

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Aaron's Place - Food Hub and Innovation Campus		
2. Senate Sponsor	3. House Sponsor	
Hershey	Ghrist	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Caroline County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Aaron's Place - Food Hub and Innovation Campus		
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
Cheryl Beulah, Executive Director		443-243-5906
10. Description and Purpose of Organization (Limit length to visible area)		
<p>AP is dedicated to strengthening families and supporting individuals facing hardships. Its core purpose is to meet essential needs within the community by providing food, clothing, and supportive services that promote stability, dignity, and wellbeing. The Project supports the core goal of reducing food insecurity and strengthening families by expanding the organizations capacity to store, manage, and distribute food efficiently. The project addresses this by adding a dedicated building equipped with refrigeration, shelving, and expanded storage. This increased capacity allows AP to serve more families, stabilize food distribution operations, and reduce logistical barriers that previously limited their reach.</p>		

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

Scale current capabilities to provide food access, homelessness prevention, food aggregation and distribution and economic mobility. We support 1,000+ families through a network of seven pantries and offer services that address nutrition, infant development, seniors, and life learning. We are critical to distributing food from the Maryland Food Bank and the Food Bank Farm to Pantry program. This project allows us to develop a facility (~40k sq. feet) that expands storage and distribution, funds the development of a food processing capability (quick freeze or dried) for later distribution, expands our commercial kitchen which in part supports food truck operators. The project provides local farmers with a new distribution outlet and provides new jobs and training programs via our tenants, food operations, and kitchen. We have the support of Caroline County and the Mid Shore Regional Council with inclusion in the CY'26 Comprehensive Economic Development Program.

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	\$800
Design	\$200
Construction	\$6,200
Equipment	\$2,800
Total	\$10,000

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

Bond Initiative	\$200
Federal Community Project Funding	\$2,000
Caroline County	\$75
Go Steward (mortgage)	\$450
MD Dept. of Health - Minority Grant Social Determinants	\$300
Maryland Food Bank	\$100
Private Local, Statewide & National Organizations	\$6,875
Total	\$10,000

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
Underway	9/30/2026	4/1/2027	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	
750000.00	12,000 families	18,000 families	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
None			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Aarons Place, Inc. 24311 Robins Creek Preston, MD. 21655		Aaron's Place 100 N 6th St Denton, MD. 21629-1110	
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's, Cecil, and Caroline Counties		
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:	Peter J. Golba	Has An Appraisal Been Done?	Yes/No
Phone:	410-546-1750		No
Address:		If Yes, List Appraisal Dates and Value	
CBM 313 Lemmon Hill Lane Salisbury, MD 21801-4238			

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	10	200000.00	800000.00
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?			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
Grain, vegetable, fruit Processing	TBD	TBD	TBD
Blue Catfish Processing	TBD	TBD	TBD
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	8,600		
Space to be Renovated GSF	40,000		
New GSF			

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

TBD

28. Comments

Facility Acquisition and Expansion Plans

Initial Acquisition Efforts

AP was actively negotiating to acquire a 70,000 square foot building located at 24562 Meeting House Road in Denton, MD, situated on a 13.7-acre property. During due diligence, it became clear that the purchase would place undue strain on the organization's financial resources, potentially impeding AP's primary mission. Consequently, AP decided not to proceed with the acquisition.

Current Operations

To address operational needs, AP relocated its activities to a leased facility in Denton. This new facility accommodates the Denton Food Pantry, a soup kitchen, administrative offices, and provides limited storage space. AP rents storage facilities to accommodate its additional requirements. Additionally, AP utilizes the Caroline County 4H property for monthly family food events, which typically serve an average of 350 cars over four hours.

Future Facility Requirements

AP estimates that it requires an additional 40,000 or more square feet to effectively meet its expanding needs. The planned facility will include commercial cold storage (both refrigerated and frozen), dry storage, areas for food processing, production, and distribution, a commercial kitchen, as well as meeting rooms and classrooms.

Next Steps

AP intends to sign a contract for design and engineering in the near term, which will formalize expansion plans and enable progress toward construction once a purchase or lease agreement is finalized.

Question # 16 & 17 we see on average 1,000 families per month, 12,000 annually. We expect to increase that by 50% based on this project.

Question # 24 Operating Expenses exclude the cost of food purchases & food donations.