

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
St. James Public Comfort Station		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
	Crosby	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
St. Mary's County	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a public restroom		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<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>
Del. Brian Crosby		brian.crosby@house.state.md.us
David F. Thompson		301-481-6241
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>EAG Properties, in which David Thompson is majority owner, owns the property and all buildings at 19343 Three Notch Rd., Lexington Park, MD. 20653. Irony, LLC dba St James Deli &amp; Spirits, in which Sherry Thompson is the majority owner pays rent to EAG Properties. The purpose of St James Deli &amp; Spirits is to provide goods and services to an underserved area.</p>		

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

St James Public Comfort Station would serve as a rest stop and public restroom for southern St Mary's County. Some destinations include Point Lookout State Park, Elms Beach, St Mary's College of Mary and Historic St Mary's City. There are less than 10 food establishments and other businesses south of the base that cannot provide this service.

*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>	\$0
<b>Design</b>	\$3,000
<b>Construction</b>	\$92,000
<b>Equipment</b>	\$5,000
<b>Total</b>	<b>\$100,000</b>

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

State of Maryland	\$100,000
EAG Properties if more project funding is required.	
<b>Total</b>	<b>\$100,000</b>

<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>
4/1/2022	4/30/2022	6/1/2022	12/31/2022
<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>	
	N/A	25,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
EAG Properties 19343 Three Notch Rd. Lexington Park, MD. 20653			
<b>20. Legislative District in Which Project is Located</b>	29B - St. Mary's 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>	David Thompson	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	301-481-6241		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
49730 School House Lane Dameron, MD. 20628			

<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>
	3-5		15000
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<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>
Irony, LLC	20 years	\$15,000	7000 sq. ft.
<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>	7000		
<b>Space to be Renovated GSF</b>	2000		
<b>New GSF</b>	9000		

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

2022

**28. Comments**