

State Of Maryland

2026 Bond Initiative Fact Sheet

1. Name Of Project		
Spring Bank Senior Resource Center		
2. Senate Sponsor	3. House Sponsor	
Lewis Young	Fair	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$200,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, expansion, repair, renovation, reconstruction, site improvement, and capital equipping of the Spring Bank Senior Resource Center		
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
Mark Lancaster		301-748-1293
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Spring Bank Property LLC (a 501(c)3 owns the property which when renovations are completed will become the Senior Resource Center at Spring Bank, a comprehensive center for non-profit organizations whose mission is assisting Frederick County seniors in need.</p>		

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

An ADA ramp will be installed as well as reconstruction of a covered porch over a door opening into the building space. Project includes asbestos removal, lead paint abatement, bringing electrical and plumbing into Code compliance as well as adding an elevator to the property along with a new HVAC system. Interior renovations to construct conference rooms, meeting spaces and offices for the non-profit organizations who will occupy the spaces when complete.

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	\$1,095,000
Design	\$62,000
Construction	\$2,545,000
Equipment	\$288,500
Total	\$3,990,500

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

Mark & Judy Lancaster & Dan Ryan	\$1,095,000
Ausherman Family Foundation	\$250,000
State of Maryland (previously secured)	\$700,000
Mark & Susan Butt	\$100,000
CDBG Grant - City of Frederick	\$280,000
Anonymous Donors	\$100,000
Delaplaine Foundation, Inc.	\$25,000
William Cross Foundation	\$25,000
RS Will Group	\$75,000
Pass Through Fund - Community Foundation Frederick	\$25,000
The Kahlert Foundation	\$225,000
Total	\$2,900,000

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
Complete	Complete	3/26/2025	June 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	
1141700.00	0	200+	
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024	\$700,000		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Spring Bank Property LLC 20 West 3rd Street Frederick, MD 21701			
20. Legislative District in Which Project is Located	3 - Frederick 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:	Mark G. Lancaster	Has An Appraisal Been Done?	Yes/No
Phone:	301-371-9101		Yes
Address:		If Yes, List Appraisal Dates and Value	
		2/6/2025	1060000.00

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	10	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?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
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	6635		
Space to be Renovated GSF	6635		
New GSF	6635		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2026
28. Comments	
<p>Spring Bank Property LLC has raised over 75% of the project costs.</p>	