

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Flat Iron Building		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ready	Tomlinson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Carroll County	\$400,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the historic Flat Iron Building		
<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>
Ashley Collier		240-575-4202
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Town of Mount Airy is a municipal corporation serving residents of Carroll and Frederick Counties. The Town provides public safety, infrastructure, economic development, parks, and community services. As steward of historic Main Street, the Town works to preserve significant structures that contribute to economic vitality and cultural identity. The Flat Iron Building is a gateway landmark within the Towns designated Main Street district and redevelopment area. The Town is leading this project to preserve the structure, activate vacant space, support small business growth, expand public gathering space, and strengthen tourism and downtown revitalization efforts.</p>		

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

The Flat Iron Building is a historic downtown landmark requiring substantial structural rehabilitation to ensure long-term safety and usability. Phase 2 includes full structural stabilization, including selective demolition, mold remediation, soldier pile and lagging wall installation, new foundations, structural steel, framing, earthwork, and utility relocation. The total Phase 2 construction cost is \$1,581,026 per the February 10, 2026 construction estimate.

The project has demonstrated strong local and legislative support, including a \$245,000 State bond award in the prior session and an \$850,000 federal appropriation request. This additional \$400,000 request will help close the remaining structural funding gap and allow construction to proceed without delay.

*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>	\$0
<b>Design</b>	\$0
<b>Construction</b>	\$1,551,000
<b>Equipment</b>	\$30,000
<b>Total</b>	<b>\$1,581,000</b>

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

Prior State Bond (2025)	\$245,000
Federal Appropriation Request (Pending)	\$850,000
Town Funds	\$86,000
2026 State Bond Initiative (Requested)	\$400,000
<b>Total</b>	<b>\$1,581,000</b>

<b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>			
<b>Begin Design</b>	<b>Complete Design</b>	<b>Begin Construction</b>	<b>Complete Construction</b>
Complete	Complete	2027	2029
<b>15. Total Private Funds and Pledges Raised</b>		<b>16. Current Number of People Served Annually at Project Site</b>	<b>17. Number of People to be Served Annually After the Project is Complete</b>
45000.00		0	8,000-12,000 annually (retail
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2025	\$245,000	Flat Iron Building Structural Rehabilitation	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Town of Mount Airy 110 S. Main Street Mount Airy, MD 21771		Flat Iron Building 206 South Main St Mount Airy, MD 21771	
<b>20. Legislative District in Which Project is Located</b>		5 - Frederick and Carroll Counties	
<b>21. Legal Status of Grantee (Please Check One)</b>			
<b>Local Govt.</b>	<b>For Profit</b>	<b>Non Profit</b>	<b>Federal</b>
[ X ]	[ ]	[ ]	[ ]
<b>22. Grantee Legal Representative</b>		<b>23. If Match Includes Real Property:</b>	
<b>Name:</b>	Thomas V. McCarron	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	410.576.4854		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
250 W. Pratt Street, Ste 1900 Baltimore, MD 21201			

<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>
0	35	0.00	185000.00
<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>			Yes
<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>
TDB			
<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>	2,900		
<b>Space to be Renovated GSF</b>	2,900		
<b>New GSF</b>	0		

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

2027

**28. Comments**

The Town of Mount Airy has demonstrated strong financial and legislative commitment to preservation of the historic Flat Iron Building, including a prior \$245,000 State bond award and a pending \$850,000 federal appropriation request. Phase 2 structural construction is the critical stabilization component necessary to protect the building and allow full rehabilitation to proceed. This project preserves a prominent downtown landmark, supports small business development, and advances economic revitalization. Additional State participation will close the remaining structural funding gap and ensure timely completion of this catalytic community investment.