

State Of Maryland 2017 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name Of Project
lr3576	sb1059			Southern Market Place
3. Senate Bill Sponsors				House Bill Sponsors
Muse				
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Prince George's County				\$50,000
6. Purpose of Bill				
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Southern Market Place facility				
7. Matching Fund				
Requirements: Equal			Type: The matching fund may consist of in kind contributions.	
8. Special Provisions				
<input type="checkbox"/> Historical Easement			<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title			Contact Ph#	Email Address
Beth Myers			202-342-9664	beth@altdevinc.com
10. Description and Purpose of Organization (Limit length to visible area)				
<p>The property at 801-829 Southern Ave Oxon Hill, Maryland has been owned by by Southern Ave Associates Limited Partnership which is a strip shopping center since 1988. We worked with our TNI (Transforming Neighborhoods Initiatives) to get approval for our Sustainability Designation. The site is 14 acres. The name of the project is Southern Marketplace. The purpose is to own, develop and manage the property to use smart growth values with best practices.</p>				

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

The first aspect is to improve public safety by designing new energy efficient lighting with LED lights that will provide a safer environment for the community. The second is for architectural/engineering services to get a master plan for the site. We are focusing on designing a community where our neighbors have healthier food options, a wellness center with housing that will attract a mix of incomes. We are working with our community to design this smart growth design together.

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	\$43,000
Construction	\$7,000
Equipment	
Total	\$50,000

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

Maryland Bond	\$50,000
Pepco rebates with Lockheed Martin	\$32,000
in kind contribution of neighbors engaging in deciding w	\$18,000
any contingency electrical work will be paid for by South	
Total	\$100,000

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
3/5/2017	4/28/2017		
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	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Southern Marketplace 809 Southern Ave. Oxon Hill,MD			
20. Legislative District in Which Project is Located	26 - Prince George'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:	Shipley and Horne	Has An Appraisal Been Done?	Yes/No
Phone:	301 9251800		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
35	50		
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?			
C. Does the grantee intend to lease any portion of the property to others?			
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	58,000		
Space to be Renovated GSF			
New GSF			

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
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28. Comments	
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Lockhead Martin and Pepco are working with us to establish a design for new energy efficient lights in the parking lot. We will use this opportunity to show other folks in other TNIs what we have done with these incentives and how we have taken advantage of this program. The lights will be installed at the latest within 2 months. It will impact our security and make our site feel more welcoming.

Our design will have community input to address ways of creating healthier lifestyles as well as economic development for our existing neighbors. In addition, we want to attract residents with a variety of incomes to add to our tax base. We plan on doing this through offering design amenities that are currently available in other urban jurisdictions.