

# State Of Maryland

## 2026 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Kaplan Building Infrastructure Upgrade		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Folden	Pippy	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Frederick County	\$1,000,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Kaplan Building Infrastructure Upgrade		
<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>
Nathan Brown, Mayor		301-834-7500
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
Maryland 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 use DHCD grant funding to purchase 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 in this program has been completely restored and is now home to six new businesses. The City has a major investor for the next building, the Kaplon building. This investor is interested in opening a much-needed restaurant downtown. We are so excited about the possibility of having a quality restaurant like this located in Brunswick and welcome an experienced restaurateur that specializes in re-purposing historic buildings. We are requesting \$1,000,000 to bring the basic infrastructure 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**

<b>Acquisition</b>	
<b>Design</b>	
<b>Construction</b>	\$1,000,000
<b>Equipment</b>	
<b>Total</b>	\$1,000,000

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

Local Bond Initiative	\$1,000,000
<b>Total</b>	\$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
10/2026	04/2027	04/2027	12/31/2027
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	0	30,000	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2020	\$500,000	Reservoir	
2023	\$200,000	Reservoir	
2022	\$100,000	Brunswick Heritage Museum Rehabilitation	
2016	\$100,000	Brunswick Heritage Museum Rehabilitation	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mayor and Council 1 West Potomac St. Brunswick, MD 21716		102 West Potomac St. Brunswick, MD 21716	
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
<input checked="" type="checkbox"/> [ X ]	<input type="checkbox"/> [ ]	<input type="checkbox"/> [ ]	<input type="checkbox"/> [ ]
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		No
Address:		If Yes, List Appraisal Dates and Value	
30 West Patrick St., Suite 300 Frederick, MD 21701			

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	30	0.00	1000000.00
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
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	10,500		
Space to be Renovated GSF	3,000		
New GSF	0		

<b>27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion</b>	2027
<b>28. Comments</b>	
<p>The infrastructure work proposed for this grant would include HVAC, Windows, Doors, Electrical, etc. We are planning to get the building to a functional condition before selling it for \$1 to the interested investor. However, the work proposed here would serve the city well even if the current interested investor doesn't work out. The need to create a functional building is key to keeping our revitalization efforts moving forward.</p>	