

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

|  |   |                               |
|--|---|-------------------------------|
| <b>1. Name Of Project</b>  |   |                               |
| Goldsboro Town Hall and Train Station  |   |                               |
| <b>2. Senate Sponsor</b>   | <b>3. House Sponsor</b>                           |                               |
| Hershey  | Ghrist  |                               |
| <b>4. Jurisdiction</b> (County or Baltimore City)  | <b>5. Requested Amount</b>                        |                               |
| Caroline County  | \$200,000   |                               |
| <b>6. Purpose of Bond Initiative</b>   |   |                               |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Goldsboro Town Hall and Train Station                                      |   |                               |
| <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>          |
| Delegate Jefferson Ghrist  |   | jeff.ghrist@house.state.md.us |
| Jeannette DeLude   |   | 443 786 0329                  |
|  |   |                               |
| <b>10. Description and Purpose of Organization</b> (Limit length to visible area)  |   |                               |
| Town of Goldsboro is a rural town located in Caroline County, Maryland. The Town is a certified Maryland Sustainable Community with a rich history dating back to 1867 and the completion of the D&C Railroad. |   |                               |

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

The Town Hall is the only public space available for community gatherings. The building's condition poses a public health and safety issue for community members, town officials, and town employees. An unstable roof and lack of weatherization has caused major issues with moisture, mold, and animal infestations. The overall integrity of the building is at stake. Completing this project will allow for more efficient and effective town governance and will provide a safer gathering space for the entire community. The Goldsboro Historic Train Station is representative of an important time in history for both the town and our nation, but in its current condition, it is unsafe and unusable by the public. Restoring the Train Station will provide an additional community gathering space, an attraction for visitors, and preserve important history.

*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>       | \$90,000         |
| <b>Construction</b> | \$405,000        |
| <b>Equipment</b>    | \$61,000         |
| <b>Total</b>        | <b>\$556,000</b> |

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

|   |                  |
|---|------------------|
| DNR POS/CPP (awarded for Train Station)       | \$196,057        |
| DHCD Community Legacy (awarded for Town Hall) | \$80,000         |
| ARPA Funds (awarded for Town Hall)            | \$80,000         |
| Legislative Bond Bill Initiative              | \$200,000        |
|   |                  |
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|   |                  |
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|   |                  |
|   |                  |
|   |                  |
|   |                  |
| <b>Total</b>                                  | <b>\$556,057</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> |
| 1/9/2024   | 4/1/2024  | 5/1/2024   | 5/1/2025                     |
| <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>  |                              |
| 25000.00   | 50-100  | 250-500  |                              |
| <b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>                             |   |  |                              |
| <b>Legislative Session</b>   | <b>Amount</b>   | <b>Purpose</b>   |                              |
| n/a  |   |  |                              |
|  |   |  |                              |
|  |   |  |                              |
|  |   |  |                              |
| <b>19. Legal Name and Address of Grantee</b>   |   | <b>Project Address (If Different)</b>  |                              |
| Town of Goldsboro<br>505 Old Town Road<br>Goldsboro, MD 21636  |   | Town of Goldsboro Town Hall<br>505 Old Town Road, Goldsboro, MD 21636<br><br>Train Station<br>421 Main Street, Goldsboro, MD 21636 |                              |
| <b>20. Legislative District in Which Project is Located</b>  | 36 - Kent, Queen Anne's, Cecil, and Caroline 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 Yeager   | <b>Has An Appraisal Been Done?</b>   | Yes/No                       |
| <b>Phone:</b>  | 410 810 0428  |  | No                           |
| <b>Address:</b>  |   | <b>If Yes, List Appraisal Dates and Value</b>  |                              |
| Law Office of Thomas Yeager<br>203 Maple Ave<br>Chestertown, MD 21620                                |   |  |                              |
|  |   |  |                              |
|  |   |  |                              |
|  |   |  |                              |
|  |   |  |                              |

| <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> |
|   |  |                                 |                                   |
| <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>      |
|   |  |                                 |                                   |
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|   |  |                                 |                                   |
|   |  |                                 |                                   |
| <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>  | Town Hall: 1,180    Train Station: 673 |                                 |                                   |
| <b>Space to be Renovated GSF</b>  | 1,180SF and 673 SF                     |                                 |                                   |
| <b>New GSF</b>  | No new SF will be added                |                                 |                                   |

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

Train Station est1880s/Town Hall 1910

**28. Comments**

The Town Hall is the only public space available for community gatherings except the fire department. In addition to Town meetings, the Town Hall hosts a monthly senior fun day for senior citizens, activities for youth in the summer, and other community events and meetings. Completing this project will allow for more efficient and effective town governance and will provide a safer gathering space for the entire community. Restoring the train station and adding signage and interpretive exhibits will provide an opportunity to share this important history with citizens and visitors alike and provide an additional gathering space to bring the community together. Property improvements at the Train Station site include a playground and a picnic area for outdoor recreation.

Numerous studies have indicated that isolation and living an inactive lifestyle can take a toll on seniors mental and physical health. Our programming allows seniors to have fun, social interactions with their peers. Because our town does not have a library or a school, there are no other venues for youth during out-of-school time. Giving youth positive, enriching activities to participate in during out-of-school time supports academic achievement, reduces health disparities, and encourages positive social behaviors.

The Train Station project will also include park space with a playground and a picnic area meaning that families can enjoy an outdoor recreation experience within walking distance of their homes. Visitors to our Town will also be able to enjoy the park space and learn about our Town's history. Signage and interpretive materials will greatly enhance the opportunity to share this history with others.

MHT has completed a project review of the Train Station and determined that the Train Station rehabilitation will have no adverse effect on the historic property if certain renovation criteria are met. This guidance will be followed, and the criteria will be incorporated into all bidding and construction documents. A project review request will be initiated with MHT for the Town Hall in February 2024.