

State of Maryland

2014 Bond Bill Fact Sheet

1. Senate		House		2. Name of Project
LR #	Bill #	LR #	Bill #	
lr0780	sb0906	lr0779	hb0008	1 Martin Street Renovation
3. Senate Bill Sponsors				House Bill Sponsors
Astle				Busch
4. Jurisdiction (County or Baltimore City)			5. Requested Amount	
Anne Arundel County			\$250,000	
6. Purpose of Bill				
<p>Authorizing the creation of a State Debt not to exceed \$250,000, the proceeds to be used as a grant to the Board of Trustees of Historic Annapolis, Inc. for the acquisition, planning, design, construction, repair, renovation, reconstruction, and capital equipping of 1 Martin Street.</p>				
7. Matching Fund				
Requirements:		Type:		
Equal		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	
Robert Clark			robert.clark@annapolis.org	
10. Description and Purpose of Grantee Organization (Limit Length to Visible area)				
<p>The mission of Historic Annapolis is to champion historic preservation in Annapolis as a means to interpret the past, appreciate the present, and shape the future. Since 1952, Historic Annapolis has been preserving and educating the public about its four centuries of heritage through historic restoration and interpretation, advocacy, public programming, and community events. In addition to the Historic Annapolis Museum, Historic Annapolis manages 10 state-owned historic sites in Annapolis, maintains several partnerships with other heritage organizations, and stewards an ever-growing membership of adults and children.</p>				

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

To renovate the building located at 1 Martin Street into a multi-use facility so that it can be a valuable asset to Annapolis and the surrounding area. This request is specifically for the construction phase of the project. The planning phase has already been funded and will begin in December 2013. The proposed facility was built in the 1970s adjacent to the William Paca Garden and is centrally located in the Annapolis Historic District. Unfortunate design faults in the building's initial mechanical systems have prevented it from fulfilling its original intention as a visitor center. Other than storage, the building sits mainly unused throughout the year. We are proposing a renovation for the building that would double the usable interior and exterior space and create new opportunities for rental income, educational and preservation programs, and partnerships. Once complete, we predict that the building will be viewed as one of the most exclusive venues for special events and educational programming in the Historic District. It is estimated that approximately 20,000 visitors a year will benefit from the renovated facility. Having additional space will help Historic Annapolis be a more sustainable organization both financially and programmatically. Without the renovation, the building will continue to be an underutilized, state-owned property.

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	
Design	
Construction	\$650,000
Equipment	\$50,000
Total	\$700,000

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

Source	Amount
Private donor (confirmed)	\$350,000
MHAA (pending March 2014 application)	\$100,000
State of Md Bond Bill (pending this request)	\$250,000
Total	\$700,000

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
NA	NA	8/1/2015	8/31/2016
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
350000.00		500	20,000
18. Other State Capital Grants to Recipients in Past 15 Years			
Legislative Session	Amount	Purpose	
FY14	250000.00	William Paca House and Garden Building Repairs	
FY13	250000.00	Shiplap House Repairs	
FY10	200000.00	System Upgrades, William Paca House	
FY06	250000.00	Museum Renovations	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Historic Annapolis, Inc. 18 Pinkney Street Annapolis, MD 21401		1 Martin Street Annapolis, MD 21401	
20. Legislative District in Which Project is Located	30 - Eastern Anne Arundel County		
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:	Council, Baradel, Kosmerl & Nolan, PA	Has An Appraisal Been Done?	Yes/No
Phone:	410 268 6600		
Address:		If Yes, List Appraisal Dates and Value	
125 West Street Annapolis, MD 21404			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
20	23	1700000.00	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?			Lease
B. If owned, does the grantee plan to sell within 15 years?			
C. Does the grantee intend to lease any portion of the property to others?			No
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
E. If property is leased by grantee – Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
State of Maryland	99 years	yes	
26. Building Square Footage:			
Current Space GSF	1,000		
Space to Be Renovated GSF	2,000		
New GSF	3,000		
27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion		early 1970's	

28. Comments: (Limit Length to Visible area)

Rough estimates indicate that there is approximately 1,000 square feet inside the existing building and approximately 4,000 square feet in exterior space. The objective is to add at least 300 interior square feet to the ground floor, add a second story, and rework the surrounding exterior space to include a covered amphitheater.

The renovation will remain sensitive to the historic character of the surrounding buildings and the building's existing elevation will remain the same.

The building has the potential to be a very valuable asset to Historic Annapolis and the larger heritage area. The proposed renovation would double the buildings interior to include 2 usable floors and expand the exterior footprint to better accommodate various activities. Historic Annapolis is currently losing programming opportunities and income because it does not have a suitable covered facility for special events, preservation services, meetings, or large groups (i.e. school groups).