

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Agricultural Incubator and Food Access Infrastructure Project		
2. Senate Sponsor	3. House Sponsor	
Harris		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Prince George's County	\$150,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Agricultural Incubator & Food Access Infrastructure Project		
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
Kathy Mason		(571)282-8742
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Ursery Farms Limited is a Prince Georges County based nonprofit organization dedicated to farmer incubation, agricultural workforce development, and expanding equitable access to locally grown food. The organization provides shared agricultural infrastructure, technical training, and regenerative land stewardship programming for beginning and underserved farmers. Operating alongside an onsite established agritourism platform, Ursery Farms connects agricultural education with real-world market participation. Participants gain experience in controlled environment agriculture, soil health practices, and sustainable food production methods that support Marylands local food economy and Chesapeake Bay environmental goals.</p>		

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

The project will create shared growing space supporting approximately 10 or more incubator farmers annually. Controlled Environment Agriculture (CEA) structures will provide about 18,000 square feet of year-round growing capacity, strengthening local food supply chains and supporting farm-based markets and agritourism. The initiative advances Prince Georges County Food as Medicine efforts by expanding access to fresh produce and aligns with Maryland Senate Bill SB0428, the Chesapeake Bay Legacy Act, by preparing farmers to implement regenerative soil practices, water-efficient systems, and responsible land stewardship. Incubator farmers will gain pathways to scale operations while selling directly to visitors and community members. All funded improvements are durable capital assets with a useful life exceeding 15 years, delivering long-term public benefit.

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	\$12,000
Construction	\$180,000
Equipment	\$10,000
Total	\$202,000

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

Maryland Legislative Bond Initiative Request	\$150,000
USDA NRCS	\$20,000
Private Funding	\$32,000
Total	\$202,000

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
Completed	Completed	8/29/2026	11/28/2026
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	
32000.00	2500	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)	
Ursery Farms Limited 8209 Cedarville Rd Brandywine, MD 20613		8209 Cedarville Rd Brandywine, MD 20613	
20. Legislative District in Which Project is Located	27A - Charles and Prince George's 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:	Kathy Mason	Has An Appraisal Been Done?	Yes/No
Phone:	(571)282-8742		No
Address:		If Yes, List Appraisal Dates and Value	
8209 Cedarville Rd Brandywine, MD 20613			

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	16	149000.00	496000.00
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?			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
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
This Old House LLC c/o Kathy Mason	30 Years	Yes	
26. Building Square Footage:			
Current Space GSF	0		
Space to be Renovated GSF	0		
New GSF	18000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	new construction
28. Comments	
<p>The Ursery Farms Agricultural Incubator & Food Access Infrastructure Project represents a targeted investment in Controlled Environment Agriculture infrastructure that strengthens Prince Georges Countys agricultural economy while advancing statewide environmental and public health priorities.</p> <p>Infrastructure funded through this Legislative Bond Initiative will enable installation of water and electrical systems, soil regeneration improvements, and controlled environment agriculture structures supporting farmer incubation and year-round production. Through integration with onsite established agritourism programming, incubator farmers will have opportunities to sell produce directly to visitors and community members, creating a sustainable pathway from agricultural training to market participation.</p> <p>The project supports local Food as Medicine initiatives by increasing access to fresh, locally grown produce and aligns with SB0428, the Chesapeake Bay Legacy Act, by advancing regenerative agricultural practices that improve soil health, enhance water stewardship, and strengthen Marylands agricultural economy.</p> <p>All requested funds are dedicated solely to agricultural capital improvements with a useful life exceeding 15 years, ensuring long-term public benefit.</p>	