

Agricultural Revenue Lease Offering

State of Maryland Farmland for Lease Sykesville, Carroll County, MD

A. GENERAL INFORMATION

- a. The State of Maryland, through the Department of General Services (the State) is offering the Property described below for lease on the terms and conditions set forth in this Agricultural Revenue Lease Offering (“ARLO”).
- b. This ARLO and supporting documents are available at:
<https://dgs.maryland.gov/Pages/RealEstate/index.aspx>
 - i. Select the **State Properties for Lease** link on the right side of the webpage.
- c. This is an offering of State property for lease and is not a procurement matter under Division II of the State Finance and Procurement statutes.

B. DESCRIPTION OF THE PROPERTY

- a. The State of Maryland has approximately 312.34 acres in Sykesville, Carroll County (the Property) that surrounds the State’s Springfield Hospital Center.
- b. Of the approximate 312.34 acres, 244.66 acres can be farmed, and 67.68 acres will require weed control and mowing twice a year.
- c. The Property is located in the vicinity of 6852 4th Street, Sykesville, MD 21784. Please refer to Exhibit 1 for exact locations of the different fields (farmed and mowed) to be leased, and to Exhibit 2 for the general location of the leased area in Carroll County.

C. TERMS AND CONDITIONS APPLICABLE TO THE LEASE

- a. Two leases will be entered into for the approximate 312.34 acres as follows:
 - i. One lease with the Department of Public Safety and Correctional Services (DPSCS) for 177.61 acres for farming crops and 49.08 acres for mowing, and
 - ii. One lease with the Department of Veterans and Military Families (DVMF) for 67.05 acres for farming crops and 18.60 acres for mowing.
- b. Each lease will be for a term of 10 years, beginning sometime after May 1, 2026.
- c. The Property is being offered and will be leased for crop lands “as is,” “where is” and “with all faults” under the terms and conditions of a Revenue Lease Agreement that must be approved by the Maryland Board of Public Works before it is binding on either party.
- d. The Property is subject to full compliance with Soil and Water Conservation Plans, Nutrient Management Plans, and other special conditions noted in this ARLO.

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- e. The State reserves the right to withdraw any of the farmed or mowed areas from the acreage under lease if the State determines that such acreage is needed for any public use or purpose. If withdrawal of any acreage is necessary, the State will provide written notice to the Tenant at least 180 days prior to the effective date of withdrawal of such acreage. In addition, the withdrawal of such acreage will only occur following the harvest of any crops, planted for that year, to protect the investment of the Tenant. Upon withdrawal of the acreage, rent for the remainder of the lease term will be adjusted and reduced on a pro-rata basis.
- f. All submitted bids must comply with the provisions of this ARLO.
- g. Bidder due diligence and property inspection must be completed by **March 9, 2026**.
- h. **ALL BIDS MUST BE SUBMITTED TO THE STATE BY MARCH 13, 2026**, the Bid Submission Deadline.
- i. Each bid received will be deemed to be a continuing offer for 90 days after the Bid Submission Deadline. If the State desires to accept any bid 90 days after the Bid Submission Deadline, the written consent of the bidder will be obtained prior to the award of the leases.
- j. Bids must be submitted via electronic mail (email) to Mr. Damon Conway at damon.conway@maryland.gov.
- k. Bids will be opened and reviewed during the week of **March 16-20, 2026**.
- l. Funds shall be collected from the successful bidder prior to the commencement date of each lease in the form of a cashier's check, bank-issued certified check or bank/postal money order. Funds due will be the first year's rent.

D. QUESTIONS & ANSWERS

- a. Any questions regarding bid documents, the bid process or the Property that are not answered in this solicitation shall be submitted in writing no later than **Monday, March 9, 2026**.
- b. Inquiries shall be written and emailed to Mr. Damon Conway at damon.conway@maryland.gov. Telephone inquiries will not be accepted.
- c. The State's responses to written inquiries will be posted on www.dgs.maryland.gov
 - i. Select the **State Properties for Lease** link on the right of the page.
- d. Bidders should check these responses before preparing their bid. No verbal responses will bind the State. Only written communications constitute an official response.

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- e. The State, at the email address given in this ARLO, will upon request, answer requests for additional available information concerning the Property to facilitate preparation of bids. Each bid submitted will be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this ARLO.

E. PREPARING & SUBMISSION OF BIDS

- a. Bidders should submit one (1) Bid Form. In addition, the following requirements apply to the bid package:
 - i. All documents shall be signed and dated.
 - ii. All dollar amounts must be in both words and figures. In the event of a discrepancy between the words and figures, bid amounts written in words shall prevail over the amount written in figures.
 - iii. If bids are executed on behalf of a bidder, the bid must be executed by an attorney or Attorney in Fact and accompanied by an authenticated copy of their Power of Attorney or other evidence of authority to act on behalf of the bidder.
 - 1. **Corporation.** If the bidder is a corporation, the corporation must be registered and in good standing with the Maryland State Department of Assessment and Taxation (“SDAT”).
 - a. A certificate of good standing from SDAT must accompany the bid submission.
 - b. The bid must be signed by a corporate official having authority to execute the bid on behalf of the corporation.
 - c. The State reserves the right to require evidence of the signatory’s authority.
 - 2. **General Partnership.** If the bidder is a general partnership the bid must be signed by all the partners or be accompanied by a statement signed by all the partners that the signatory(s) has authority to execute the bid on behalf of the partnership.
 - 3. **Limited Partnership.** If the bidder is a limited partnership, the limited partnership must be registered and in good standing with SDAT.
 - a. A certificate of good standing from SDAT must accompany the bid submission.

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- b. The bid must be signed by the General Partner.
 - c. The State reserves the right to require evidence of the signatory's authority.
- 4. **Limited Liability Company.** If the bidder is a limited liability company, the limited liability company must be registered and in good standing with SDAT.
 - a. A certificate of good standing from SDAT must accompany the bid submission.
 - b. The bid must be signed by the Authorized or Managing Member.
 - c. The State reserves the right to require evidence of the signatory's authority.
- 5. **Other Business Entities.** If the bidder is a business entity other than one of those listed above, it must be registered and in good standing with SDAT, if required under law.
 - a. A certificate of good standing from SDAT must accompany the bid submission, if required under law.
 - b. The bid must be signed by the person duly authorized for that type of business entity. The State reserves the right to require evidence of the signatory's authority.
- b. Bids submitted in any other manner, or which fail to furnish all information or certifications required, may be summarily rejected as non-responsive.
- c. Bids must be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid.
- d. Negligence on the part of the bidder in preparing the bid confers no right to withdraw or modify the bid after the Bid Submission Deadline.
- e. In submitting a bid, only return the **Bid Form** and **SDAT certificate of good standing** (if required above). Retain all other documents, including one copy of the Bid Form, for your records.

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F. WITHDRAWAL OF BIDS

- a. Bids may not be withdrawn after the Bid Submission Deadline.
- b. Bids must be withdrawn in writing, via email, addressed to damon.conway@maryland.gov on or before the Bid Submission Deadline.

G. BID RECEIPT & CONSIDERATION PROCESS

- a. The State will only accept bids that are submitted electronically, via email to damon.conway@maryland.gov by the Bid Submission Deadline of **March 13, 2026**.
- b. Bids for the lease of the Property will be opened and reviewed during the week of **March 16-20, 2026**.

H. RIGHT TO REJECT BIDS

- a. The State reserves the right to reject any and all bids for any reason at any time without further obligation to the State.
- b. Bids may be rejected if they are deemed, in the judgment of the State, to be non-responsive.
- c. Notice by the State of acceptance or rejection of a bid will be deemed to have been sufficiently given when mailed or emailed to the bidder at the address indicated in the bid.

I. APPLICABLE LAW

- a. All applicable laws and regulations of the State of Maryland shall apply.

J. BASIS OF AWARD (Awarded Bid)

- a. An award shall be made in accordance with the provisions of this ARLO. The award shall be made to the highest bidder who is responsive and responsible. All bids may be rejected if they are deemed, in the sole judgment of the State, to be non-responsive to the ARLO.

K. DEFINITIONS

- a. A “Highest Bidder” is a bidder who has submitted the highest dollar amount bid. In the event two or more responsive bids are received that are equal in all respects, the

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selection will be made following the submission of a best and final offer by those bidders.

- b. A “Responsible Bidder” is a bidder who has submitted evidence that satisfies the State that the bidder has the capacity to complete the lease of the Property. A bidder or its principals that have been debarred or suspended are prohibited from contracting with the State. A recommended awardee must be registered and in good standing with the State Department of Assessments and Taxation (SDAT), if legally required, and the Office of the Comptroller must certify that the recommended awardee is in good standing and current in payment of all taxes owed. In the absence of such registration and certification, a bidder may be deemed not responsible.
- c. A “Responsive Bidder” is a bidder who has submitted a complete bid that includes all documents set forth herein, without unacceptable irregularities, exclusions, special conditions or alternatives.
- d. The State may either give a bidder an opportunity to cure any deficiency resulting from technicality or minor irregularity in its bid or waive the deficiency if it is to the State’s advantage to do so.

L. NOTICE OF AWARD AND CLOSING

- a. Upon completion of the bid evaluation by the State and recommendation of award by the Department of General Services, the State shall send the successful bidder a Notice of Award and prepare a Revenue Lease Agreement (RLA) for both DPSCS and DVMF. Each RLA must be approved by the Board of Public Works before it is binding on either party.
- b. The Department of General Services will publicly post on the website identified and linked in Section A. (b.) of this ARLO when a bid has been awarded for this offering.

M. BACKUP BIDDERS

- a. The term “Backup Bidders” means bidders, whose bids conform to all the terms and conditions of the ARLO, except that their proposed rent dollar amounts fall below that of the high bidder.
- b. Bids of Backup Bidders may be considered for acceptance until each RLA is approved by the Board of Public Works, but in no event longer than ninety (90) days after the Bid Submission Deadline, in the event that the original high bidder is unable to fully complete the transaction according to the terms and conditions of the ARLO, unless agreed to by the Backup Bidder.

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EXHIBIT 1

MAP OF THE PROPERTY

Specific Farmed and Mowed Areas to be Leased under this ARLO



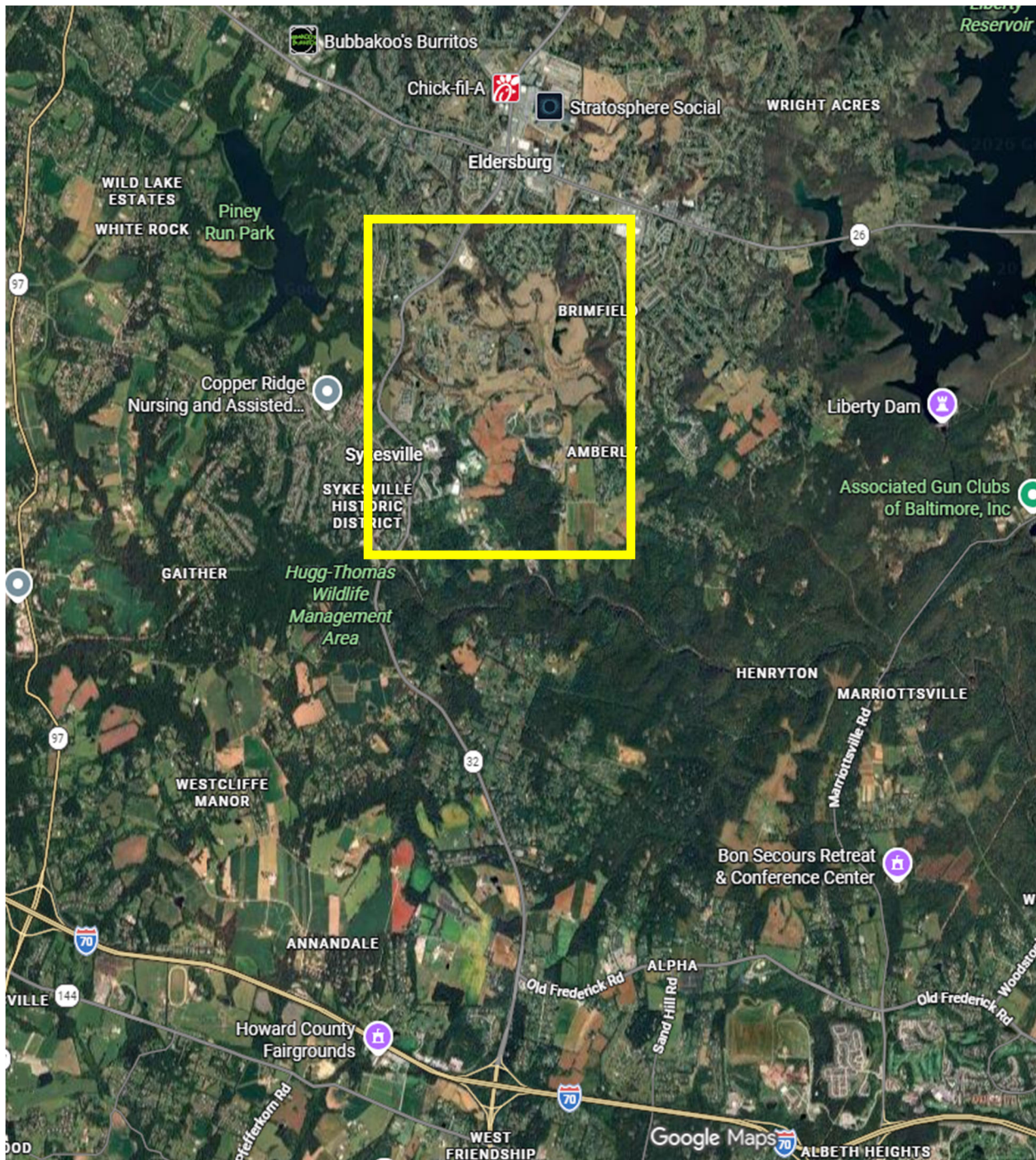
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EXHIBIT 2

AREA MAP

General Location of State Property for Lease – For Information Purposes Only



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BID FORM

Revenue Lease Offering #: 2026-01-Sykesville

BID For Lease of State of Maryland Property

SUBMIT BID TO: Electronically (via email) - damon.conway@maryland.gov

SUBJECT TO: The terms and conditions of the Agricultural Revenue Lease Offering (ARLO) which is attached hereto and incorporated as part of this bid. The undersigned bidder hereby offers and agrees, if this bid is awarded, to negotiate in good faith to lease the Property.

Bidder Name or Legal Business Name: _____

My bid to lease **312.34** +/- acres of State of Maryland property is to pay rent in the amount of:

\$_____ (in numbers) **per year**

_____ (in words) **per year.**

Bidder represents that they submit this bid as (check appropriate box):

- ☐ An individual
- ☐ An individual doing business as _____
- ☐ A general partnership
- ☐ A limited partnership
- ☐ A limited liability company
- ☐ A corporation incorporated in the State of _____
- ☐ A trustee or agent with recorded power of attorney acting for:

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In submitting this bid, the bidder acknowledges all of the following:

1. Lease of the Property will be to the highest bidder that is also responsive and responsible as described in the Agricultural Revenue Lease Offering (ARLO).
2. Bids must be submitted via electronic mail (email) to: damon.conway@maryland.gov.
3. Bids may not be withdrawn after the Bid Submission Deadline of **March 13, 2026**.
4. The Property is being leased “as is”, “where is” and “with all faults” and each Revenue Lease Agreement (RLA) must be approved by the Maryland Board of Public Works before it is binding on either party.
5. Due diligence and property inspections shall be completed by **March 9, 2026**.
6. Funds for first year’s rent shall be collected from the successful bidder in the form of a cashier’s check, bank issued certified check or bank/postal money order prior to the Commencement Date. Subsequent annual payment instructions for years 2-10 of each lease will be provided by the State during the first year of the lease.

Signature of Bidder: _____

Printed Name: _____ Date ____ / ____ / ____

Title: _____
(if bidder is a corporation, partnership, or limited liability corporation)

Address: _____

City: _____ State: _____ Zip: _____

Telephone: (____) ____ - ____

If this bid becomes the Awarded Bid, as defined in the Agricultural Revenue Lease Offering, the following signature shall be affixed:

Signature of the State of Maryland Indicating Award of Bid:

_____ Date ____ / ____ / ____

Wendy Scott-Napier
Assistant Secretary
Office of Real Estate
Department of General Services
State of Maryland