

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	Roberts	
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

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			
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.	
26. Building Square Footage:			
Current Space GSF	20,776		
Space to be Renovated GSF	20,776		
New GSF			

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

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.