

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Indian Head Grocer Initiative		
2. Senate Sponsor	3. House Sponsor	
	Charles County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Charles County	\$300,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a grocery store 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
Charles County Delegation		debra.davis@house.state.md.us
Marilyn Steele		202-880-4955
10. Description and Purpose of Organization (Limit length to visible area)		
<p>We are a grass roots partnership of residents and a local small business which have teamed up to break the chain of food insecurity in our town of Indian Head Maryland. The nine members of the Initiative serve as the Advisory Council and have backgrounds, experience, skills and knowledge from work in their own businesses and from corporate America. There is nearly 100 years of combined experience, with one clear and dedicated mission: bring a right-sized grocery store with ready access, affordable fresh foods to our community.</p>		

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

To eradicate the food desert designation in Indian Head and add to the Town's revitalization by renovating five abandoned and vacant buildings/lots to a mixed-use development of retail spaces and workforce housing. The project will be anchored by a right-sized, full-service grocery store, with a small walk-up ice cream shop on the first floor. The second floor will house six new housing units for working families. The adjacent lots will be revitalized from overgrown and dumping lots into an impervious paver parking lot, community/rain garden and other green space. The project was purposely designed as mixed use to ensure the sustainability of the grocery store and prevent Indian Head from becoming a food desert yet again. This project will bring 15-20 good paying jobs and will transition to employee ownership, providing greater opportunity, along with the first fresh foods source to the Town and the military persons serving on NSF in over two decades.

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	\$725,000
Design	\$86,000
Construction	\$2,168,000
Equipment	\$300,000
Total	\$3,279,000

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

DHCD - NBW	\$880,000
Strategic Demolition Fund	\$200,000
Town of Indian Head	\$375,000
USDA	\$150,000
HFFI	\$200,000
Project Restore	\$215,000
RXBSA Properties, LLC	\$115,000
Bond Bill Initiative	\$300,000
Other Grant Funding Sources	\$844,000
Total	\$3,279,000

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
2/1/2022	8/15/2022	10/1/2022	2/28/2023
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
115000.00	0		7,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
RXBSA Properties, LLC 4338 Indian Head Highway Indian Head, Maryland 20640		4175 Indian Head Highway Indian Head, Maryland 20640	
20. Legislative District in Which Project is Located	28 - Charles 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:	Marilyn Steele	Has An Appraisal Been Done?	Yes/No
Phone:	(202) 880-4955		No
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	15-20	0.00	3500000.00
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?			Yes
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
Oasis Fresh Foods Market	25 years	\$3,200/mo	6,400
Papaleo's Ice Cream	5 years	\$800/mo	500
Lofts at the Algonquin	25 years	\$9,000/mo	6,200
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	9,600		
Space to be Renovated GSF	3,500		
New GSF	13100		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2023

28. Comments