

State Of Maryland

2025 Bond Initiative Fact Sheet

| | | |
|--|---|----------------------|
| 1. Name Of Project | | |
| Market Fresh Gourmet - Hampton Park Redevelopment | | |
| 2. Senate Sponsor | 3. House Sponsor | |
| Charles | | |
| 4. Jurisdiction (County or Baltimore City) | 5. Requested Amount | |
| Prince George's County | \$2,000,000 | |
| 6. Purpose of Bond Initiative | | |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Market Fresh Gourmet 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 |
| Mario R. Minor | | |
| | | |
| | | |
| 10. Description and Purpose of Organization (Limit length to visible area) | | |
| <p>Market Fresh Gourmet, Inc. (MFG) is a minority-owned, Maryland-based business led by a team with over 75 years of combined grocery, retail, and management experience. MFG was created to establish full-service community grocery stores in underserved areas, focusing on food deserts and opportunity zones as defined by the Neighborhood Impact Investment Fund. MFG is also a social impact company with a mission to: 1) recruit, retain, and upskill local workers, including management training; 2) offer a customer experience that promotes healthy choices in diverse communities; 3) provide cooperative ownership opportunities, enabling community members and employees to invest through Employee Stock Options</p> | | |

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

Hampton Park development. Hampton Park is a mixed-use development project located on prime property near the Capital Beltway and Central Avenue in Maryland at the former site of the Hampton Park Mall. The development will include residential, business/office, and retail/dining districts on a 25-acre site. Hampton Park redevelopment is the new headquarters for the Health and Human Services for Prince Georges County and anchored by Market Fresh Gourmet. This project has been designed to catalyze the revitalization of the legacy communities located along the 214 Central Avenue corridor, in central Prince Georges County, MD.

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 | |
| Design | \$75,000 |
| Construction | \$4,700,000 |
| Equipment | \$2,200,000 |
| Total | \$6,975,000 |

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

| | |
|----------------------------|--------------------|
| MD State DHCD | \$1,000,000 |
| Arctaris OZ Fund Equity | \$1,875,000 |
| MD General Assembly LBI | \$2,000,000 |
| Velocity Capital Developer | \$1,000,000 |
| FSC First | \$500,000 |
| PG County EDIF Grant | \$250,000 |
| Crowd Funding | \$350,000 |
| | |
| | |
| | |
| | |
| Total | \$6,975,000 |

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|--|---|---|------------------------------|
| 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 | |
| 270000.00 | 0 | 290,000 per/annum | |
| 18. Other State Capital Grants to Recipients in the Past 15 Years | | | |
| Legislative Session | Amount | Purpose | |
| N/A | | | |
| | | | |
| | | | |
| | | | |
| 19. Legal Name and Address of Grantee | | Project Address (If Different) | |
| N/A | | N/A | |
| 20. Legislative District in Which Project is Located | 25 - Prince George's 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: | | Has An Appraisal Been Done? | Yes/No |
| Phone: | | | |
| Address: | | If Yes, List Appraisal Dates and Value | |
| | | | |
| | | | |
| | | | |
| | | | |

| 24. Impact of Project on Staffing and Operating Cost at Project Site | | | |
|---|---------------------------------|---------------------------------|-----------------------------------|
| Current # of Employees | Projected # of Employees | Current Operating Budget | Projected Operating Budget |
| 4 | 100 | | 4098000.00 |
| 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? | | | Lease |
| B. If owned, does the grantee plan to sell within 15 years? | | | |
| 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 | | | |
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| E. If property is leased by grantee - Provide the following: | | | |
| Name of Leaser | Length of Lease | Options to Renew | |
| COZ Retail LP | 10 yrs. | Two 5 yrs. Opts. | |
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| 26. Building Square Footage: | | | |
| Current Space GSF | 20,776 | | |
| Space to be Renovated GSF | 20,776 | | |
| New GSF | | | |

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| 27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion | |
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|---------------------|
| 28. Comments |
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Please accept Ms. Joanne Jenkins, Chief Administrative Officer) as a second point of contact. She can be reached by email at: joanne@marketfreshgourmet.com. Mario Minor, Chief Executive Officer) can be reached directly by email at: mario@marketfreshgourmet.com.