

State Of Maryland

2022 Bond Initiative Fact Sheet

1. Name Of Project		
Food Systems Facility		
2. Senate Sponsor	3. House Sponsor	
Smith	Charkoudian	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Montgomery County	\$150,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Montgomery County Food Council food systems facility		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
☐ Historical Easement	☒ Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Delegate Lorig Charkoudian		Lorig.Charkoudian@house.state.md.us
Heather Bruskin, Executive Director		806-395-5593
10. Description and Purpose of Organization (Limit length to visible area)		
Montgomery County's Department of General Services (DGS) is responsible for the administration and supervision of a wide array of capital projects, real estate management and public private partnership initiatives. In collaboration with departmental divisions, DGS implements the County's Smart Growth Initiative and other public private partnerships that leverage underutilized County assets, promote redevelopment opportunities throughout the County and expand the County's tax base.		

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

Montgomery County is home to over 100 food producing farms and 80 packaged food and beverage businesses. The growth and expansion of these establishments is critical to long-term food system resilience as well as economic and social mobility within our community. The current lack of local food processing infrastructure, specifically commercial kitchen and co-packing space, limits our diverse entrepreneurs from accessing new retail customers and disproportionately impacts businesses wishing to enter or expand wholesale markets. A public investment in food processing infrastructure would boost the economic sustainability of local food production while creating jobs, reducing the environmental impact of food distribution, and potentially attract food businesses from around the region to access facilities in our County. The MoCo Food Processing Facility will renovate 9,000 SF of a vacant East County school building to create a food aggregation/incubation hub.

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	\$105,000
Construction	\$496,250
Equipment	\$1,750,000
Total	\$2,351,250

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

Bond Bill	\$150,000
Public Funds (USDA, EDC, MARBIDCO, etc.)	\$1,000,000
Private Funds	\$1,000,000
Other Grant Funds/Sponsorships	\$201,250
Total	\$2,351,250

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
7/1/2022	10/31/2022	TBD	TBD
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	
0.00	0		
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
		The grantee is Montgomery County government, whic	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Montgomery County 101 Monroe Street Rockville, MD 20850		10501 New Hampshire Avenue Silver Spring, MD 20903	
20. Legislative District in Which Project is Located	20 - Montgomery County		
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:	Greg Ossont	Has An Appraisal Been Done?	Yes/No
Phone:	240-777-6192		
Address:		If Yes, List Appraisal Dates and Value	
Deputy Director Department of General Services 101 Monroe St. 9th Floor Rockville, MD 20850 Greg.Ossont@montgomerycountymd.gov			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	10	0.00	115000.00
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?			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
TBD			
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			
Space to be Renovated GSF	9,000		
New GSF	TBD		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
Phase I (6 months) Via RFP solicitation, or consulting support, develop a business plan for the site to determine the most appropriate operating model for the site. This is an essential next step to ensure that project momentum and timely forward progress continues, avoiding the mid-stage stall that similar initiatives in the Mid-Atlantic region have encountered. Phase II (12 months) Rehabilitate the lower-level of the facility to include a commercial kitchen with cut and wash and small-scale co-packing capacity, in addition to extensive cold, freezer, and shelf-stable storage near the loading dock. This would allow on-site aggregation, processing, and distribution. Initial target users of the space would include Montgomery County farms in the Agricultural Reserve, urban farms, packaged food and beverage businesses, food trucks (particularly those operating near the adjoining park), caterers, and food assistance and food recovery network providers. Procurement partners purchasing through the center could include Montgomery County government, local hospitals, correctional facilities, and educational institutions including private schools and MCPS. The High Road Economic Inclusion strategy has also established anchor institutional procurement as a County priority and a facility such as this would be a critical infrastructure component to the successful achievement of these goals. While the proposed facility offers a wide variety of potential food-related uses, pursuing a clearly defined initial project for the site, that could evolve into other opportunities in the future, is likely the most strategic approach to maximize access to time-sensitive available funds. Future phases for the property are limitless and could be implemented concurrently with Phase II, including a small bottling line for beverage manufacturers, retail consumer-facing market (providing an affordable healthy food access point for local residents), food truck hub, special events space with on-site catering, hospitality and line cook workforce development program, and agricultural production through greenhouses and/or a community or co-operative garden. The Montgomery County Food Council is an advocacy and convening nonprofit organization that serves as a partner in the County's vision and commitment to expanding food processing infrastructure in our community, but the Food Council is not the project manager or intended operator of this facility.	