

State of Maryland

2013 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3333	sb1021	lr3334	hb1477	Sailwinds Wharf Development Project
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Cane
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Dorchester County			\$2,000,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$2,000,000, the proceeds to be used as a grant to the Mayor and City Commission of the City of Cambridge for the acquisition, planning, design, construction, repair, renovation, demolition, reconstruction, and capital equipping of the Cambridge waterfront.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Ed Kinnamon		410-228-4020	ekinnamon@choosecambridge.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>City Commissioners of Cambridge is the elected body and overseer of the municipal government in Cambridge. The organization is made up of the Mayor, and five City Ward representatives.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

The project is the Revitalization of the Cambridge Waterfront, which features the property known as Sailwinds. Cambridge has been identified by the State for revitalization through various programs including Smart Sites, public-private partnerships, increased awareness of the significant impact of Harriet Tubman on the areas history, and redevelopment opportunities centered around the Sailwinds (west) property on the Cambridge waterfront. The Sailwinds property, 11.79 acre parcel of land located on the Choptank River, has been declared surplus by MDOT, and can now be utilized for development including expanded waterfront access for residents and visitors. One of the most important aspects of the City's Waterfront 2020 plan is to develop additional local tourism infrastructure and to help connect the Cambridge waterfront more effectively to other community assets. Accordingly, the concept plan encompasses comprehensive City renovations to enhance the linkages and accessibility to Sailwinds, the downtown and other waterfront sites like the lighthouse, marina and Hyatt Chesapeake Resort including the replacement of the wharf. Funding is specifically requested for the the acquisition, planning, design, engineering, construction, repair, renovation, demolition, reconstruction, of the wharf.

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	\$250,000
Construction	\$3,750,000
Equipment	0
Total	\$4,000,000

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

Source	Amount
City of Cambridge	\$2,000,000
State of Maryland bond bill	\$2,000,000
Total	\$4,000,000

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
July, 2013	October, 2013	January, 2014	December, 2014
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
TBD		5,000	40,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
	0	N/A	
19. Legal Name and Address of Grantee		Project Address (If Different)	
City Commissioners of Cambridge 410 Academy Street, Cambridge, MD 21613		same	
20. Legislative District in Which Project is Located	37B - Dorchester, Talbot and Caroline Counties		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Ed Kinnamon City Clerk	Has An Appraisal Been Done?	Yes/No
Phone:	410-228-4020		N/A
Address:		If Yes, List Appraisal Dates and Value	
410 Academy StreetCambridge, MD 21613			

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	25	0	\$3,500,000/year
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			N/A
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Jerome J Parks Co., pending approval of master development agreement	TBD	TBD	TBD
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
State of Maryland or City of Cambridge, pending approval	TBD	TBD	
26. Building Square Footage:			
Current Space GSF	N/A		
Space to Be Renovated GSF	11.79 +/- acres (total site); 12,950 (wharf only)		
New GSF	0		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		N/A new construction only	

28. Comments: (Limit Length to Visible area)

There has been a concentrated effort over the past 20+ years to identify an effective way to revitalize the Cambridge economy. The citizens of Cambridge have spent many long hours constructing an excellent path forward, the Cambridge 2020 Plan. We now have a very real opportunity, through the development of the MDOT Sailwinds property, to bring the Cambridge 2020 plan to life using the development to significantly improve the economic health of Cambridge and Dorchester County. The Cambridge revitalization will generate new construction jobs and permanent operating employment. During construction, over 620 temporary jobs will be created, and when completed, between 300 and 372 permanent jobs will be created. The key element of the overall project is the replacement of the Cambridge Marine Terminal wharf and bulkhead. A new wharf and bulkhead will be the foundation for overall site development and is critical to the plan to increase sail and power boat visitors, more frequent visits from Chesapeake Bay touring boats, and a significant increase in the tourists who are now bypassing on Route 50. These travelers will turn into Cambridge to explore the exciting new Sailwinds development. In its current condition, the wharf is not an attraction. Much of it is roped off for safety reasons. A new wharf, visible from Route 50, will draw visitors to the Choptank River, and into the new hotel and restaurants planned for Sailwinds and then on to explore historic Cambridge.