

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Arbutus Marketplace		
2. Senate Sponsor	3. House Sponsor	
Sydnor	McCaskill	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Arbutus Marketplace (the former East Drive Shopping Center) to establish East Drive as a "Main Street" for Arbutus residents and the		
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
Jay Dillow		410.952.6620
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Southwest Visions Foundation (SWV) is a registered 501c3 non-profit organization established to address the economic and community development efforts of Southwest Baltimore County. A citizen board partners with County and State officials plus other stakeholders to achieve grants and facilitate improvements that benefit the community. Southwest Baltimore County is a designated Sustainable Community by the State of Maryland with a portion now designated as a BRNI area. SWV works with County and State officials to implement on the ground efforts to improve the lives of those citizens who reside within this Sustainable Community.</p>		

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

This project enables the transformation of an aging, tired community shopping center into a prominent community anchor less than 1 mile from UMBC. The renovations at Arbutus Marketplace will create safe, usable space on the (currently vacant) second floor of a two-story building. The renovations will enable UMBC to use the space for academic and community programming and office space. As the areas major Anchor Institution, UMBC is integral the community at large. Further, this project will substantially integrate UMBC into the greater Arbutus community and bolster engagement from the Arbutus neighborhood with UMBC.

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	\$350,000
Construction	\$7,730,000
Equipment	
Total	\$8,080,000

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

UMBC SEED Award	\$1,000,000
Baltimore County (proposed)	\$500,000
UMBC Direct Investment (proposed)	\$2,000,000
Bank Financing	\$3,580,000
Bond Bill	\$1,000,000
Total	\$8,080,000

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
TBD	TBD	TBD	TBD
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	
3580000.00	N/A	N/A	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
FY23	\$100,000	DHCD - Community Legacy Award	
FY24	\$50,000	DCHD - Technical Assistance Award	
FY25	\$75,000	DCHD - BRNI Award	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Southwest Visions Foundation 5524 Selma Road Halethorpe, MD 21227		East Drive Shopping Center 5203 East Drive Halethorpe, MD 21227	
20. Legislative District in Which Project is Located	44B - Baltimore 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:	Jay Dillow	Has An Appraisal Been Done?	Yes/No
Phone:	410-952-6620		
Address:		If Yes, List Appraisal Dates and Value	
1266 Poplar Ave Halethorpe, MD 21227			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
N/A	TBD		
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?			Lease
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	47,176		
Space to be Renovated GSF	23,000		
New GSF	0		

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

1951

28. Comments

This will also be occupied by another tenant, UMBC. UMBC will be a leaseholder to increase the connectivity with the community and the University.