

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Calico Cat Cafe		
2. Senate Sponsor	3. House Sponsor	
Sydnor		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$150,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the transform of a vacant property into a community cafe and gathering space		
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
Dawn Seestedt		(443) 635-0234
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Friends of Larchmont, Inc. is a newly established organization built on decades of service by a dedicated group of local community volunteers. This group has long been at the heart of the Larchmont community, hosting annual events, advocating for essential resources, and engaging in civic opportunities to strengthen the economic vibrancy of Woodlawn village. As the owner and manager of the community cafe, Friends of Larchmont, Inc. is committed to continuing its legacy of service, fostering community collaboration, and providing a space that meets both social and civic needs. The organization aims to further enhance the quality of life and support local initiatives through this new endeavor.</p>		

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

Friends of Larchmont Incorporated plans to establish a community cafe and gathering space that not only rejuvenates Woodlawn Village but also serves as a focal point for residents to gather, connect, and foster a sense of togetherness. In addition to providing affordable and delicious food and beverage options in a family friendly atmosphere, it will also host community events and meetings, talks, and workshops, showcase local talent and live entertainment, offer a flexible workspace, and support other small businesses through its local partners. This project aims to address the multi-faceted needs of our evolving neighborhood by creating a welcoming and inclusive space that enriches our social fabric and provides a convenient, walkable destination for families seeking meals and meaningful connections.

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	\$420,000
Design	\$50,000
Construction	\$350,000
Equipment	\$100,000
Total	\$920,000

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

Baltimore County Government	\$300,000
Seller Financing	\$420,000
Community Contributions	\$50,000
State of MD	\$150,000
Total	\$920,000

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
4/1/2025	7/30/2025	10/1/2025	3/30/2026
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	
770000.00	n/a	21,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Friends of Larchmont Incorporated 2608 Poplar Drive Gwynn Oak, MD 21207		Calico Cat 2137 Gwynn Oak Ave Gwynn Oak, MD 21207	
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:	Dawn Seestedt	Has An Appraisal Been Done?	Yes/No
Phone:	(443)635-0234		Yes
Address:		If Yes, List Appraisal Dates and Value	
2501 Poplar Drive Gwynn Oak, MD 21207		May 23, 2024	420000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
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
Peace & Blessings Florist	Annual	\$1500	882sf
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	3833sf		
Space to be Renovated GSF	3833sf		
New GSF	3833sf		

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

1950

28. Comments