

State of Maryland

2012 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr3047	sb0806	lr2293	hb0788	Downtown Frederick Hotel and Conference Center
3. Senate Bill Sponsors				House Bill Sponsors
Brinkley				Clagett
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Frederick County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$250,000, the proceeds to be used as a grant to the Mayor and Board of Aldermen of the City of Frederick for the acquisition, planning, and design of the Downtown Frederick Hotel and Conference Center.</p>				
7. Matching Fund				
Requirements:		Type:		
Grant				
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Richard Griffin		(301) 600-6361	rgriffin@cityoffrederick.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The City of Frederick is a full-service municipal corporation of the State of Maryland and is the lead agency for the joint Downtown Frederick Hotel and Conference Center Team. The City of Frederick is a historic, smart-growth, sustainable, healthy, and vibrant community which provides a live, work, play environment for its 65,000 citizens, 3,500 businesses, and 49,000 employees. The City deploys a number of key strategies including investment in key infrastructure like water, sewer, transportation, parks, public safety and economic development initiatives like the Downtown Hotel and Conference Center. The City of Frederick has been recognized recently as a Great American Neighborhood by the American Planning Association, as a Great American Main Street by the National Trust for Historic Preservation, as one of the top 25 Small Arts Cities by American Style Magazine, one of America's Smartest Cities by Forbes Magazine, and one of America's safest communities by the Insurance Community.</p>				

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

The Downtown Frederick Hotel and Conference Center project is an economic development initiative of a public-private partnership composed of the Chamber, Tourism Council, Downtown Partnership, 15 of Frederick's Largest Employers (Major Employer Group) and the City and County. A feasibility study funded jointly by the partners was completed in January, 2010, which determined strong demand for a full-service, flagship hotel in downtown Frederick with 200 rooms and 14,000 square feet of meeting space. It was determined that the facility will generate \$30 million in direct economic impacts (payroll, taxes, etc.). This project is intended to fill a major gap in local lodging and conference facilities, service business and citizen needs, induce new tourism and business events, generate economic impact, and serve as an anchor and catalyst for continued revitalization in Downtown Frederick. Downtown Frederick has been identified by the partners as the ideal place to construct this facility due to its central location in the county, highway and transit access, pedestrian orientation, and high level of amenities including 200 shops and restaurants and award-winning Carroll Creek Park. Six sites have been initially identified by the study as potential locations with sufficient size, access, visibility, and developability.

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	
Design	\$500,000
Construction	
Equipment	
Total	\$500,000

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

Source	Amount
State of Maryland Bond Bill Grant	\$250,000
The City of Frederick	\$250,000
Total	\$500,000

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, 2012	July, 2014	January, 2015	December, 2015
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
0		0	82,800
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
		NO GRANTS FOR DOWNTOWN HOTEL AND CONFERENCE CENTER	
		VARIOUS GRANTS FOR CARROLL CREEK PARK AND HARRY GROVE STADIUM	
19. Legal Name and Address of Grantee		Project Address (If Different)	
The City of Frederick 101 North Court Street Frederick, Maryland 21701		Site to be Selected in 2012	
20. Legislative District in Which Project is Located	3A - Frederick County		
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:	Saundra Nickols, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	301-600-1387		No
Address:		If Yes, List Appraisal Dates and Value	
101 North Court Street Frederick, Maryland 21701			

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	200	0	30,000,000
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?			TBD
B. If owned, does the grantee plan to sell within 15 years?			TBD
C. Does the grantee intend to lease any portion of the property to others?			TBD
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
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	0		
Space to Be Renovated GSF	unknown		
New GSF	150,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			unknown

28. Comments: (Limit Length to Visible area)

This Bond Bill in the form of a matching grant is to assist with project planning, concept design, site analysis, development team selection, and other soft costs associated with initiating a project of this type. The City, County, and Frederick County Delegation has signed a joint 3-Party Memorandum of Understanding (MOU) in support of this project. The Frederick County Chamber of Commerce has issued a letter of support in favor of the project. In addition, this project is supported and endorsed the Frederick business community through the Frederick County Chamber of Commerce Major Employers Group including Fort Detrick, National Cancer Institute, SAIC-Frederick, State Farm, Frederick Community College, Plamondon Companies, Frederick Memorial Health Care System, Lonza BioScience, MedImmune, Bechtel, Wells Fargo Home Mortgage, Frederick County Public Schools, & Mount Saint Mary's University. This project is also endorsed as an initiative of Mayor Randy McClement and the City of Frederick Board of Aldermen and is facilitated by the City Department of Economic Development. The City of Frederick has entered into an MOU with the Maryland Stadium Authority for an update of the the feasibility and demand analysis - now underway (May, 2012 completion). The City seeks to use the Stadium Authority to assist as a technical advisor on the project. Frederick is presently under-served in terms of meeting space and full-service hotel and is losing opportunities for existing and induced meetings and hotel room nights. There is no full-service hotel and very limited conference, meetings, and event facilities. A 200-room hotel with 14,000+ square feet of meeting space has been identified as a critical need for attracting, retaining, and expanding employment in Frederick. It will provide an opportunity for induced demand for business meetings, business and family events, conferences, and overnight stays. The approximately \$45 million facility will generate 200 jobs and \$30 million annually in direct economic impact. This facility will strengthen Frederick's tourism by increasing the likelihood of overnight/multi-day visits. Increases in tourism, business use, and conferences will in turn increase market share and strengthen the entire Frederick hotel industry. Downtown Frederick has been identified by all public and private partners because it is centrally located in the county to serve the business and residential base. There is presently no hotel and limited B&B lodging in downtown. Downtown Frederick provides a high amenity value for guests with a 40 square block historic district, 200 shops and restaurants and is transit and pedestrian-oriented. The Downtown Frederick Hotel and Conference Center will firmly anchor 30 years of revitalization investment by the City, County, State, and Private Sector totalling in the hundreds of millions of dollars. This project will be a major economic development driver for Frederick and Maryland.