

State Of Maryland

2023 Bond Initiative Fact Sheet

1. Name Of Project		
Regional Agriculture Center		
2. Senate Sponsor	3. House Sponsor	
Bailey	Crosby	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
St. Mary's County	\$975,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Regional Agriculture Center		
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 Jack Bailey		Jack.Bailey@senate.state.md.us
John Hartline		301-274-1922
10. Description and Purpose of Organization (Limit length to visible area)		
<p>For over 55 years, the Tri-County Council for Southern Maryland (TCCSMD) has elevated the opportunities vital to our regions prosperity. From economic development to agriculture, workforce training to transportation, we provide Southern Marylands citizens and businesses with resources for long-term growth. The Southern Maryland Agricultural Development Commission (SMADC) is a division of the TTCSMD and is the go-to resource in Southern Maryland and beyond for farmers and producers who want to increase their potential and for consumers who want to connect with local farms and food.</p>		

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

The RAC is designed primarily as a production and distribution facility that will meet and exceed the expectations of Southern Maryland meat producers by providing a world-class, and local solution to retail meat processing. It will expand the availability of products to consumers, add considerable value to producers products, create and provide training for good-paying agricultural-related jobs, and provide a substantial multiplier effect on the local economy. The RAC will be anchored by a full-service cut & wrap butchery operation capable of providing experienced retail meat cutting and labeling under USDA/FSIS inspection. It will also be able to add considerable value to certain products through aging, fermentation, and smoking. The RAC will also support larger-scale aggregation and distribution modules for Southern Maryland Meats members to reach a much broader category of customers, i.e., institutions, some within and some outside of Southern Maryland.

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	\$1,000,000
Construction	\$5,000,000
Equipment	\$500,000
Total	\$6,500,000

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

TCC/SMADC	\$1,500,000
ST. MARY'S COUNTY	\$3,025,000
RMEDF FUNDS	\$1,000,000
BOND	\$975,000
Total	\$6,500,000

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
12/01/2022	3/31/2023	01/01/2024	01/01/2025
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
0.00		0	17 Employees/125 Ag Producers
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2021	\$200,000	Separate Cold Storage at the Regional Agricultural Ce	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Tri-County Council for Southern Maryland 15045 Burnt Store Rd PO Box 745 Hughesville, MD 20637		Parcel 474 New Market Rd Charlotte Hall, MD	
20. Legislative District in Which Project is Located	29A - St. Mary's 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:	John Hartline	Has An Appraisal Been Done?	Yes/No
Phone:	3012741922		No
Address:		If Yes, List Appraisal Dates and Value	
15045 Burnt Store Rd PO Box 745 Hughesville, MD 20637			

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	17	0.00	500000.00
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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
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
TBD			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
St. Mary's County, MD	20 years	4 5-year increments	
26. Building Square Footage:			
Current Space GSF			
Space to be Renovated GSF			
New GSF	7,500		

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

Construction to Begin 1st quarter, 2024

28. Comments

This Bond would FINISH this long-awaited and needed infrastructure to complete the objective of world-class localized meat processing for Southern Maryland and the greater region. In addition, the RAC will offer aggregation and distribution of meats aimed at institutional and large buyers, heretofore unapproachable without working together to meet volume and consistency objectives. The RAC will also be supportive of an increasingly active cottage food and small batch licensed food makers in need of a certified kitchen where advice concerning regulations will be offered.