

State Of Maryland

2024 Bond Initiative Fact Sheet

1. Name Of Project		
307 Gay St aka Cambridge Municipal Building - Cambridge Fire House		
2. Senate Sponsor	3. House Sponsor	
Mautz	Dorchester County Delegation	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Dorchester County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of 307 Gay St aka Cambridge Municipal Building - Cambridge Fire House		
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
Delegate Thomas S. Hutchinson		tom.hutchinson@house.state.md.us
Tom Carroll, City Manager		410-228-4020
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Commissioners of Cambridge are a municipal corporation (more commonly known as The City of Cambridge) serving more than 13,000 residents on Maryland's Eastern Shore. The City of Cambridge is a diverse, historically rich community which serves as the County seat of Dorchester County. The City of Cambridge provides a full range of municipal services, including police, fire, water, sanitary sewer, street maintenance, economic development, housing, planning and zoning, code enforcement, tax collection, solid waste, information technology, historic preservation, storm water management, and recreation. The City of Cambridge enhances the quality of life for our residents, business community and visitors, through excellent municipal services and a commitment to equity and inclusion.</p>		

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

The City intends to renovate and restore the historic building located at 307 Gay Street which has been vacant for 15 years and is falling into deeper disrepair. The City plans a multi-phase renovation project to include: Phase I - Abate lead, asbestos, mold and other environmental issues and restore the iconic clock tower. Phase II - Develop a detailed design for use of the building to include community multi-purpose space. Phase III - Renovation of the building. Phase IV - Redevelop the current site of the city municipal office building along Cambridge Creek to expand the City's tax base and create economic opportunity in the Cambridge community. The City will begin Phase I this year with a combination of local funding and last year's legislative bond grant. The goal is to keep the momentum going with an additional grant of \$500,000 to fund Phase II and the beginning of Phase III. The City will continue to add local funding to the project.

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	\$0
Design	\$800,000
Construction	\$8,700,000
Equipment	\$1,000,000
Total	\$10,500,000

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

FY23 Commissioners of Cambridge Funding	\$200,000
Legislative Bond Bill - 2023	\$200,000
MHT Capital Grant - FY24	\$100,000
FY24 Commissioners of Cambridge Funding	\$200,000
Legislative Bond Bill Request - 2024	\$500,000
Future Commissioners of Cambridge Funding via TIF and	\$2,550,000
Future Historic Preservation Grants	\$300,000
Future ADA accessibility grants	\$400,000
Future Federal Grants for net-zero and storm water mgmt	\$2,800,000
Future Bond Bill Requests	\$1,000,000
Other Funding Sources TBD	\$2,250,000
Total	\$10,500,000

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
10/3/23	12/31/24	7/1/24	4/30/26
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
	5,000		15,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2023	\$200,000	Abatement of environmental issues	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Commissioners of Cambridge 410 Academy Street Cambridge, MD 21613		307 Gay Street Cambridge, Maryland 21613	
20. Legislative District in Which Project is Located	37B - Caroline, Dorchester, Talbot, and Wicomico Counties		
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:	Patrick Thomas	Has An Appraisal Been Done?	Yes/No
Phone:	410-810-1381		
Address:		If Yes, List Appraisal Dates and Value	
110 N Cross Street Chestertown, Maryland 21620			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
100	100	12000000.00	12000000.00
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?			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	15,000		
Space to be Renovated GSF	15,000		
New GSF	0		

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

1926

28. Comments

The Commissioners of Cambridge reconfirmed this project as one of the top five goals for the City of Cambridge at their February 2024 goal setting session. This project is at the interesection of historic preservation, economic development, community building, and civic engagement. It is an important and highly visible structure in Cambridge's historic business core. The restoration of this structure will bring additional vitality into this core area of the city from citizens and visitors enjoying the nearby historic and cultural sites.