

# State of Maryland

## 2007 Bond Bill Fact Sheet

| 1. Senate   |        | House |               | 2. Name of Project                |
|---|--------|-------|---------------|-----------------------------------|
| LR #  | Bill # | LR #  | Bill #        |                                   |
| 1909  | SB447  | 760   | HB120         | Old Caroline High School          |
| 3. Senate Bill Sponsors   |        |       |               | House Bill Sponsors               |
| Colburn   |        |       |               | Caroline County Delegation        |
| 4. Jurisdiction (County or Baltimore City)  |        |       |               | 5. Requested Amount               |
| Caroline County   |        |       |               | \$500,000                         |
| 6. Purpose of Bill  |        |       |               |                                   |
| Authorizing the creation of a State Debt to serve as a grant to the Board of Directors of the Denton Development Corporation, Inc. for the planning, construction, repair, renovation, and reconstruction of the Old Caroline High School for use as a small business incubator and culinary institute.   |        |       |               |                                   |
| 7. Matching Fund Requirements   |        |       |               |                                   |
| The grantee shall provide and expend a matching fund. The fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.  |        |       |               |                                   |
| 8. Special Provisions   |        |       |               |                                   |
| Requiring the grantee to grant and convey a certain easement to the Maryland Historical Trust.  |        |       |               |                                   |
| 9. Contact Name and Title   |        |       | Contact Phone | Email Address                     |
| Abigail McNinch, Project Manager  |        |       | 410-479-4305  | abigail@dentondevelopmentcorp.com |
|   |        |       |               |                                   |
|   |        |       |               |                                   |
| 10. Description and Purpose of Grantee Organization (3000 characters maximum)   |        |       |               |                                   |
| The Denton Development Corporation (DDC), a private Maryland non-profit (501(c)(4)) corporation, was established to work in partnership with the Town of Denton to facilitate the redevelopment of vacant and underutilized buildings and properties within the Town's Central Business District. The Denton Development Corporation's Board consists of a broad spectrum of community leaders and business owners representing a diverse cross section of the local community. To date, the DDC (in partnership with the Town) has completed two redevelopment projects valued at over \$2 million and has four (4) major redevelopment initiatives (with a estimated value exceeding \$5 million) in process including the "Old Schoolhouse" redevelopment project. |        |       |               |                                   |

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

The purpose of this project is to acquire and renovate the historic structure located at 512 Franklin Street, known as the “Old Schoolhouse” in Denton, Maryland. This building had been purchased privately in 1987 for use as an office building. A portion of the building was remodeled in 1990, but was never leased. The building has remained vacant for the past 14 years and during this period, as a result of vandalism and general neglect, has become a blighted property within the Central Business District.

In 2002, the Denton Development Corporation completed a conceptual plan for rehabilitating the property and identified environmental hazards requiring mitigation. Based on the conceptual rehabilitation plans and estimates, the Denton Development Corporation has been working in partnership with the Town to acquire and rehabilitate the building. The rehabilitated structure would then be managed by the Denton Development Corporation to promote start-up businesses and serve as a regional culinary training facility. As part of the renovations, the DDC and the Town are currently exploring options for creating commercial kitchen facilities, which would be leased to a new non-profit culinary institute (the Chesapeake Culinary School) serving the Mid-shore region. This project has the potential to create twelve (12) new jobs, of which seven (7) would be made available for low and moderate income individuals.

Once rehabilitated, the structure will be managed by the Denton Development Corporation to promote start-up businesses and serve as a regional training facility. As part of the renovations, the DDC and the Town will lease the property to the Chesapeake Culinary Center, a non-profit (501(c)(3)) culinary and beverage training school serving the Mid-Shore region. This culinary training component has the potential to create twelve (12) new jobs, of which seven (7) would be made available for low and moderate income individuals. The Chesapeake Culinary Center has partnered with Queen Anne's and Caroline County Career and Technology Center Culinary programs to offer culinary arts training opportunities to high school students throughout the region. The Chesapeake Culinary Center will also establish a kitchen incubator program within the structure to assist primarily agriculturally based start-up businesses. Businesses that utilize this facility will create potential employment opportunities in areas including marketing and production. Visual and performing arts programming may also have a significant presence within the space.

*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.*

**12. Estimated Capital Costs**

|                     |             |
|---------------------|-------------|
| <b>Acquisition</b>  | \$340,000   |
| <b>Design</b>       | \$75,000    |
| <b>Construction</b> | \$1,800,000 |
| <b>Equipment</b>    | \$200,000   |
| <b>Total</b>        | \$2,415,000 |

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

| <b>Source</b>  | <b>Amount</b> |
|--|---------------|
| 2003 State Grant   | \$100,000     |
| 2007 State Grant   | \$500,000     |
| 2004 Small Cities CDBG-Econ Development (Acquisition & Rehabilitation) | \$800,000     |
| USDA Community Facilities (Fixtures & Equipment)                       | \$75,000      |
| Private Foundations and Contributions                                  | \$695,000     |

|  |   |   |                                   |
|--|---|---|-----------------------------------|
| Caroline County Government .   |   | \$35,000  |                                   |
| Town of Denton (Preliminary Planning & Assessments)  |   | \$25,000  |                                   |
| Bartus Trew Providence Trust (Rehabilitation   |   | \$20,000  |                                   |
| Community Tax Investment Credit Program  |   | \$50,000  |                                   |
| Chaney Foundation  |   | \$40,000  |                                   |
| DBED Brownfield  |   | \$75,000  |                                   |
| <b>Total</b>   |   | \$2,415,000   |                                   |
| <b>14. Project Schedule</b>  |   |   |                                   |
| <b>Begin Design</b>  | <b>Complete Design</b>  | <b>Begin Construction</b>   | <b>Complete Construction</b>      |
| November 2005  | March 2007  | July 2007   | October 2009                      |
| <b>15. Total Private Funds and Pledges Raised as of January 2007</b>                               | <b>16. Current Number of People Served Annually at Project Site</b> | <b>17. Number of People to be Served Annually After the Project is Complete</b> |                                   |
| \$0  | N/A -Vacant   | 2,000/2 new businesses  |                                   |
| <b>18. Other State Capital Grants to Recipients in Past 15 Years</b>                               |   |   |                                   |
| <b>Legislative Session</b>   | <b>Amount</b>   | <b>Purpose</b>  |                                   |
| 2003   | \$100,000   | Acquisition/Rehabilitation - Old Schoolhouse Project                            |                                   |
| 2000   | \$150,000   | Denton Armory Rehabilitation  |                                   |
| 1999   | \$100,000   | Denton Armory Rehabilitation  |                                   |
|  |   |   |                                   |
| <b>19. Legal Name and Address of Grantee</b>   |   | <b>Project Address (If Different)</b>   |                                   |
| Denton Development Corporation<br>15 South Third Street, P.O. Box 548<br>Denton, MD 21629          |   | 512 Franklin Street<br>Denton   |                                   |
| <b>20. Legislative District in Which Project is Located</b>  |   |   | 36                                |
| <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>   | Brynja Booth  | <b>Has An Appraisal Been Done?</b>  | Yes/No                            |
| <b>Phone:</b>  | 410-822-6800  |   | Yes                               |
| <b>Address:</b>  |   | <b>If Yes, List Appraisal Dates and Value</b>                                   |                                   |
| Cowdry, Thompson & Carsten, PA<br>P.O. Box 1747<br>Easton, MD 21601                                |   | 03/02/2002  | \$190,000                         |
|  |   |   |                                   |
|  |   |   |                                   |
| <b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>                        |   |   |                                   |
| <b>Current # of Employees</b>  | <b>Projected # of Employees</b>                                     | <b>Current Operating Budget</b>   | <b>Projected Operating Budget</b> |
| 0  | 12  | 0   | \$360,000                         |
| <b>25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance purposes)</b> |   |   |                                   |
| <b>A. Will the grantee own or lease (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>                  |   |   | Yes                               |
| <b>D. If property is owned by grantee and any space is to be leased, provide the following:</b>    |   |   |                                   |

| <b>Lessee</b>  | <b>Terms of Lease</b>  | <b>Cost Covered by Lease</b> | <b>Square Footage Leased</b> |
|--|------------------------|------------------------------|------------------------------|
| Chesapeake Culinary Center   | To be negotiated       | 95%                          | 9,500                        |
| Caroline County Council of Arts  | To be negotiated       | 5%                           | 500                          |
|  |                        |                              |                              |
|  |                        |                              |                              |
|  |                        |                              |                              |
| <b>E. If property is leased by grantee – Provide the following:</b>                                  |                        |                              |                              |
| <b>Name of Leaser</b>  | <b>Length of Lease</b> | <b>Options to Renew</b>      |                              |
|  |                        |                              |                              |
|  |                        |                              |                              |
|  |                        |                              |                              |
|  |                        |                              |                              |
|  |                        |                              |                              |
| <b>26. Building Square Footage:</b>  |                        |                              |                              |
| <b>Current Space GSF</b>   |                        |                              | 10,000                       |
| <b>Space to Be Renovated GSF</b>   |                        |                              | 10,000                       |
| <b>New GSF</b>   |                        |                              | 10,000                       |
| <b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b> |                        |                              | 1901                         |
| <b>28. Comments: (3000 characters maximum)</b>   |                        |                              |                              |
|  |                        |                              |                              |