

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
So What Else - Expansion of Food Access Anchor		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Waldstreicher	Solomon	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Montgomery County	\$150,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the So What Else Food Access Anchor facilities		
<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>
Alexandra Bonney		703-677-2733
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>So What Elses mission is to improve the lives of children and families living in underserved communities by providing food security, access to basic necessities, and high-quality out-of-school time programs in literacy, athletics, and the visual and performing arts while inspiring young people to give back to the community by creating volunteer opportunities for individuals of all ages. So What Else operates a high-volume food rescue and distribution center at 4924 Wyaconda Road in Rockville, serving approximately 400,000 individuals annually across Maryland, with the majority of services concentrated in Montgomery County. The organization rescues and redistributes more than 16 million pounds of food each year through a network of more than 200 community partners and direct food distributions.</p>		

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

So What Else is relocating administrative offices to an adjacent site, freeing approximately 5,000 square feet for expanded food operations. This project will complete interior capital improvements to transform that space into a permanent food access anchor with expanded storage capacity and improved operational functionality, while positioning the facility for potential future implementation of a choice-based grocery model that would further preserve dignity and expand access for families facing food insecurity. The scope of the project includes the planning, design, and renovation of approximately 5,000 square feet of interior space to expand food storage capacity, improve operational layout and workflow, complete accessibility and entrance improvements including evaluation and potential upgrades to the existing ramp and building access, and address remaining capital improvements necessary to support high-volume food distribution operations in Montgomery County.

*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>	\$25,000
<b>Construction</b>	\$360,000
<b>Equipment</b>	\$40,000
<b>Total</b>	\$425,000

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

State of Maryland - FY27 LBI	\$150,000
Private philanthropy (family foundation)	\$250,000
Individual contributions	\$25,000
<b>Total</b>	\$425,000

<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>
5/1/2026	6/15/2026	7/1/2026	11/30/2026
<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>
275000.00	30,000		37,500
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
FY24	\$150,000		
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
SO WHAT ELSE, INC. 6901 ROCKLEDGE DRIVE STE 709 BETHESDA MD 20817		So What Else, Inc. 4924 Wyaconda Road Rockville, MD 20852	
<b>20. Legislative District in Which Project is Located</b>	18 - Montgomery 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>	David Silbert	<b>Has An Appraisal Been Done?</b>	<b>Yes/No</b>
<b>Phone:</b>	240-602-0486		
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
4924 Wyaconda Road Rockville, MD 20852			

<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>
25	25	3450000.00	3800000.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<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>	
Allen Kronstadt (Randolph Properties LP)	15 years	At conclusion of lease in 2020	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	10,500		
<b>Space to be Renovated GSF</b>	5,000		
<b>New GSF</b>			

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	
<b>28. Comments</b>	
<p>So What Else has a proven track record of responsible stewardship of public investment. The organization is currently deploying \$150,000 in previously awarded bond bill funding to expand the loading dock and complete electrical upgrades supporting two on-site refrigerated containers (acquired through a Montgomery County Office of Food Systems Resilience grant).</p> <p>This additional \$150,000 request represents the second phase of a sequenced capital investment strategy. Paired with the organization's plan to relocate administrative functions to a nearby site, these funds will allow So What Else to reclaim approximately 5,000 square feet for food storage and distribution. This shift will fully position Wyaconda Road as a permanent food access anchor capable of meeting current and projected community demand. The expanded and improved facility would also lay the groundwork for potential future enhancements, including a choice-based grocery model.</p> <p>The project is shovel-ready. Design and space planning are underway, and the organization has secured a 15-year lease on the property. So What Else has also identified a funding strategy to address operational costs associated with the expanded facility, ensuring long-term sustainability.</p> <p>This investment serves a clear public purpose: strengthening food security infrastructure in Montgomery County at a time of sustained high demand.</p>	