

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Montgomery County Muslim Foundation		
2. Senate Sponsor	3. House Sponsor	
Kagan		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a property at 811 Russell Ave.		
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 Cheryl C. Kagan		Cheryl.Kagan@senate.state.md.us
Abdul Sheikh		(301) 760-7447
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Montgomery County Muslim Foundation (MCMF) is a non-Profit 501 (c) (3) tax exempt organization. MCMF mission is to undertake initiatives and programs to feed the hungry and homeless, help the needy among us to live a better life, take care of needs of senior citizens, and youth and interact with other communities and faiths to promote a congenial living environment for all. Activities in 2021: 373,980 lbs of food to 5333 families in 2021. 1113 gift baskets delivered during Christmas, Thanksgiving, and Ramadan in 2021. Annual scholarships to college students. Afro American Equity fund for trade relate classes. 60 students enrolled in book club and computer coding classes. 60 seniors enrolled in senior program and yoga classes. 38 women at homeless shelter served 3 meals daily for 28 days. 6000 lbs of fresh meat to 1200 families.</p>		

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

MCMF currently lease 3110 square feet of space at 811 Russell Avenue in Gaithersburg. This space is too small for MCMF operating food distribution, food pantry, clothing, SAT, Computer coding, book club, senior's program, youth program, administration offices. Urgent need to acquire additional space to maintain MCMF's 14 existing programs. MCMF is currently in negotiation for purchasing 10302 square foot space in 811 Russell Avenue (same building where MCMF is housed now). This will enable MCMF to better serve its clients and expand its social services and training programs for refugees, unemployed, and underemployed. MCMF social services programs compliments the services provided by the Maryland State, Montgomery County, and other non-profit organizations. MCMF programs are cost effective and rely on dedicated volunteers and reduce the burden and financial demands on the State and County governments.

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	\$1,150,000
Design	\$25,000
Construction	\$150,000
Equipment	\$20,000
Total	\$1,345,000

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

Bond Bill	\$600,000
Montgomery County Capital Grant	\$400,000
Donations from members	\$345,000
Total	\$1,345,000

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
4/1/2022	6/15/2022	8/16/2022	
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
70000.00	11,500		13,800
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
MONTGOMERY COUNTY MUSLIM FOUNDATION 811 RUSSELL AVENUE, SUITE G GAITHERSBURG, MD 20879		MONTGOMERY COUNTY MUSLIM FOUNDATION 811 RUSSELL AVENUE GAITHERSBURG, MD 20879	
20. Legislative District in Which Project is Located	17 - Montgomery 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:	MONTGOMERY COUNTY MUSLIM FOUNDATION	Has An Appraisal Been Done?	Yes/No
Phone:	301-800-1597		No
Address:		If Yes, List Appraisal Dates and Value	
811 RUSSELL AVENUE, SUITE G GAITHERSBURG, MD 20879			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
3	5	362000.00	420000.00
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?			No
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
None			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
PC GATEWAY, LLC	01/31/2024	NONE	
26. Building Square Footage:			
Current Space GSF	3110		
Space to be Renovated GSF	10,302		
New GSF	7192		

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

1997

28. Comments

MCMF is currently leasing 3110 square feet of space in the building located at 811 Russell Avenue, Gaithersburg, MD 20879. This space is too small for MCMF operations. PC GATEWAY, LLC wants to sell the whole building consisting of 31755 square feet of rentable space. The building will be converted into three condominiums. MCMF will own one of the condominiums with a total space of 10302 square feet.

MCMF Condominium would consist of four existing units 300, 301, G, and H. Currently MCMF is leasing Unit G only. After acquiring the condominium, Units G and H on the ground floor will be used for pantry, clothes and miscellaneous items, and packaging and distribution of food. Units 300 and 301 on the second floor will house the main offices, main hall for seniors' and youth program, conference room. MCMF also plans to provide other services such as free legal service, mentoring, job placement programs, counseling once space is available. These services will be also housed in Units 300 and 301.

MCMF is proposing to buy the 10302 of space for \$1,150,000.00, or \$111.62 per square foot. This is very cost-effective. The reason for such a cheap price proposal is that owners have 54 percent of the 31750 square foot buildings vacant. Negotiations are in progress. An appraisal by a licensed reputable company will be performed after a contract is signed with the seller. However, it is expected that the appraisal amount will not be more than the proposed price. MCMF is in touch with Montgomery County. County Executive, Mark Elrich and County Council members are well aware of the work performed by the MCMF in the community. Marc Elrich and some council members have been at MCMF and agree that additional space is needed. MCMF is applying for \$400K Capital grant from Montgomery County for the purchase of the four units. Marc Elrich is supportive of a request to Montgomery County. Once the purchase is complete, MCMF will have to perform improvement and tenant fit-up. MCMF has experienced licensed professional engineers and architects who will help lead this effort.