

## Council Agenda Report

**Date:** March 14, 2022  
**Prepared by:** Pat Escher, A.I.C.P., Division Manager  
**SUBJECT:** 705, 707, 709, 711 Pine Street  
Beasley's Corner Market

**RECOMMENDATION:** Staff recommends that the Council approve the request to gap fund the Beasleys Corner Store for \$50,000.

**Discussion:** This project has been in the works since 2016 when Mr. Eddie Beaseley first came before the Planning Commission with a mixed-use development proposal. Since that time, the City, the State and various other agencies have been working diligently to bring this project to fruition. The project has been modified from its original mixed-use configuration to the present-day configuration of a corner market. With these value engineering efforts, the project has reduced its overall budget from over a million dollars to approximately \$600, 000.

This project is in alignment with all the work that has been ongoing in the Pine Street Historic District and will greatly enhance the neighborhood. The market will be the entryway into the proposed overhaul of Wells Street and Cornish Park. The City and its partner, Habitat for Humanity, will be installing a new road surface, underground utilities, including water and sewer lines, constructing new sidewalks, installing pedestrian scale streetlights and constructing 8 new residences on Wells Street. In addition to this work, the City in cooperation with Dorchester County will be upgrading Cornish Park. All this work will be truly transformative to this greatly underserved community.

**Fiscal Impact:** A cash contribution of \$50,000.00 to the project

**Approved by:** *David Deutsch , Acting City Manager*

**Eddie Beasley**  
**2466 Cambridge Beltway**  
**Cambridge, Maryland 21613**  
**Mobile 443-521-2029**

**February 1, 2022**

**Mayor & Cambridge City Council**  
**410 Academy St.**  
**Cambridge, MD 21613**

**Ref: Pine St Market ARPA award**

**Dear Mayor and Council members,**

**As you are all aware, I have been working with the City of Cambridge and State of Maryland for a number of years to build a new convenience store at the corner of Wells and Pine St. The goal of our journey is very close.**

**The cooperation between the City, State and myself has been excellent. As you are aware, the State has been very helpful and endorses what we are attempting to build. We have one problem that has now come to light. We are slightly short of the required funds to complete the project. Unfortunately, there has been a rapid rise in cost of some of the project essentials such as FF&E (Furniture, Fixtures & Equipment).**

**To remedy this shortfall I am asking the City to award \$50,000 in ARPA funds to the project.**

**We have gotten so far with the planned project. We need your assistance with this funding so the project can begin. This is the last obstacle we need to get past. (We are ready to commence with construction).**

**Should you have questions or need additional information, please let me know and I will quickly get back to you.**

**Sincerely,**



**Eddie Beasley**