

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Melwood Horticultural Training Facilities		
2. Senate Sponsor	3. House Sponsor	
Ellis		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Charles County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Melwood Recreation Center, including relocating Melwoods garden center, upgrading playground facilities and aquatic facilities		
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 Arthur Ellis		arthur.ellis@senate.state.md.us
Scott Gibson		(301)599-4559
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Melwood is a leading employer, advocate, and preferred provider for people with disabilities. Devoted to creating a world in which disabled people are fully included since 1963, Melwood's innovative strategies and programs empower people with disabilities to live, work and thrive in the community. Our innovative programming empowers children, youth, and adults with disabilities to live, work and thrive independently, where and how they choose. Melwood's career development and exploration programs, and community, employment and wraparound support services are innovative solutions to empower people with disabilities. We are committed to advocating for policies and practices that include disability equity in diversity and inclusion efforts and acknowledge the importance and value of a neurodiverse workforce.</p>		

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

Melwood is relocating its garden center to the Melwood Recreation Center in rural Nanjemoy, Maryland. In 1963, Melwood's first line of business was a garden center at its main campus in Upper Marlboro, Maryland, which at the time was rural and an ideal location for a garden center. Today, Melwood will relocate the center to Nanjemoy to leverage local assets and needs of the community. Nearly sixty years after our founding, Melwood continues to focus on teaching plant care to young adults with disabilities providing meaningful employment opportunities. Melwood will replace its antiquated greenhouses with three new state-of-the-art commercial greenhouses (2 30x100 and 1 30x50). Melwood participants will be gaining work experience using modern-day irrigation systems and tools making them more competitive when seeking work at commercial nurseries and garden centers throughout the region.

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	\$0
Design	\$17,500
Construction	\$450,000
Equipment	\$360,000
Total	\$827,500

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

Riverview Property Sale	\$440,000
Fundraising Capital Campaign	\$187,500
Maryland Bond Bill	\$200,000
Total	\$827,500

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
Completed	Completed	7/1/2022	12/31/2023
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	
440000.00	300	325	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2021	\$450,000	Melwood Horticultural Center Environmental Upgrad	
2013	\$105,000	Melwood Recreation Center Facility	
2010	\$80,000	Melwood Recreation Center Facility Revitalization	
2007	\$1,000,000	Melwood Horticultural Training Center	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Melwood Horticultural Training Center, Inc. 501(c)(3) 5606 Dower House Road Upper Marlboro, MD 20772		9035 Ironsides Road Nanjemoy, MD 20662	
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:	Christie Roberts, Corporate Counsel	Has An Appraisal Been Done?	Yes/No
Phone:	301-599-4505		Yes
Address:		If Yes, List Appraisal Dates and Value	
5606 Dower House Road, Upper Marlboro, MD 20772		01/2022	465000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
6	22	536000.00	580000.00
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
Network Towers II, LLC	Annual 5	\$1000/ yr	3,750
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	65,700		
Space to be Renovated GSF	3,000		
New GSF	2x 3000 sq. feet, 1x 1500 sq. feet		

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

1992, 2015

28. Comments

Melwood remains deeply committed to inspiring people with disabilities to break through barriers so they may pursue careers of their choosing and achieve meaningful, full inclusion in their communities.

Melwood intends to leverage a portion of its capacity each year with the new garden center to growing fresh produce to stock food pantry programs throughout the county and help address food insecurity in Charles County. There are roughly 14,000 food insecure people in Charles County; that is nearly 1-in-10 residents. Sadly, nearly half of them are ineligible for aid from the Supplemental Nutrition Assistance Program.

Melwood anticipates breaking ground on this project in 2022 and for construction to be completed by the end of 2023.