.

ANTHONY PRESSLEY

Community Representative

PROFESSIONAL
PORTRAIT
COMING SOON

A detailed executive profile
will be added upon completion.



Together, Baltimore Village Corp. and North Side Health & Diagnostics combine community leadership, healthcare expertise, and development experience to deliver a sustainable, community-centered healthcare campus.

NORTH SIDE HEALTH & DIAGNOSTICS

DEVELOPMENT PARTNER & HEALTHCARE OPERATOR

MARCELLO SOZIO

Chief Operating Officer (COO)
Director of Healthcare &
Clinical Operations

Marcello Sozio brings more than 25 years of executive leadership in healthcare operations, specializing in the planning, development, build-out, and management of advanced medical facilities throughout the healthcare industry. His experience spans healthcare administration, clinical operations, regulatory compliance, specialty program implementation, and operational leadership.

Marcello oversees the operational strategy for the Seton Hill Community Clinic, ensuring the delivery of high-quality patient care while building efficient and sustainable clinical systems.

Medical Facility
OperationsHealthcare
OperationsClinical
OperationsHyperbaric
MedicineAdvanced
Wound CareClinical Program
DevelopmentHealthcare
AdministrationRegulatory
Compliance

MO KHAN

Vice President of Operations
Director of Development & Construction

Mo Khan brings more than 12 years of experience in planning, development, and construction management, successfully delivering residential, commercial, institutional, healthcare, and government-funded projects throughout the private and public sectors.

His expertise includes project planning, entitlement coordination, historic preservation, regulatory compliance, consultant management, and stakeholder coordination from concept through project completion.

Mo leads development and construction for the Seton Hill Community Clinic, coordinating design professionals, government agencies, and construction teams to transform the project vision into a fully operational healthcare facility.

Project
PlanningDevelopment
ManagementConstruction
ManagementHealthcare Facility
DevelopmentHistoric
RehabilitationFederal, State &
Municipal ProjectsOwner
RepresentationRegulatory
CoordinationCOMPLEMENTARY
LEADERSHIP

One Vision. One Mission.



The partnership between Baltimore Village Corp. and North Side Health & Diagnostics combines community leadership, healthcare expertise, and development experience to establish a sustainable healthcare resource that will serve the Seton Hill community for generations.

- ✓ Community Leadership
- ✓ Healthcare Excellence
- ✓ Development & Construction Expertise
- ✓ Strategic Planning
- ✓ Accountability & Transparency
- ✓ Long-Term Community Investment



OUR COMMITMENT TO THE SETON HILL COMMUNITY

COMMUNITY
PARTNERSHIP

Working alongside residents, churches, local organizations, and healthcare providers to ensure the clinic reflects the needs of the community it serves.

QUALITY
HEALTHCARE

Delivering compassionate, evidence-based healthcare with dignity, respect, and clinical excellence.



INTEGRITY

Operating with transparency, accountability, and responsible stewardship in every decision we make.



SUSTAINABILITY

Developing a healthcare campus designed to provide long-term access to specialty care while supporting future community growth.

COMMUNITY
INVESTMENT

Creating lasting value through healthcare access, employment opportunities, neighborhood revitalization, and strategic community partnerships.



Individually, we bring experience. Together, we bring impact.
United by purpose. Driven by community. Committed to excellence.

SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare425 West Monument Street
Baltimore, Maryland 21201

www.setonhillclinic.org



IN PARTNERSHIP WITH

BALTIMORE
VILLAGE CORP.NORTH SIDE
HEALTH & DIAGNOSTICSNON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026

PROJECT ROADMAP

A Strategic Path from Vision to Reality

The Seton Hill Community Clinic is being developed through a structured, phased approach that combines community engagement, regulatory coordination, historic preservation, healthcare planning, and strategic partnerships. Each phase builds upon the previous one to ensure the clinic is thoughtfully planned, responsibly developed, and positioned for long-term success.



SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

PROJECT DEVELOPMENT TIMELINE



PROJECT STATUS DASHBOARD



CURRENT PRIORITIES



OUR COMMITMENT

"Every milestone brings us one step closer to providing accessible, specialized healthcare services that will positively impact the Seton Hill community for generations."



SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

425 West Monument Street
Baltimore, Maryland 21201

www.setonhillclinic.org



IN PARTNERSHIP WITH

BALTIMORE
VILLAGE CORP.NORTH SIDE
HEALTH & DIAGNOSTICSNON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026

THE SETON HILL COMMUNITY CLINIC PROGRAMS & SERVICES



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare

Specialized Care. Close to Home. Changing Lives.

The Seton Hill Community Clinic will deliver high-quality, specialized healthcare services designed to address critical community needs, reduce health disparities, and improve outcomes. Our programs are built around patient-centered care, advanced treatment technologies, and a commitment to whole-person healing.

CORE PROGRAMS & SERVICES

HYPERBARIC OXYGEN THERAPY



Advanced treatment to promote healing and recovery.

- Chronic Wounds
- Diabetic Ulcers
- Radiation Tissue Injury
- Post-Surgical Recovery
- Soft Tissue Injuries

ADVANCED WOUND CARE



Evidence-based wound care for faster healing and better outcomes.

- Comprehensive Wound Assessments
- Debridement
- Dressings & Therapies
- Infection Management
- Patient Education

DIABETES CARE & PREVENTION



Helping patients manage diabetes and prevent life-threatening complications.

- Diabetes Education
- Blood Sugar Management
- Foot Care & Prevention
- Lifestyle Coaching
- Risk Reduction

POST-AMPUTATION SUPPORT



Comprehensive support for recovery, mobility, and independence.

- Stump Care
- Prosthetic Referrals
- Rehabilitation Support
- Mobility Training
- Peer Support Groups

COMMUNITY HEALTH & WELLNESS



Promoting wellness and empowering our community to live healthier lives.

- Health Screenings
- Nutrition Counseling
- Chronic Disease Education
- Health Workshops
- Referral Navigation

HEALING. EMPOWERING. TRANSFORMING.



Our programs are designed to treat the whole person—addressing medical needs while supporting emotional, social, and community well-being.



Patient-Centered
Care



Clinical Excellence
& Innovation



Accessible &
Affordable



Community
Collaboration



Compassion
in Every Visit

PATIENT JOURNEY



1. REFER OR SELF-REFER

Patients are referred by providers or can self-refer.



2. EVALUATION & ASSESSMENT

Comprehensive evaluation to create a personalized care plan.



3. TREATMENT & CARE

Specialized treatments delivered by our clinical team.



4. MONITOR & FOLLOW UP

Ongoing monitoring to ensure progress and healing.



5. RECOVERY & WELLNESS

Support for long-term health, independence, and quality of life.

FACILITY HIGHLIGHTS



HISTORIC PROPERTY WITH A PURPOSE

We are preserving the character of Seton Hill while revitalizing it to serve today's healthcare needs.



ACCESSIBLE FOR ALL

Our facility will be fully ADA accessible, ensuring inclusive care for all patients.



ADVANCED TECHNOLOGY

State-of-the-art equipment and treatment modalities to deliver exceptional care.



COMFORTABLE, COMPASSIONATE ENVIRONMENT

Designed to promote healing, dignity, and a positive patient experience.



SUSTAINABLE & COMMUNITY- FOCUSED

Environmentally responsible design that supports long-term community benefit.

EXPECTED COMMUNITY IMPACT



IMPROVED ACCESS TO CARE

Reducing barriers and bringing specialized healthcare services into the community.



BETTER HEALTH OUTCOMES

Earlier intervention and advanced treatments lead to faster healing and fewer complications.



REDUCED COSTS TO THE SYSTEM

Preventing amputations and hospitalizations lowers long-term healthcare costs.



STRONGER COMMUNITY

Healthier residents contribute to a stronger, more vibrant Seton Hill neighborhood.



ECONOMIC & SOCIAL BENEFITS

Creating jobs, supporting local businesses, and investing in community revitalization.



*“When our community heals,
our community thrives.”*



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



www.setonhillclinic.org

IN PARTNERSHIP WITH



BALTIMORE
VILLAGE CORP.



NORTH SIDE
HEALTH & DIAGNOSTICS

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026

15

INVEST TODAY
TRANSFORM
TOMORROW

WHY INVEST IN SETON HILL COMMUNITY CLINIC?

A Strong Investment in Health. A Stronger Future for Our Community.

The Seton Hill Community Clinic represents a rare opportunity to invest in a high-impact, community-driven healthcare solution that improves lives, strengthens our neighborhood, and delivers lasting social and economic return.



SETON HILL
— COMMUNITY CLINIC —

Non-Profit Community Healthcare



WHY THIS PROJECT DESERVES YOUR INVESTMENT



CRITICAL NEED

Addresses a documented lack of specialized healthcare services in Seton Hill and surrounding communities.



PROVEN IMPACT

Evidence-based programs that improve outcomes, reduce complications, and save lives.



SUSTAINABLE MODEL

Combines clinical excellence, community partnerships, and responsible stewardship for long-term success.



COMMUNITY OWNED

Led by local ownership and committed partners who live, work, and invest in our neighborhood.



STRONG RETURN

Generates significant health, social, and economic returns for the community and region.

FUNDING & PARTNERSHIP OPPORTUNITIES



GOVERNMENT GRANTS

- Federal & State Health Grants
- Community Development Funding
- Veteran Health Programs



FOUNDATION SUPPORT

- Health Equity Initiatives
- Wound Care & Chronic Disease Programs
- Community Wellness Grants



HEALTHCARE PARTNERSHIPS

- Hospitals & Health Systems
- Specialty Care Providers
- Insurance & Managed Care Organizations



CORPORATE SPONSORSHIP

- Corporate Social Responsibility
- Employee Matching Programs
- Community Investment Initiatives



INDIVIDUAL DONORS

- Major Gifts
- Monthly Giving
- Legacy & Planned Giving



COMMUNITY PARTNERS

- Faith-Based Organizations
- Neighborhood Associations
- Civic & Social Groups

INVESTMENT IMPACT SUMMARY



HEALTH IMPACT

500+

Patients served annually through specialized programs within the first three years.

Reduced amputations, complications, and hospitalizations.



ECONOMIC IMPACT

25+

New jobs created, including clinical, administrative, and support positions.

Millions in local economic activity generated through the project.



COMMUNITY IMPACT

1,000+

Families benefiting from accessible, high-quality healthcare close to home.

Strengthened neighborhood connections and community well-being.



LONG-TERM IMPACT

Generations

A sustainable healthcare resource that will serve Seton Hill for decades to come.

A lasting legacy of hope, healing, and opportunity.

HOW YOU CAN PARTNER WITH US

1

CONNECT

Contact our team to learn more about the project and partnership opportunities.

2

COLLABORATE

We'll work together to identify the best way your support can make the greatest impact.

3

INVEST

Your investment helps build the future of healthcare for Seton Hill and beyond.

4

TRANSFORM

Together, we create lasting change and a healthier future for our community.



SCAN TO PARTNER WITH US

Invest in health.
Invest in hope.
Invest in our future.

YOUR INVESTMENT CREATES LASTING CHANGE



BETTER HEALTH OUTCOMES

Improves healing, prevents complications, and saves lives.



STRONGER COMMUNITIES

Builds healthier families and a more vibrant, resilient Seton Hill.



ECONOMIC GROWTH

Creates jobs, attracts investment, and strengthens the local economy.



LASTING LEGACY

Your support leaves a legacy that will benefit generations to come.



TOGETHER,
WE CAN HEAL.

TOGETHER,
WE CAN THRIVE.

“

*When we invest in health, we invest in people.
When we invest in people, we build stronger communities.
When we build together, we create a better tomorrow.”*



SETON HILL
— COMMUNITY CLINIC —
Non-Profit Community Healthcare



425 West Monument Street
Baltimore, Maryland 21201



www.setonhillclinic.org



(410) 555-0145



IN PARTNERSHIP WITH
**BALTIMORE
VILLAGE CORP.**



**NORTH SIDE
HEALTH & DIAGNOSTICS**

NON-PROFIT COMMUNITY
HEALTHCARE DEVELOPMENT PROSPECTUS

JULY 2026



SETON HILL

— COMMUNITY CLINIC —

Non-Profit Community Healthcare

A HEALTHIER FUTURE.
Built Together.



The Seton Hill Community Clinic is more than a building—
it is a promise to our community.

A promise of hope. A promise of healing.

A promise of a stronger, healthier tomorrow.



CONTACT US



ADDRESS

425 West Monument Street
Baltimore, Maryland 21201



MAIN OFFICE

301-388-5081



EMAIL

info@ct3usa.com

IN PARTNERSHIP WITH



BALTIMORE VILLAGE CORP.

Property Owner &
Community Partner



NORTH SIDE HEALTH & DIAGNOSTICS

Development Partner &
Healthcare Operator



*“Together, we are building more than a
healthcare facility—we are creating a healthier
future for the Seton Hill community through
compassionate care, strategic partnerships,
and a long-term commitment to community wellness.”*



COMMUNITY FOCUSED

Listening, engaging, and
responding to the needs
of our neighbors.



CLINICAL EXCELLENCE

Delivering safe, effective,
and evidence-based
healthcare.



INTEGRITY & ACCOUNTABILITY

Operating with transparency,
trust, and responsible
stewardship.



SUSTAINABLE IMPACT

Building a strong foundation
for long-term health and
community vitality.



COMPASSIONATE CARE

Treating every individual
with dignity, respect,
and understanding.