

# State Of Maryland

## 2020 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Langton Green Community Farm		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Reilly	Bagnall	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Anne Arundel County	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Langton Green Community Farm facility, including repairs to the building's roof		
<b>7. Matching Fund</b>		
Requirements:  Equal	Type: The matching fund may consist of real property or in kind contributions.	
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
John M. Iaquinta	410-533-5935	jiaquinta@langtongreen.org
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Langton Green, Inc. (LGI), a non-profit since 1984, supports adults with intellectual and developmental disabilities so they may live their lives with greater independence and quality of life. 100+ individuals, age 21+ with varying abilities and needs reside at LGIs Annapolis apartment complex or in LGIs 15 homes around Anne Arundel County receiving services such as community learning services, individual coaching, support, and employment training. In 2014 LGI purchased the 13-acre LGI Community Farm to provide vocational training and work opportunities for LGI residents and outreach, education, and activities for the community. The farm provides healthy fresh fruit, vegetables, and eggs for all LGI residents with surplus going to other nonprofits such as the Lighthouse Shelter.</p>		

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

Immediate needs are to begin with new roof and windows, then continue renovating an existing rancher house on the farm into work areas for vocational training for individuals with intellectual disabilities, processing produce, community education, a therapeutic animal program and office space. Long-term needs include developing a commercial kitchen to be used jointly with other nonprofits much-needed in Anne Arundel County. Langton Green has already significantly invested in the project. The structure, previously uninhabitable, was gutted, mold issues were professionally remediated, and a handicapped-accessible bathroom was added. After roof and windows, the current project includes finishing a second bathroom, indoor work spaces and office space, electrical, and HVAC. This is essential for the individuals in our vocational services program and members of the community who receive programming, volunteer opportunities, etc. at the farm.

*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**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	\$100,000
<b>Equipment</b>	
<b>Total</b>	\$100,000

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

Maryland General Assembly Legislative Bond	\$100,000
Volunteer Labor Support	\$0
In-kind donations	\$0
<b>Total</b>	\$100,000

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
2014	TBD	2017	TBD
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
	22	100+	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
		n/a	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Langton Green, Inc. 3016 Arundel on the Bay Road Annapolis, MD 21403		Langton Green Community Farm 844-846 Generals Highway Millersville, MD 21108	
<b>20. Legislative District in Which Project is Located</b>	33 - Anne Arundel County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Tina M. Maiolo	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	202-310-5500		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Carr Maloney P.C. 2020 K Street, NW Washington, D.C. 20006			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
8	10	337800	453160
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	1092		
<b>Space to be Renovated GSF</b>	1092		
<b>New GSF</b>	0		

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

1963

**28. Comments**

Langton Green has owned the farm since 2014 and has made significant investments, both monetarily and with volunteer labor and in-kind donations. In addition to the purchase of the farm in 2014 for \$469,000, improvements on the farm have included \$43,000 toward the rancher building including major repairs, plumbing and septic. Adjacent structures such as greenhouses, hoop houses and containers have amounted to \$34,000. Investment in equipment such as tractors and mowers has totaled more than \$40,000.

We continue to seek grants and donations for additional improvements. For example, the Annapolis Civitans have donated greenhouses and structures for storage. The Ruritans donated a recycling shed. Volunteer groups from businesses such as Keller Williams and Kohls department store have donated many hours painting the exterior of the rancher and refurbishing and building small structures on the farm. Kitchen equipment such as a commercial stove have been donated.

The farm provides vocational training in agriculture and animal care, and the opportunity for people to do meaningful work with fair wages. Already in just a few seasons, the farms harvest of fruit, vegetables, and eggs, gives our own residents healthy food and contributes excess to other area nonprofits. We have already hosted school and church groups for day trips to learn about farming, composting, recycling, and animals. Our goal is to expand and develop the farm into a thriving social enterprise. As a result:

Langton Green residents and other nonprofits will be provided with fresh, healthy food.

Langton Green growers will receive vocational training in agriculture and animal care with real-world applications. Langton Green growers receive fair wages for work. They feel pride and value with the ability to become subject experts in regard to produce, a subject about which knowledge is becoming rare. The community will frequent the farm to obtain fresh, local produce at reasonable prices; People will learn about Langton Green. Increased awareness can generate volunteers and support. The community will enjoy a variety of activities, such as Pick-Your-Own days, Goat Yoga, Paint & Sip parties, hay rides, harvest and other festivals, and more. Educational programs for school and community groups have already begun to teach farming, biodiversity, recycling, and animal care. Income generated from food sales and events will help to fund Langton Green programs and services. AND perhaps the greatest benefit will be the integration of the community with our special population, enriching all parties. Rather than being shut away, out of sight, our people, our growers, can proudly hand a basket of tomatoes to a customer, and say for the first time in their life, I made this! That alone is worth a million dollars.