

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Kaplun Building Infrastructure		
2. Senate Sponsor	3. House Sponsor	
Folden	Pippy	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$1,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Kaplun Building Infrastructure 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
Julie Martorana		301-834-7500
10. Description and Purpose of Organization (Limit length to visible area)		
Municipal Government		

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

One of our most impactful revitalization programs has been our Blighted Property Acquisition program which uses DHCD grant funding to purchase long-vacant, blighted commercial buildings. These buildings are then sold to investors for less than the market rate affording them the opportunity to renovate the building and bring it back to life. The first building completed in this program is now home to six new businesses. We are so excited about having an interested investor, willing to establish a quality restaurant in the Kaplon building. This unique opportunity places this funding request at the top of our priority list. We are requesting \$1,000,000 to bring the basic infrastructure of this building up to code. This will allow the investor to work his magic with a fresh blank canvas.

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	\$1,000,000
Equipment	
Total	\$1,000,000

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

CDS Request	\$1,000,000
Total	\$1,000,000

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
		8/1/2025	12/31/2026
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	8100	8100	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$483,000	Emergency Operations Center	
2022	\$100,000	Brunswick Heritage Museum	
2023	\$20,000	Brunswick Reservoir Retrofit	
2018-2020		Various Projects	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mayor and Council, Brunswick 1 West Potomac St. Brunswick, MD 21716		102 West Potomac St.	
20. Legislative District in Which Project is Located	4 - Frederick County		
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:	Offit Kurman Attorneys at Law - David Severn	Has An Appraisal Been Done?	Yes/No
Phone:	240-772-5200		
Address:		If Yes, List Appraisal Dates and Value	
5301 Buckeystown Pike, Suite 304 Frederick, MD 21704			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
61	64	9622163.00	10419540.00
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?			Yes
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
N/A			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
N/A			
26. Building Square Footage:			
Current Space GSF	10,500		
Space to be Renovated GSF	10,500		
New GSF	0		

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

2025/2026

28. Comments

Other State Capital Grants in the Past 15 years:
2020 - \$476,000 - Emergency Operations Center
2021 - \$500,000 - Emergency Operations Center
2022 - \$600,000 - Emergency Operations Center
2019 - \$500,000 - Reservoir