

# State of Maryland

## 2006 Bond Bill Fact Sheet

<b>1. Senate</b>		<b>House</b>		<b>2. Name of Project</b>
<b>LR #</b>	<b>Bill #</b>	<b>LR #</b>	<b>Bill #</b>	
2492	SB479	2564	HB633	Creation of a State Debt – Cecil County - Mount Harmon Plantation
<b>3. Senate Bill Sponsors</b>				<b>House Bill Sponsors</b>
Sen. Pipkin				Cecil County Delegation
<b>4. Jurisdiction</b> (County or Baltimore City)				<b>5. Requested Amount</b>
Cecil County				\$250,000
<b>6. Purpose of Bill</b>				
Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Directors of the Friends of Mount Harmon, Inc. for the planning, design, repair, reconstruction, and restoration of the historic Mount Harmon Plantation.				
<b>7. Matching Fund Requirements</b>				
This bill requires a matching fund that may consist of in-kind contributions. No part of the fund may consist of real property or funds expended prior to the effective date of the Act.				
<b>8. Special Provisions</b>				
The bill requires the grantee to convey to the Maryland Historical Trust a perpetual preservation easement to the extent of its interest in the property.				

**9. Description and Purpose of Grantee Organization** (3000 characters maximum)

Friends of Mount Harmon, Inc. is dedicated to the preservation and interpretation of Mount Harmon Plantation. Mount Harmon Plantation includes a restored c. 1730 Manor House, Colonial Kitchen, Serpentine Walled Garden, rare Tobacco Prize House, a 200-acre nature preserve, and a spectacular waterfront setting. FOMH has active and growing visitor, educational, special event, membership, and fund raising programming. Thousands of visitors come to Mount Harmon annually to experience its colonial history and natural beauty. Dozens of special groups and hundreds of school children visit Mount Harmon annually.

Our visiting school program provides children from the region, with a window into Maryland's colonial heritage. The school program includes tours of the manor house, colonial demonstrations, crafts, and games, and a nature walk to the prize house. Here at Mount Harmon, visitors of all ages learn about life on an 18th century plantation and gain an appreciation of our nation's colonial history.

The Board of Directors of Friends of Mount Harmon, Inc. recently announced a capital campaign to raise \$250,000 in urgently needed funds for restoration and capital improvements to the colonial era plantation. This capital campaign will enable Mount Harmon Plantation to restore its elegant manor house and outbuildings, and convert the pool and pool house into a special event site. The Board has also identified a future goal of converting its stables into a Plantation Education & Discovery Center. In short, funds raised from the capital campaign will enable Mount Harmon to shift gears into the 21st century as an unparalleled heritage destination, colonial history and educational center, and scenic special event site, for Cecil County and for the state of Maryland. The restoration and capital improvements have been scheduled in phases, to better manage and finance the project.

Funding this grant will enable Mount Harmon to complete the remaining exterior restoration work to the plantation's historic manor house, colonial kitchen, and scenic garden, preserving their important place in American history. FOMH's visitor, educational, special event, membership, and fund raising programming will all be further enhanced with the completion of Phase II Masonry Restoration to the plantation. Mount Harmon is also available for special events, weddings, and corporate functions, and further serves the community in this role, which will be further enhanced by the completion of this project.

Mount Harmon Plantation is the crown jewel of heritage tourism in Cecil County. The public will reap the rewards of a renewed and vibrant heritage destination, one that helps to define the colonial significance of the region.

**10. Description and Purpose of Project** (3000 characters maximum)

The requested Bond Bill funding will be used to complete Phase II Masonry Restoration at Mount Harmon Plantation, which includes the restoration of the exterior masonry of the manor house, colonial kitchen, and serpentine garden walls. The restoration work and capital improvements to the plantation have been scheduled in phases, to better manage the funding and work load of this important project. Phase I Woodwork Restoration, includes the restoration of the exterior woodwork of the plantation manor house and outbuildings, and commenced in fall 2005 and will be completed by summer 2006. Phase II Masonry Restoration of the plantation is schedule to commence in summer 2006 and is the subject of this funding request. With the exterior woodwork restored on the plantation's historic buildings, the next critical step is to restore their deteriorated masonry, to complete their exterior restoration, preserving this historic Maryland landmark.

Prompt completion of Phase II Masonry Restoration is vital to the overall restoration of the Plantation's historic buildings. Timely completion of Phase II Masonry Restoration will minimize further deterioration and the potential for more costly repairs. All recommended re-pointing work should be completed within the same time period, so that there are not differences in the mortar and that the finished work not end up as "patchwork repairs". This will ensure that the appearance of the re-pointed areas blends well with the surrounding brickwork. Once the Phase I and II repairs are completed, the plantation's historic buildings and scenic garden will be stabilized and preserved for years to come. Once this project is completed, the new schedule of routine maintenance will ensure the plantation buiddings is preserved and maintained well into the future.

Securing funding for Phase II restoration to the exterior masonry of the manor house, colonial kitchen, and serpentine garden is critical at this time, to enable the completion of the needed restoration work to these important historic buildings and scenic garden. Mount Harmon Plantation helps to define the history and colonial significance of Cecil County and the region. The success of this Bond Bill Legislation will ensure that Mount Harmon remains the crown jewel of heritage tourism in the region, serving Cecil County and the state of Maryland. The programs and projects of Mount Harmon Plantation are also an important revenue stream for the County and State, in revenue created from tourism dollars and job creation. Mount Harmon's programs and projects generate tens of thousands of dollars in revenue annually to the benefit of the County and State.

*Round all amounts to the nearest \$1,000. The totals in Items 11 (Estimated Capital Costs) and 12 (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.*

**11. Estimated Capital Costs**

<b>Acquisition</b>	
<b>Design</b>	\$ 15,000
<b>Construction</b>	\$ 235,000
<b>Equipment</b>	
<b>Total</b>	\$ 250,000

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

Source	Amount
Bond Bill - State Grant	\$ 125,000
Crystal Trust	\$ 75,000
Friends of Mount Harmon	\$ 40,000
Society of Colonial Lords	\$ 4,500

Cecil County Historical Society			\$3,500
In Kind Contributions (Architectural Consultant Services)			\$ 2,000
<b>Total</b>			\$ 250,000
<b>13. Project Schedule</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Winter 2006	Spring 2006	August 1, 2006	Spring 2007
<b>14. Total Private Funds and Pledges Raised as of January 2006</b>	<b>15. Current Number of People Served Annually at Project Site</b>	<b>16. Number of People to be Served Annually After the Project is Complete</b>	
\$97,000	1,500 - 2,000 (visitors, families, students and special events)	2,000 - 3,000 (visitors, families, students, and special events)	
<b>17. Other State Capital Grants to Recipients in Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
None			
<b>18. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Friends of Mount Harmon, Inc. P. O. Box 65 600 Mount Harmon Road Earleville, MD 21919			
<b>19. Contact Name and Title</b>		<b>Contact Phone</b>	<b>Email Address</b>
Paige Howard, Director of Development		443-566-0141	pphoward@dol.net
<b>20. Legislative District in Which Project is Located</b>			36 <sup>th</sup> District
<b>21. Legal Status of Grantee (Please Check one)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Charles L. Scott, Jr.	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410-398-0611		N/A
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
109 E. Main Street Elkton, MD 21912			
<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			

Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
4	10	\$130,000	\$140,000
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond issuance purposes)			
<b>A. Will the grantee <u>own</u> or <u>lease</u> (pick one) the property to be improved?</b>			own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			no
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			no
<b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
<b>E. If property is leased by grantee – Provide the following:</b>			
Name of Leaser	Length of Lease	Options to Renew	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>		13,900	
<b>Space to Be Renovated GSF</b>		13,900	
<b>New GSF</b>			
<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>			Manor House c. 1730 Colonial Kitchen c. 1780 Serpentine Garden c. 1965
<b>28. Comments:</b> (3000 characters maximum)			
<p>Mount Harmon helps to define the history and colonial significance of Cecil County and the region. The success of this Bond Bill Legislation will ensure that Mount Harmon remains the crown jewel of heritage tourism in the region. There is no doubt Mount Harmon has a bright future and with your help, it will continue to be a great resource of our colonial history for future generations.</p>			