

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Calico Cat Cafe		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Sydnor		
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore County	\$75,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Calico Cat Cafe		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Dawn Seestadt		(443)635-0234
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The grantee organization, Friends of Larchmont, Incorporated (FOLI), is a community-based nonprofit dedicated to ensuring that Woodlawn Village serves as a vibrant, accessible center where residents can meet their daily needs, small businesses can thrive, and neighbors can connect and build strong relationships. Its purpose is to foster an inclusive environment in which multigenerational residents, youth, families, and seniors have equitable access to opportunity, resources, and welcoming spaces. FOLI advances this work by supporting local entrepreneurs, strengthening commercial corridors, stewarding community-centered spaces, and aligning investments with neighborhood priorities.</p>		

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

Friends of Larchmont Incorporated has acquired a key commercial asset (property) from a neighboring family that operated it as a local business for five decades. It plans to repurpose this now vacant asset into 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**

<b>Acquisition</b>	\$420,000
<b>Design</b>	\$10,957
<b>Construction</b>	\$219,140
<b>Equipment</b>	\$30,500
<b>Total</b>	<b>\$680,597</b>

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

Baltimore County Forgivable Loan	\$300,000
Neighborhood Micro Lenders	\$55,597
Baltimore County Community Improvement Grant	\$150,000
State of Maryland Legislative Bonds	\$175,000
<b>Total</b>	<b>\$680,597</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
1/15/2026	3/15/2026	4/15/2026	7/15/2026
<b>15. Total Private Funds and Pledges Raised</b>	<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>	
460000.00	500	7,500	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2025	\$100,000	Acquisition	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Friends of Larchmont Incorporated 2608 Poplar Drive Gwynn Oak, MD 21207		Calico Cat 2137 Gwynn Oak Ave Gwynn Oak, MD 21207	
<b>20. Legislative District in Which Project is Located</b>	44B - Baltimore County		
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ ]	[ ]	[ X ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Dawn Seestedt	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	(443)635-0234		Yes
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
2501 Poplar Drive Gwynn Oak, MD 21207		May 2024	420000.00

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
0	15	50000.00	350000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			Yes
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
Peace & Blessings Florist	Annual	\$1,500/mo	1040sqft
Small Business TBD	Annual	TBD	\$600 sqft
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	3000		
<b>Space to be Renovated GSF</b>	3000		
<b>New GSF</b>	3000		

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

2026

**28. Comments**