

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr1588	sb0357	lr1582	hb0620	Seneca Store Restoration
3. Senate Bill Sponsors				House Bill Sponsors
Feldman				Fraser-Hidalgo
4. Jurisdiction (County or Baltimore City)				5. Requested Amount
Montgomery County				\$200,000
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$200,000, the proceeds to be used as a grant to the Maryland-National Capital Park and Planning Commission for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Seneca Store.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		The matching fund may consist of real property.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Nina Aplebaum		3014952519	nina.aplebaum@montgomeryparks.	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Montgomery County Department of Parks is a key agency of the Maryland-National Capital Park and Planning Commission (M-NCPPC), the proud steward of over 35,000 acres of parkland. Our mission is to protect and interpret the county's valuable natural and cultural resources; balance the demand for recreation with the need for conservation; offer a variety of enjoyable recreational activities that encourage healthy lifestyles; and provide clean, safe, and accessible places for leisure-time activities. The Department's Cultural Resources program exists to preserve and interpret the historical buildings and archaeological sites on parkland that best indicate the history of Montgomery County's rich heritage.</p> <p>Seneca Store (formerly Poole's Store) is listed on the National Register of Historic Places as part of the Seneca Historic District and on the Montgomery County Master Plan for Historic Preservation. Restoration of this Store is in support of the mission of M-NCPPC Montgomery Parks and its Cultural Resources program.</p>				

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

Since 1901 the 2,000 sq.ft. iconic Seneca Store, formerly known as Poole's Store, has served as the hub of the Seneca Community. It has always functioned as the general store for food, beverages, and dry goods, along with essential staples for the active farming, equestrian, and hunting communities. The long-time owners of the store have left it vacant. Farm and Home Services is running a small operation to serve the farmers and equine patrons out of an adjacent detached warehouse. The store itself cannot yet be used due to multiple problems: structural issues, no insulation, no bathroom, antiquated electrical, lead-based paint, no septic field, inadequate heating and ventilating and no air conditioning, and flooding problems. Capital funds are needed to return the building to commercial use to serve the community; add a small addition to provide for utilities, ADA accessibility, and food-prep area; and install a working, commercial septic system. This store has been one of the longest, continually operating stores in the county. The purpose of the project is to bring the building up to code, make it structurally sound, make it accessible, add insulation, bring in new HVAC, add a bathroom (none currently exists), and expand a septic field currently designated for the house to provide septic service to the store. Products anticipated to be sold include goods needed by farmers and equestrians as well as simple sandwiches and coffee for the

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	\$200,000
Construction	\$680,000
Equipment	0
Total	\$880,000

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

Source	Amount
Maryland State Bond Bill	\$200,000
Maryland State Bond Bill (LSI 2011, G074)	\$50,000
Maryland Heritage Areas Authority Grant (2011)	\$47,000
CIP - Restoration of Historic Structures existing (Mo)	\$255,000
CIP - Restoration of Historic Structures (Incoming)	\$250,000
Parks' Operating Budget - Major Maintenance	\$78,000
Total	\$880,000

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
September 2013	November 2014	January 2015	January 2016
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
			Triple the current service in warehouse
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
LSI 2011 Poole's Store Restoration	50000.00	Funded one-third the cost of 100% construction documents for store and immediate sitework to make it accessible and	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Maryland-National Capital Park and Planning Commission, Montgomery County Department of Parks 9500 Brunett Ave., Silver Spring MD 20901		16315 Old River Road Poolesville, Maryland 20837	
20. Legislative District in Which Project is Located	15 - Western Montgomery County		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Adrian Gardner	Has An Appraisal Been Done?	Yes/No
Phone:	301-495-2460		Yes
Address:	If Yes, List Appraisal Dates and Value		
Maryland-National Capital Park and Planning Commission Montgomery County Dept. of Parks 9500 Brunett Avenue Silver Spring MD 20901 Attn: Nina Aplebaum, Grants Manager	July 2011	760000.00	

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	4	10000.00	80000.00
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?			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 and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Commercial/Retail TBD	5 years	TBD	1,000 square feet
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	2,660		
Space to Be Renovated GSF	2,660		
New GSF	230		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			1901

28. Comments: (Limit Length to Visible area)

State funding has contributed to the development of 100% construction documents to restore the store and make it code compliant and accessible. A separate \$47,000 state heritage area grant will enhance the store to the level required to become a heritage destination with interpretive signs, lighting, bike racks, etc.

\$200,000 is sought for construction funds to bring the store back to a mercantile use instead of having it sit vacant. The money will be combined with county CIP funding to pay for all upgrades required to bring the building and immediate site up to current building code and to create a suitable and leasable space for a store operator. The store, when opened, will serve the Agricultural Reserve constituents (farmers, hunters, and equestrians), as well as countywide citizens wanting to enjoy the more rural aspects of the county. These include the many bicyclists and other heritage tourists who visit this part of the county, whether it be to stop at an old-time store, visit the C&O Canal, or canoe/kayak in Seneca Creek State Park. Historic preservation is a big focus for how this building is restored, and an easement with the Maryland Historical Trust has already been put in place. Funds will be used to restore character-defining architectural features, correct structural failings, update the electrical system, update the mechanical systems, insulate the first floor, install required fixtures, create a septic system and food prep area for limited or moderate food service, and ensure proper drainage to prevent future flooding of the historic building.