

State Of Maryland

2021 Bond Initiative Fact Sheet

1. Name Of Project		
600 Frederick Road Facility		
2. Senate Sponsor	3. House Sponsor	
Lam	Hill	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of creating affordable artist retail space in the 600 Frederick Road facility		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Senator Lam		clarence.lam@senate.state.md.us
Delegate Hill		
		kirbyobx@gmail.com
10. Description and Purpose of Organization (Limit length to visible area)		
<p>K.Kirby Spencer will build on the success of her JK Elm, LLC which focused on the business revitalization of the western end of the Catonsville Revitalization Zone and which now provides successful restaurant, retail and affordable living space in historic structures in that 800 block. The new LLC's purpose is to create a public/private partnership with the Baltimore County Arts Guild, a 501c3 to focus revitalization efforts on the 600 block using music and arts as an economic driver. Specifically, the dynamic adaptive reuse of this vacant 1880 structure will to a multi-use center that includes affordable artist studio spaces, retail and exhibit space, food service, and live music and works in tandem with the Guild's adjacent arts center to draw regional visitors to this end of the revitalization zone.</p>		

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

An adaptive use of an 1880 building in the Catonsville Revitalization Zone and state-designated Arts & Entertainment District. The vacant building at the eastern gateway to town will become an economic catalyst in the struggling 600 block. A strategic private/public partnership with Baltimore County Arts Guild and their adjacent community arts center will provide affordable studio and retail spaces for artists within the A&E and meet the State's goal of providing tax incentives for artists in these districts. The building will support this by serving as a multi-use site for food service, art exhibits, live music and as a gathering space that draws visitors from the region to 600 Frederick Road, the adjacent community arts center, and the restaurant and businesses that line the main street corridor of this revitalization area. The project will provide financial support for up to 20 artists, as well as up to 10 new jobs at businesses co-located at this site.

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	\$475,000
Design	\$15,000
Construction	\$185,000
Equipment	
Total	\$675,000

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

Private Funds	\$200,000
Baltimore County Economic Development Loan	\$275,000
State Bond Bill	\$200,000
Total	\$675,000

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 1, 2021	August 1, 2021	Sept 1, 2021	Dec, 2022
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	
200000.00	0	30 artists, 10 new jobs, 10,000+	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
n/a			
19. Legal Name and Address of Grantee		Project Address (If Different)	
Karen Kirby Spencer, Principal 3 Dominion Court Catonsville, MD 21228		600 Frederick Road Catonsville, MD 21228	
20. Legislative District in Which Project is Located	12 - Baltimore and Howard Counties		
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:	Eric Lam	Has An Appraisal Been Done?	Yes/No
Phone:	410 788-7900		No
Address:		If Yes, List Appraisal Dates and Value	
802 Ingleside Avenue Catonsville, Maryland 21228			

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	2	0.00	120000.00
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
Baltimore County Arts Guild	15 years	2,000/mo	900
Relocating Coffee and Bake Shop/Food Service	3 year	2,000/mo	900
Venue Rentals/Live Performance Events	Event Date	6,000/mo	1300
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	3100		
Space to be Renovated GSF	3100		
New GSF	750		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

2021, 2022

28. Comments

This is a Phase I Project to include acquisition, planning, design, repairs including limited structural work, updated electric, HVAC, ADA bathrooms and ramps and construction of a 750-foot addition for future build-out of a commercial kitchen.

In Phase I, this space is flexible use space reflecting a historic 'common market' model with retail and food service alongside working artists and using arts and music its central driver.

Baltimore County Planning and Baltimore County Economic and Workforce Development are engaged in the project.