

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate LR # Bill #		House LR # Bill #		2. Name of Project
lr1200	sb0759	lr2858	hb0753	Oyster House Project
3. Senate Bill Sponsors				House Bill Sponsors
Colburn				Eckardt
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Talbot County			\$100,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt in the amount of \$100,000, the proceeds to be used as a grant to the Board of Directors of the Phillips Wharf Environmental Center, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of the Oyster House.</p>				
7. Matching Fund				
Requirements:		Type:		
Unequal \$50,000		The grantee shall provide and expend a matching fund.		
8. Special Provisions				
<input checked="" type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian		
9. Contact Name and Title		Contact Phone	Email Address	
Debbie Dodson		410-463-5789	avantgardeassoc@gmail.com	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>When Hurricane Isabel destroyed the last crabbing shanty on Knapps Narrows, Kelley and Jerry Cox decided to realize a dream. They created a facility where people could learn about the Bay, first- hand, by interacting with live animals that call the Chesapeake Bay home. Phillips Wharf Environmental Center was launched in 2005 and quickly became a popular local destination.</p> <p>Kelly and her team believe strongly in hands-on learning, and have created various environmental lessons that are suitable for both youth and adults. Through direct contact with the animals and plants that live in and around the Bay, visitors learn what these living things need to survive, what harms them, and what they can do to help them thrive.</p> <p>PWECs mission is to inform, inspire, and involve those who live near the Chesapeake Bay to take action by becoming good stewards of the Bay and its inhabitants. Through hands-on learning experiences and demonstration, PWEC volunteers teach children and adults how the decisions humans make every day impact plants and animals of the Chesapeake Bay and its watershed.</p>				

11. Description and Purpose of Project (Limit Length to Visible area)

The property beside the Tilghman Bridge at Knapps Narrows has been a focal point for seafood buying and selling for over a century. Known as "the Oyster House," it is one of the few remaining working waterfronts in Talbot County. PWEC intends to restore the 2.25 acre Oyster House site into an integrated working waterfront and environmental education center.

Talbot Countys seafood economy, once a wellspring of unique cultural traditions, is but a shadow of what it once was. While watermen still work the waters of the Chesapeake, their numbers are dwindling, and the infrastructure that supports their historic way of life is slowly disappearing.

By saving Talbot County's last waterfront seafood processing center, adding a fresh seafood market, and combining it with environmental education and aquaculture training programs, we will protect traditional ways of life and connect them directly to the contemporary heritage- and eco-tourism economy.

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	\$475,000
Design	\$90,000
Construction	\$900,000
Equipment	\$150,000
Total	\$1,615,000

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

Source	Amount
Private donations	\$1,215,000
Grants	\$400,000
Total	\$1,615,000

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
11/1/2013	10/31/2014	12/1/2014	8/28/2015
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
500000.00		200	3,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Phillips Wharf Environmental Center, Inc PO Box 122, 21604 Chicken Point Road Tilghman, MD 21671		6129 Tilghman Island Road Tilghman, MD 21671	
20. Legislative District in Which Project is Located	37B - Dorchester, Talbot and Caroline Counties		
21. Legal Status of Grantee (Please Check one)			
Local Govt.	For Profit	Non Profit	Federal
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	John Murray, Miles and Stockbridge	Has An Appraisal Been Done?	Yes/No
Phone:	410-820-0226		No
Address:		If Yes, List Appraisal Dates and Value	
101 Bay Street Suite #2 Easton, MD 21601			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
1	15	80000.00	2000000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond issuance 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 and any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Harrison Oyster Company	1 year	\$12,000	2,100
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	2,100		
Space to Be Renovated GSF	2,100		
New GSF	6,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		2014 and 2015	

28. Comments: (Limit Length to Visible area)

Kelley Cox is PWECs Executive Director. As a marine biologist with DNR, she developed a deep understanding of the connections between land, air, and water for everything that lives in and around the Bay. As a watermans daughter, Kelley knows first-hand how the Bays decline has affected her native Tilghman community. Her long service on the Talbot County Tourism Board has taught her the vital linkage between visitors to the area and economic vitality.

To PWECs Board of Directors Kelley has attracted a team with a wide range of skills, including environmental scientists and teachers, a Master Gardener, a working waterman, and several business executives with extensive experience in strategy, finance, marketing, sales, and operations management.

The team is well qualified to complete a complex property acquisition and restoration initiative that involves a combination of landscape and building design, multiple permitting requirements, bulkhead replacement, watershed and building redevelopment.