

State Of Maryland 2021 Bond Initiative Fact Sheet

1. Name Of Project		
Langton Green Community Farm		
2. Senate Sponsor	3. House Sponsor	
Reilly	Bagnall	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Anne Arundel County	\$94,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Langton Green Community Farm Facility		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Reilly		edward.reilly@senate.state.md.us
Delegate Bagnall		
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The mission of Langton Green (LGI), a 501(c)3 nonprofit since 1984, is to continue to help people with intellectual and developmental disabilities to live with the highest possible degree of independence and quality of life by providing homes, support, and other services. In 2014 LGI purchased a 13-acre farm at 846 Generals Highway in Millersville to provide training and work opportunities for LGI residents. Farm efforts supply healthy fresh produce and eggs for 100+ LGI adult residents living in 20 apartments in Annapolis and in 15 additional houses throughout Anne Arundel County. Any surplus produce goes to other area nonprofits. Farm efforts have become even more important during the pandemic for those who need a place where they can be safely socially-distanced outdoors during periods of quarantine which may last longer than many of us originally suspected.</p>		

11. Description and Purpose of Project (Limit length to visible area)

Thanks to 2020 Bond Initiative funding LGI renovated an existing rancher house on the farm into areas for offices, vocational training, processing produce, community education, a therapeutic animal program. The attached rancher garage was remodeled into a kitchen (can be shared with other nonprofits) and multi-purpose workspace. This space was much-needed; however, it resulted in a loss of garage space for vehicle/equipment storage and work. Therefore LGIs 2021 Bond request is for replacing a deteriorated existing detached garage next door to the renovated rancher with a triple-door metal building for work space and equipment storage. Farm structures facilitate work and training for people with intellectual disabilities and the processing and distribution of farm produce. They are also a part of a gateway for the public to join us on the farm, integrating the community with our special population and enriching all concerned.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	
Design	
Construction	\$94,000
Equipment	
Total	\$94,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Maryland General Assembly Legislative Bond	\$94,000
Total	\$94,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
2014	TBD	2020	TBD
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
		22	100+
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$100,000	Renovation of an existing rancher house on the farm i	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Langton Green, Inc. 3016 Arundel on the Bay Road Annapolis, MD 21403		Langton Green Community Farm 844-846 Generals Highway Millersville, MD 21108	
20. Legislative District in Which Project is Located	33 - Anne Arundel County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Tina M Maiolo	Has An Appraisal Been Done?	Yes/No
Phone:	202-310-5500		No
Address:		If Yes, List Appraisal Dates and Value	
Carr Maloney P.C. 2020 K Street, NW Washington, D.C. 20005			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
8	10	337800.00	453160.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF			
New GSF	1200		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>We are excited about moving on to the next phase of building and renovation on the Langton Green Community farm, always with the intention of creating new opportunities for individuals with intellectual and developmental disabilities who receive fair wages if they choose to work on the farm. They feel pride in their ability to become subject experts in regard to produce, a subject about which knowledge is becoming rare. They also have the opportunity to be caregivers for animals (while in the past many have only experienced being cared-for instead of being care-givers.) Finally, the farm is a gateway for members of the public to join us on the farm, integrating the community with our special population and enriching all concerned.</p> <p>This capital project to replace the detached garage next door to the rancher with a steel work building for additional work space and storage of equipment will complete another important much-needed phase of building and renovation on the Langton Green Community Farm. The farm has been owned by Langton Green since 2014.</p> <p>Replacing a deteriorated garage with a new updated structure will provide work space as well as storage for farm equipment and supplies such as tractors, tractor implements, mowers, gator utility vehicles, landscaping and farm equipment, as well as storage of irrigation equipment, hoses, landscaping fabric, and harvest bins, from season to season. Cost estimate is approximately \$94,000.</p> <p>As stated above, the existing detached garage is located adjacent to the recently-renovated rancher on the farm. The detached garage is small and in extremely bad repair. This capital project would consist of tearing down the garage and replacing it with a steel work building. The project would also free up additional areas in the adjacent rancher for development into a formal, full-time workshop for expanded indoor space for seeding and transplanting, for ongoing craft projects, and for construction of materials, equipment, and components of structures for use on the farm.</p> <p>In the years before 2020 LGI had already invested significantly in the adjacent rancher with accomplishments such as gutting the structure, doing professional mold remediation, and adding a handicapped-accessible bathroom. Subsequently, funding from a 2020 Legislative Bond Initiative (THANK you!) completed the renovation of the rancher.</p> <p>Through the years LGI has also put in place other important structures and invested significantly in tractors and other farm equipment."</p> <p>Note re budget figures in question # 24: Budget figures are estimated based on the previous year due to pandemic closures. If requested LGI can send an amended budget as we have more information regarding potential resumption of operations.</p>	