

TRI-COUNTY COUNCIL FOR SOUTHERN MARYLAND through its  
SOUTHERN MARYLAND AGRICULTURAL DEVELOPMENT COMMISSION

P.O. Box 745  
Hughesville, MD 20637

**REQUEST FOR  
EXPRESSIONS OF INTEREST AND INFORMATION**

PROJECT NO. SMADC 15-001  
LAND ACQUISITION

Submit Expressions of Interest To:

Christine L. Bergmark, PhD, Executive Director  
Southern Maryland Agricultural Development Commission (SMADC)  
15045 Burnt Store Road, P.O. Box 745 Hughesville, MD 20637  
301-274-1922 x 1 tel / 301-274-1924 FAX  
[agfoodcenter@smadc.com](mailto:agfoodcenter@smadc.com)

Date of Receipt of Expressions of Interest  
July 10, 2015  
4:00 p.m. Local Time

**TRI-COUNTY COUNCIL FOR SOUTHERN MARYLAND (TCCSMD) THROUGH ITS  
SOUTHERN MARYLAND AGRICULTURAL DEVELOPMENT COMMISSION (SMADC)  
REQUEST FOR  
EXPRESSIONS OF INTEREST AND INFORMATION  
PROJECT NO. SMADC 15-001  
LAND ACQUISITION**

**1.0 DESCRIPTION**

This is a Request for Expressions of Interest and Information (EOI) from landowners or their representatives for the lease or purchase of a site/sites suitable to develop a regional Agri-Business and Center for Food Innovation, located within the Southern Maryland region (Anne Arundel, Calvert, Charles, Prince George’s, St. Mary’s counties). It is not a solicitation or request for formal proposals that will result in a contractual relationship or commit the Tri-County Council for Southern Maryland to enter into a further agreement with any respondent. This should be considered a request for interest and information only.

**2.0 BACKGROUND**

The Southern Maryland Agricultural Development Commission (SMADC) is currently investigating the acquisition of land in an area suitable to serve the Southern Maryland region (Anne Arundel, Calvert, Charles, Prince George’s, St. Mary’s counties) in order to develop a regional Agri-Business and Center for Food Innovation (the “Center”). This Center is intended be the site/sites for development of a regional farmers market, local food and produce distribution hub to efficiently stock and distribute food from local farms to wholesale and retail buyers, value added processing of livestock, seafood, and produce and an incubation site for beginning farm entrepreneurs. The site must have adequate land to accommodate a diverse set of agri-business uses.

This request for an Expression of Interest (EOI) seeks to identify potential sites for the development and operation of a self-contained Center as described above. Toward that end, SMADC is requesting EOIs from property owners or their representatives to sell, lease, or lease with an option to purchase land. Lease options should be for a minimum of 25 years and include options to extend the lease beyond 25 years.

### **3.0 SITE REQUIREMENTS**

The ideal candidate project site should encompass an area of at least 20 acres of buildable land plus 30 acres of tillable land. The tillable land should consist of USDA class 1-3 soils. Candidate sites should be located in an area suitable to serve the Southern Maryland region (Anne Arundel, Calvert, Charles, Prince George’s, St. Mary’s counties) and should adjoin a public road for which it has legal access, preferably a major transportation artery. Candidate sites shall be suitable for on-site sewage disposal or have easy access to public sewer. Candidate sites should require minimum site work, provide good site access to a major thoroughfare, have access to water for irrigation, are configured to facilitate the development of the Center and can serve the needs of the local farming community.

### **4.0 PLANNING AND ZONING REQUIREMENTS**

The proposed site/sites shall be located within a designated land use category and zone that allows the proposed uses outlined in Section 2.0 as-of- right, special exception, or through further approvals by government agencies as may be required. This information can be obtained from the “permissible use schedule” or its equivalent, in the zoning ordinance for each county.

### **5.0 EOI RESPONDENT INFORMATION**

Responses to this request for EOI should provide the following details:

- A. Transmittal Letter: The transmittal letter shall include the name, title, address, e-mail, telephone number and original signature of an owner or individual with the authority to provide an EOI on behalf of the owner of the property being offered for sale or lease.
- B. Property Description: The property or properties offered by the EOI respondent shall be described in detail, including:
  - i. street address
  - ii. tax identification account number
  - iii. zoning and land use designations
  - iv. an inventory and description of existing structures
  - v. Other information as may be available, including site photographs, aerial photographs, results of technical or scientific investigations (such as recent environmental site assessment reports, perc tests) or other site-specific collateral information

## 6.0 REQUIREMENTS FOR RESPONSE AND RESPONDENT QUESTIONS

Prospective responders interested in participating should submit a response to this Request for Expression of Interest and Information with the above requested information to:

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Southern Maryland Agricultural Development Commission (SMADC)  
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Two (2) hard copies of the responses are required with accompanying electronic Submittal (optional). **Deadline for submittal of Interest is 4:00 PM local time, July 10, 2015.** Questions should be directed via e-mail to: [agfoodcenter@smadc.com](mailto:agfoodcenter@smadc.com)

### **NOTICE:**

*Responses are subject to Maryland's Public Information Act as set forth in the General Provisions Article, Sections 4-101 through 4-601 of the Annotated Code of Maryland, and the confidentiality provisions of the PIA will apply to all submissions. Any information that is submitted pursuant to this request that the submitting entity considers proprietary or confidential information must be expressly identified as such and clearly marked.*