

# State Of Maryland

## 2024 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Historic Howard Hotel Building		
<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>	
Cecil County	\$800,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the downtown Elkton revitalization of the Historic Howard Hotel 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>
Senator Stephen S. Hershey, Jr.		Steve.Hershey@senate.state.md.us
Ingrid Rautenberg		239-634-4176
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
The description and purpose of the Grantee is to own, redevelop, and operate the landmark historic Howard Hotel in downtown Elkton, MD.		

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

This \$4.5M project involves the comprehensive rehabilitation of downtown Elkton's most prominent historic structure, the 16,309 sqft Howard Hotel built in 1853. With an impressive history of having hosted many prominent events and dignitaries alike over its 170 years (including speeches by U.S. presidents), the building has seen its upper floors gutted and vacant for decades and was recently devastated by a large fire in 2023, now putting the entire building at risk of being demolished. The existing historic structure of the Howard Hotel will be preserved and transformed into a vibrant mixed-use asset comprising 14 apartment residences above ground floor restaurant space. The project will be completed in full accordance with historic preservation standards and will allow the Howard Hotel to reclaim its place as an anchor for the communities of Elkton and Cecil County, all while promoting the continued revitalization of downtown Elkton.

*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>	\$600,000
<b>Design</b>	\$159,000
<b>Construction</b>	\$3,627,000
<b>Equipment</b>	\$150,000
<b>Total</b>	<b>\$4,536,000</b>

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

Conventional Debt Financing	\$1,900,000
Owner and Historic Tax Credit Investor Equity	\$1,836,000
Legislative Bond Initiative Funding Grant	\$800,000
<b>Total</b>	<b>\$4,536,000</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>
06/15/2024	12/31/2024	03/31/2025	02/15/2026
<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>	
575000.00	0	18,100	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Sandy Island LLC 101 W. Main Street Elkton, MD 21921			
<b>20. Legislative District in Which Project is Located</b>	35B - Cecil County		
<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>	Josh Wkyle	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(434) 220-6820		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
Woods Rogers Vandeventer Black PLC 123 East Main Street, 5th Floor Charlottesville, VA 22902			

<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	39 (24 Construction	0.00	675000.00
<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>
TBD Retail/Restaurant Tenant	--	--	4752 sqft
TBD Residential Tenants	1 Yr	--	~11,300 sqft
<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>	
N/A			
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	16,309 sqft		
<b>Space to be Renovated GSF</b>	16,309 sqft		
<b>New GSF</b>	0 sqft		

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

1853

**28. Comments**

The sponsors of the Howard Hotel renovation are proud to make this renovation a community development-focused project that will promote the continued vibrancy and growth of downtown Elkton. As an example, the project commits to doing the following:

-Lead and pay for the registration of downtown Elkton's existing historic district with the Maryland Historical Trust and the National Park Service, which will unlock additional state and federal funding opportunities for building owners within the historic district who seek to renovate their properties.

-Commit to setting local hiring goals during its construction period, as well as prioritizing local residents and businesses in its leasing during operations.

-Require that its restaurant tenant offer discounted event space to local area non-profits and civic organizations.

-Hold at least 3 community engagement meetings throughout the design period to solicit resident feedback, answer stakeholder questions, and share knowledge and insights about how other historic buildings can be rehabilitated.