

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
234 Main Street		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Brooks	Phillips	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Baltimore County	\$450,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of 234 Main Street		
<b>7. Matching Fund</b>		
Requirements:	Type:	
Grant		
<b>8. Special Provisions</b>		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
<b>9. Contact Name and Title</b>	<b>Contact Ph#</b>	<b>Email Address</b>
Crystal Micriotti		443-610-0493
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Reisterstown Improvement Association, Inc. (RIA), dba Reisterstown Main Street, is a nonprofit organization committed to caring for and strengthening the economic, cultural, and historic fabric of Reisterstown, Maryland. RIA supports small businesses, entrepreneurs, and local creatives while protecting the character and sense of place that define this historic community. As Baltimore Countys only designated Main Street Maryland community under the Maryland DHCD and accredited in the National Main Street America program, RIA serves as a steward of Reisterstowns historic town center. The organization operates the Reisterstown Welcome Center, manages a growing Main Street Museum, leads the youth-led Junior Main Street Program, and supports Studios at 234, a small-business and creative incubator providing below-market workspace and entrepreneurial support.</p>		

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

This project will support the acquisition and renovation of 234 Main Street, one of Reisterstown's oldest historic buildings and a centrally located property that serves as the operational, cultural, and economic heart of the Main Street district. Bond funds will enable the Reisterstown Improvement Association, Inc. to secure permanent ownership of the building and complete essential renovations, including accessibility improvements, HVAC upgrades, possible interior buildout for a small business incubator, exhibit enhancements for the Main Street Museum, technology upgrades, and exterior improvements consistent with historic district design standards.

*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**

<b>Acquisition</b>	\$375,000
<b>Design</b>	
<b>Construction</b>	\$75,000
<b>Equipment</b>	
<b>Total</b>	\$450,000

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

CL27 - DHCD funding approved	\$150,000
<b>Total</b>	\$150,000

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
Upon . . .	TBD	TBD	TBD
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	Hundreds of people annually	Significantly more annually	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
DHCD CL 2021	\$80,000	Public improvements including faade	
2021 - State Bond	\$40,000	Public capital improvements supporting the	
DHCD CL 2023	\$80,000	Public improvements including faade	
DHCD CL 2024	\$60,000	space on Main Street, and brickwork	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Reisterstown Improvement Association, Inc.			
20. Legislative District in Which Project is Located	10 - Baltimore County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	David Binnette, President	Has An Appraisal Been Done?	Yes/No
Phone:	(410) 370-2023		No
Address:		If Yes, List Appraisal Dates and Value	
234 Main Street, Reisterstown, MD 21136			
*While a formal appraisal has not yet been completed, comparable recent property sales along Main Street and within the immediate area			
indicate a market value range of approximately			
\$250,000-\$275,000 depending on building			

<b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>			
<b>Current # of Employees</b>	<b>Projected # of Employees</b>	<b>Current Operating Budget</b>	<b>Projected Operating Budget</b>
1-Paid	126-Volunteer	111381.00	145000.00
<b>25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)</b>			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Own
<b>B. If owned, does the grantee plan to sell within 15 years?</b>			No
<b>C. Does the grantee intend to lease any portion of the property to others?</b>			No
<b>D. If property is owned by grantee any space is to be leased, provide the following:</b>			
<b>Lessee</b>	<b>Terms of Lease</b>	<b>Cost Covered by Lease</b>	<b>Square Footage Leased</b>
<b>E. If property is leased by grantee - Provide the following:</b>			
<b>Name of Leaser</b>	<b>Length of Lease</b>	<b>Options to Renew</b>	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	2742		
<b>Space to be Renovated GSF</b>	TBD		
<b>New GSF</b>			

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

1777 - year built

**28. Comments**

By preserving this historic structure in community ownership, the project protects an irreplaceable asset from redevelopment that could compromise its historic character and public value. Securing 234 Main Street ensures the building remains a permanent, accessible hub for entrepreneurship, heritage tourism, workforce development, youth programming, volunteerism and public engagement, and safeguards the place that brings together the people, programs, and history that sustain Reisterstowns future.

This project secures a permanent, community owned home for Baltimore Countys only designated and accredited in the National Main Street America program, protecting one of Reisterstowns oldest historic buildings while supporting the continued growth and evolution of our town. With our doors open to the public year round, 234 Main Street has become a place where longtime residents and new "Reisterstownians" come together- sharing stories, learning our history, and helping shape what comes next. Ownership of this building preserves the only dedicated space where Main Street operations, small business and creative support, cultural programming, and community storytelling live under one roof. As Reisterstown grows and welcomes new generations and new ideas, securing this property ensures that "Where History Meets the Road to Tomorrow" is not just our motto, but a lived experience by grounding progress in preservation, inclusion, and community pride. Timely acquisition is critical, as the current property owner intends to sell, and securing the building now protects its public purpose for generations to come.