

# State Of Maryland

## 2022 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Turkey Point Light Station - Bell Tower Reconstruction		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Hershey	Cecil County Delegation	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Cecil County	\$100,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Turkey Point Light Station Bell Tower		
<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>
Stephen S. Hershey Jr.		Steve.Hershey@senate.state.md.us
Rita Coleman and Joe Carabetta		443-466-5031
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>Mission Statement: Our mission is to work with the Maryland Department of Natural Resources and the Elk Neck State Park staff to maintain the Turkey Point Lighthouse and oil house. Increase public awareness and educate current and future generations concerning the history of Turkey Point Light Station and the keepers of the light. Raise funds to rebuild the Keeper's House, Carriage House and the Bell Tower and operate them as a part of a living museum for educational purposes. Protect the historic integrity of the Light Station while protecting the environment.</p>		

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

The purpose of this project is to reconstruct the Bell Tower to its configuration as built in 1888. The Bell Tower is an important educational and historical structure that will help visitors to the site fully understand the working of the light station. The Bell Tower was destroyed by Coast Guard in the late 1940's due to poor condition. The Bell Tower was a critical component of the Turkey Point Light Station since it provided the only navigational guidance during foggy conditions on the upper bay. Turkey Point Light Station, INC (TPLS Inc) has researched the drawings used to construct the Bell Tower in 1888. Working with the Maryland Historical Trust, both parties agreed on the original single story design. As a footnote, a second story was added during WWII to enable the Coast Guard to scan for enemy subs. Architectural drawings have been completed for a two story design, they will need to slightly modified to remove the second story. (Continued in Block 28).

*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>	\$3,500
<b>Construction</b>	\$96,500
<b>Equipment</b>	\$40,000
<b>Total</b>	<b>\$140,000</b>

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

Grant-Bond Bill	\$100,000
TPLS-Inc	\$40,000
<b>Total</b>	<b>\$140,000</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>
3/15/2022	6/15/2022	7/15/2022	10/14/2022
<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>	
50000.00	60,000	80,000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
none			
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Turkey Point Light Station, Inc PO Box 117 North East , MD 21901		Elk Neck State Park Turkey Point Area 4395 Turkey Point Rd. North East, MD 21901	
<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>	Rita Coleman	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	443-466-5031		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
590 Middle Road Elkton, MD 21921			

<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	0	5000.00	6500.00
<b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)			
<b>A. Will the grantee own or lease (pick one) the property to be improved?</b>			Lease
<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>
No subleasing is allowed per operating			
<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>	
Maryland Park Service	15 years,	Yes	
<b>26. Building Square Footage:</b>			
<b>Current Space GSF</b>	NA		
<b>Space to be Renovated GSF</b>	NA		
<b>New GSF</b>	144		

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

NA, this a reconstruction project.

**28. Comments**

Notes:

Block 11 continued. The Maryland Historical Trust has approved the project contingent on review of the detailed engineering drawings which the TPLS Inc is in the process of obtaining. The Maryland Park Service has also given approval for this project. Once final engineering drawings have been completed a contract to build will be let to the appropriate construction services.

Block 12. There is no acquisition costs because this project will be constructed on State Park Property. TPLS, INC has a current operating Lease agreement with the Maryland Park Service that was entered into on Nov, 15, 2006, for a 30 year period.

Block 15. TPLS, Inc had previously pledged \$50,000 of donated funds towards this project, however since that time costs have more than doubled and without this bond grant the project is in jeopardy. TPLS also has plans to reconstruct the Carriage House and the Keepers House as funds become available.

Blocks 16/17: Currently visitation is somewhat restricted due to the lack of adequate parking at the site. However the State Park is currently in the process of under taking a major parking lot project which should allow for increased visitation to the site along with a new path and the draw of the Bell Tower.

Block 23. There is no appraisal because the project will be constructed on state park property and no property is being acquired.

Block 24. TPLS, Inc is a 501-c(3) non-profit organization and all members, including officers, are volunteers. Increases in operating budget are mainly for insurance and annual maintenance on the Bell Tower. for more information on TPLS, Inc please visit our web site at <http://www.tpls.org/>.