

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Meals on Wheels of Central Maryland - New HQ		
2. Senate Sponsor	3. House Sponsor	
Attar		
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the new Meals on Wheels of Central Maryland headquarters		
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
Stephanie Archer-Smith		443-573-0911
10. Description and Purpose of Organization (Limit length to visible area)		
<p>For 66 years, MOWCM has served the community committed to its charitable mission to enable people to live independently through the provision of nutritious meals, personal contact and related services. MOWCM began with a thought, and a common conviction, that nutritious meals for the aging, convalescent, and disabled were a genuine need in the Baltimore area. October 1960, the first ten clients were served a hot meal prepared and delivered by dedicated volunteers. Today, we are one of the largest non-profit home-delivered meal programs in the US, serving Baltimore City and Anne Arundel, Baltimore, Carroll, Harford, Howard, Montgomery, and Prince Georges counties. Our approach distinguishes us from other home-delivered meal programs and truly makes us More than a Meal.</p>		

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

New facility design planning engaged key organizational stakeholders to envision efficient, eco-friendly, productive, and attractive headquarters, serving our community for the next 30 plus years. Our kitchen space will grow by 50 percent, enabling the use of modern technologies to enhance our meal nutrition, and allow for growth to meet a growing aging population. Meals packing from the kitchen to the delivery vans will be streamlined via new technology, maintaining meal quality and reducing delivery time. The fleet will transition to electric vehicles with charging infrastructure. Solar panel installation and utilization will help reduce the carbon footprint and lower operating costs. The new facility will feature a larger and more accessible loading dock, facilitating safer, more efficient traffic flow patterns. New administrative space will optimize meal delivery operations and client engagement services and dedicated space for our volunteer corps.

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	\$4,100,000
Design	\$3,300,000
Construction	\$45,700,000
Equipment	\$8,500,000
Total	\$61,600,000

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

New Market Tax Credit (in process)	\$13,200,000
Federal Government Earmark (\$1.5M commitment)	\$4,500,000
State Government	\$6,050,000
Baltimore City	\$1,500,000
Foundations	\$10,150,000
Corporations	\$5,100,000
Individuals	\$11,800,000
Projected Net Sale of Current Building	\$2,300,000
Investment Tax Credit	\$1,500,000
Organizational Commitment	\$5,500,000
Total	\$61,600,000

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
1/17/2022	3/1/2026	7/7/2026	11/20/2027
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
15700000.00	0		5,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2017	\$275,000	Kitchen Improvements	
2012	\$150,000	MOWCM "green building" project design and constru	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Meals on Wheels of Central Maryland, Inc. 515 South Haven Street Baltimore, Maryland 21224		701 Swann Avenue Baltimore Maryland 21229	
20. Legislative District in Which Project is Located	41 - Baltimore City		
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:	Collen Pleasant Kline, Partner	Has An Appraisal Been Done?	Yes/No
Phone:	443-392-9411		No
Address:		If Yes, List Appraisal Dates and Value	
Nelson Mullin 100 S. Charles Street, 16th Floor Baltimore, MD 21202		Broker's Opinion	2570000.00

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
110	120	14432559.00	15311502.00
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?			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
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	14,280		
Space to be Renovated GSF	0		
New GSF	40,000		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	n/a
28. Comments	
<p>Meals on Wheels of Central Maryland delivers more than 5,000 meals each day over one million meals annually to older adults and individuals with disabilities across Baltimore City and the surrounding region. Our work enables residents to remain safely housed and independent, reducing reliance on more costly institutional care while supporting housing stability and community continuity.</p> <p>Our new facility will be constructed on a parcel that has remained vacant for decades, directly adjacent to the Edmondson Village Shopping Center. This project represents the productive reuse of underutilized land and positions Meals on Wheels as a permanent anchor institution within this important commercial corridor.</p> <p>Each day, more than 150 employees, volunteers, vendors, and partners will operate from this location, generating consistent foot traffic and economic activity that directly supports surrounding small businesses and strengthens the long-term viability of the shopping center. Anchor institutions provide predictable presence and stability key drivers in revitalizing neighborhood retail corridors and restoring investor confidence.</p> <p>This project is both community redevelopment and essential infrastructure. Maryland's aging population continues to grow, and demand for home-delivered meals is increasing. Our current facility operates efficiently but was not designed for future capacity. This capital project will expand production capability, improve operational efficiency, and ensure scalable service delivery for decades to come.</p> <p>The project is shovel-ready and supported by strong organizational leadership and a public-private funding strategy. State participation will leverage additional private investment while accelerating redevelopment of a long-vacant site and strengthening the economic vitality of Edmondson Village.</p> <p>We respectfully request your support of this important investment in Maryland's communities.</p>	