

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
Indian Head Grocer Initiative		
2. Senate Sponsor	3. House Sponsor	
Charles County Senators	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 the Indian Head Grocer Initiative		
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
Delegate Debra M. Davis		debra.davis@house.state.md.us
Marilyn Steele		(301) 848-9809
		arthur.ellis@senate.state.md.us
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 and nutrition insecurity and disparity in our town of Indian Head, Maryland. The nine members of the Initiative serve as the Advisory Council and have backgrounds, experience, skills, education, and knowledge from work in their own businesses, civic organizations, nonprofit and 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 for affordable fresh foods to our community</p>		

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

To eradicate Indian Head food desert designation and add to the Town's revitalization by renovating 5 vacant/blighted buildings/lots to a mixed-use development.. 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 parking spaces, 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 to local residents providing great opportunity, along with the first fresh foods source to the Town and military persons serving on Naval Support Facility Indian Head 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	\$742,603
Design	\$221,895
Construction	\$3,206,477
Equipment	\$675,000
Total	\$4,845,975

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

DHCD Neighborhood BusinessWorks	\$2,115,000
Strategic Demolition Fund	\$315,000
Town of Indian Head	\$375,000
USDA - Rural Program through End Hunger	\$176,500
Healthy Food Financing Initiative	\$200,000
State of Maryland Project Restore	\$215,000
Bond Bill Legislation	\$300,000
BRIDGE Church	\$5,000
DHCD- Opportunity Zone Micro Grant	\$100,000
Maryland Energy Administration	\$103,000
Multi-Family Energy Efficiency & Housing	\$21,000
Total	\$3,925,500

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	1/31/2023	8/15/2023	8/30/2024
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
265000.00	0		>7,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2022	\$300,000	Acquisition	
2023	\$100,000	Construction	
19. Legal Name and Address of Grantee		Project Address (If Different)	
RXBSA Properties, LLC 4338 Indian Head Highway Indian Head, Maryland 20640		4145 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:	(301) 848-9809		Yes
Address:		If Yes, List Appraisal Dates and Value	
4338 Indian Head Highway Indian Head, Maryland 20640		11/04/2022	2350000.00

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	3750000.00
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	\$4,100/mo	6,400
Papaleo's Ice Cream	5 years	\$800/mo	500
Lofts at the Algonquin	25 years	\$9,000/mo	6200
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	9600		
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

No additional comments.