

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Martin's House and Barn		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Caroline County Senators	Ghrist	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Caroline County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Martin's House & Barn Shelter for Families Experiencing Homelessness and Food Pantry, including of roof replacement on all buildings		
<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>
Deborah Hudson Vornbrock		410.634.2437 x102
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Martins House &amp; Barn (MHB) is a nonprofit organization founded in 1983 serving Caroline County and Marylands Mid-Shore region by providing low-barrier shelter, housing stabilization, and food access for families and individuals experiencing homelessness and poverty. MHB operates a 24/7 family shelter that serves parents and children and provides more than 10,000 bednights annually, along with a large food pantry distributing over 10 tons of food monthly. Guided by a trauma-informed, harm-reduction, and strengths-based approach, MHB removes barriers to services and centers dignity, stability, and self-sufficiency. Through case management, community partnerships, and systems-level advocacy, MHB works to prevent and reduce homelessness, improve health and economic outcomes, and strengthen community capacity to address poverty.</p>		

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

This project will replace the aging roofs at Martins House & Barns family shelter and food pantry facilities. The shelter roof is more than 30 years old, and the food pantry roof is nearly 30 years old, resulting in recurring leaks, water damage, and rising maintenance costs. Roof deterioration threatens building integrity, energy efficiency, and the safety and comfort of vulnerable families and children. This project is part of MHBs \$1.5 million capital campaign to renovate and modernize the shelter and food pantry. Replacing these roofs will protect critical infrastructure, prevent further deterioration, and ensure uninterrupted delivery of shelter, food, and supportive services to individuals and families experiencing homelessness and poverty in Caroline County and the Mid-Shore region.

*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>	
<b>Design</b>	
<b>Construction</b>	\$300,000
<b>Equipment</b>	
<b>Total</b>	\$300,000

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

LBI	\$300,000
Overall Capital Campaign Donations (Matching)	\$257,950
<b>Total</b>	\$557,950

<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>
N/A	N/A	TBD	TBD
<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>	
0.00	1500-2000	1500-2000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2023	\$70,000	Window Replacement at Emergency Family Shelter	
2023	\$50,000	HVAC Replacement at Emergency Family Shelter	
2024	\$150,000	Remainder of Renovations in Living Units at Emerge	
2024	\$100,000	HVAC Replacement at Food Pantry	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
St. Martin's Ministries (DBA Martin's House & Barn) 14374 Benedictine Lane Ridgely, MD 21660			
<b>20. Legislative District in Which Project is Located</b>	36 - Kent, Queen Anne's, Cecil, and Caroline Counties		
<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>	Deborah Hudson Vornbrock, Executive Director	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.634.2537 x 102		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
14374 Benedictine Lane Ridgely, MD 21660			

<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>
15	17	1090347.00	1200000.00
<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>			No
<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>
<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>	Food Pantry 5,973 SF Family Shelter		
<b>Space to be Renovated GSF</b>			
<b>New GSF</b>			

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

Shelter 1993 and Food Pantry approximately 1890

**28. Comments**

These roof replacements are a critical part of Martins House & Barns \$1.5 million capital campaign to renovate and modernize the family shelter and, eventually, the food pantry. To date, more than \$250,000 in private funds and \$370,000 in prior State bond bills have been raised and invested in major facility improvements, demonstrating strong community and public support. These investments include new HVAC systems and energy-efficient windows (currently in progress), renovations to resident living areas and staff workspaces, and the construction of private consultation rooms where shelter residents can meet confidentially with mental health providers, DSS staff, housing advocates, employment counselors, and other community partners.

In addition, the Benedictine Sisters who founded the organization nearly fifty years ago have established a significant six-figure legacy endowment. While the principal is preserved, its ongoing interest supports daily operations, preventative maintenance, and long-term capital planning. Together, these resources help ensure responsible stewardship of public and private investments, strengthen organizational sustainability, and preserve safe, dignified facilities for vulnerable children and families for decades to come.