

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr2510	sb0760	lr3150	hb1374	Old Caroline High School Phase II
3. Senate Bill Sponsors			House Bill Sponsors	
Colburn			Eckardt	
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Caroline County			\$200,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$200,000, the proceeds to be used as a grant to the Mayor and Town Council of the Town of Denton for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Old Caroline High School.</p>				
7. Matching Fund				
Requirements: Unequal \$100,000		Type: The matching fund may consist of real property, in kind contributions, or funds expended prior to the effective date of this Act.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Don Mulrine		4104792050	dmulrine@dentonmaryland.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The Town of Denton is a rural government municipality serving a community of 4,418. Owners of the property, the Denton has partnered with the tenant, the Chesapeake Culinary Center, to renovate the historic Maryland Smart Site property.</p> <p>The Chesapeake Culinary Center (CCC) is a grassroots, non-profit organization committed to the betterment of our community through job training and economic development. The organization was established in the fall of 2004 to provide culinary training to youth and adults and offers many student- run programs, which affords practicum-learning experience.</p> <p>In addition to serving as the headquarters for the Chesapeake Culinary, this multi-use facility will be home to the Career and Technology Centers culinary arts class, Shore Gourmet Market, and a Community Kitchen Incubator to assist agriculturally-based start-up businesses.</p>				

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

The purpose of this project is to complete the renovation of the Maryland Smart Site (2010) designated historic structure known as Caroline High School located in Denton, Maryland. The c.1901 building was Caroline County's first high school facility. A 25 year vacancy led to significant blight due to vandalism and general neglect. The property was acquired by the Town of Denton in 2005 and subsequently stabilized. Community partners worked for the following nine years to secure funding for the rehabilitation of the building. In 2013 Phase I was completed, transforming the first floor and basement into state-of-the-art classrooms, training and pastry kitchens and storefront.

Phase II will transform the second floor of the structure into a working kitchen and restaurant training area. This construction will include the renovation of the second floor (3,240 sq. ft.), replacement of the historic bell tower, bell, brickwork and geothermal installation (\$590,000). The exterior site work (19,401 sq. ft.) includes, drive installation, curb cut, parking, ADA/ABA accessible sidewalks, and storm water management (\$262,000).

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	
Construction	\$852,000
Equipment	
Total	\$852,000

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

Source	Amount
Requested 2014 Bond Bill	\$200,000
Caroline County Board of Education/Caroline County Government	\$50,000
Private Contributions	\$31,000
USDA RBEG	\$200,000
USDA Community	\$100,000
Department of Housing	\$250,000
Town of Denton (in kind)	\$50,000
Total	\$881,000

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
Completed	Completed	6/1/2014	10/31/2014
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
\$31,000		28	250
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
2006	\$50,000	Rehabilitation - Old Caroline School Property	
2003	\$100,000	Acquisition/Rehabilitation - Old Caroline High School	
2000	\$150,000	Denton Armory Rehabilitation	
1999	\$100,000	Denton Armory Rehabilitation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Town of Denton 13 North Third Street Denton, Maryland 21629			
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's and Caroline Counties		
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:	Chris Drummond, Esq.	Has An Appraisal Been Done?	Yes/No
Phone:	410-758-0030		Yes
Address:	If Yes, List Appraisal Dates and Value		
119 Lawyers Road Centerville, Maryland 21617		3/2/2002	\$190,000

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
5	10	\$123,540	\$123,540
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
Caroline County Board of Education	99		10,000
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Not Applicable			
26. Building Square Footage:			
Current Space GSF	6,000		
Space to Be Renovated GSF	22,641		
New GSF	28,641		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion			c. 1901

28. Comments: (Limit Length to Visible area)

The Caroline High School exemplifies Caroline County's strong commitment to community revitalization efforts and promotion of sustainable growth. The benefit derived from this project not only includes increased employment in the operation of the facility but will provide needed workforce training to countless students. The investment will be realized through the growth of the hospitality workforce generated.

This project meets the following Maryland Smart Site objectives:

- Strengthens public and private partnerships at the local level that leverage sustainable private investment in appropriate growth and revitalization areas.
- Provides education about the range of exemplary growth and revitalization projects and partnerships in progress.
- Coordinates State, local, and private investment in high impact projects.