

State Of Maryland 2021 Bond Initiative Fact Sheet

1. Name Of Project		
Caplan's Facade Restoration		
2. Senate Sponsor	3. House Sponsor	
Howard County Senators	Howard County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Howard County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Caplan's Department Store Facade Restoration project		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
[<input type="checkbox"/>] Historical Easement	[<input checked="" type="checkbox"/>] Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Howard County Delegations		HowardCo.DelegationStaff@mli s.state.md.us
10. Description and Purpose of Organization (Limit length to visible area)		
The Grantee is the Howard County Government.		

11. Description and Purpose of Project (Limit length to visible area)

Flash flooding in 2016 and 2018 destroyed much of the iconic c.1926 Caplan's Department Store, a fixture on lower Main Street in Ellicott City. Howard County acquired the building in 2019 and has been working to stabilize and restore it for future reoccupancy. The County has self-funded much of this effort, with support from DHCD. Recently, a study was completed to analyze how to reconstruct the facade, while improving its resiliency towards future flooding. The effort seeks to maintain its character defining elements. These funds will support the implementation of dry floodproofing techniques, and replication of damaged or destroyed historic elements. Funding will also aid in restoration of the interior of the building, aiding in the overall recovery of Main Street.

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	\$1,210,000
Design	\$210,000
Construction	\$2,163,000
Equipment	\$0
Total	\$3,583,000

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

County General Obligation Bonds	\$1,930,000
2021 MD Legislative Bond Initiative	\$500,000
State of Maryland FY20 DHCD Strategic Demolition Fun	\$403,000
State of Maryland FY21 DHCD Strategic Demolition Fun	\$750,000
Total	\$3,583,000

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
04/15/2021	10/01/2021	01/01/2022	12/31/2022
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	
0.00			
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$250,000	Ellicott City - Main Street Streetscape	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Howard County Government 3430 Court House Drive Ellicott City, MD 21043		8125 Main Street Ellicott City, MD 21043	
20. Legislative District in Which Project is Located	9A - Howard and Carroll Counties		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[X]	[]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Calvin Ball, County Executive	Has An Appraisal Been Done?	Yes/No
Phone:	410-313-2013		Yes
Address:		If Yes, List Appraisal Dates and Value	
3430 Court House Drive Ellicott City, MD 21043		2019	1210000.00

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		0.00	
25. Ownership of Property (Info Requested by Treasurer's Office for bond 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?			No
D. If property is owned by grantee 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	2150		
Space to be Renovated GSF	2150		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

c.1920's

28. Comments

Howard County wishes to thank the State Delegation for their consideration of this request. Funds requested will be utilized to construct a resilient facade on the Caplan's building - one that is resistant to flood waters that may be present on Main Street for years to come. This project proposes to utilize novel approaches to Ellicott City - including a storefront system that is designed to specifically withstand water pressure. The County self-funded a concept study, completed in 2020, to analyze various approaches to reconstruction of this iconic facade. Reconstruction of this facade - and implementation of this novel approach to dry floodproofing will aid in the County's efforts to restore, reoccupy and ensure that this building is around for the enjoyment of future generations to come.

With regards to the Proposed Funding Sources: This section includes previously expended costs. To date, the County has expended approximately \$950,000 (including design) on stabilization of this building. The County has pursued other funding mechanisms, such as grants through the Maryland Department of Housing and Community Development (DHCD). The County is in the process of implementing the EC Safe and Sound Flood Mitigation Plan, and continues to allocate a considerable amount of the County's overall Capital Budget to implementation of substantial flood mitigation projects.

With regards to Project Schedule: The County intends to use (with approval from DHCD), available DHCD funds to advance final design documents for construction of the facade. It is anticipated that final design will start sometime in Spring, 2021. Completing these design efforts over the spring and summer of 2021 will ensure that the project is 'shovel ready' in the near future. The period between design completion and construction start is expanded to permit adequate time for the County to work with DGS for review/approval of the contracts required as part of the LBI process.

With regards to Project Staffing: The County is planning to commence a process to review and prescribe future uses (program) for this building. At this time, the County has stated that they will maintain this structure for public use. As the prescribed end use has not been determined, details on staffing are not yet available.

Regarding Real Property: Assessment of property was based on the fair market value of the building prior to flash flooding in 2018.

Regarding other grants to recipient: The County has received numerous other grants and LBI's in prior years. Other prior year LBI's for efforts in the immediate vicinity or associated with this effort are noted.