

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

<b>1. Name Of Project</b>		
Mount Airy Flat Iron Building		
<b>2. Senate Sponsor</b>	<b>3. House Sponsor</b>	
Ready	Tomlinson	
<b>4. Jurisdiction</b> (County or Baltimore City)	<b>5. Requested Amount</b>	
Carroll County	\$300,000	
<b>6. Purpose of Bond Initiative</b>		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mount Airy Flat Iron 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>
Larry Hushour		301.606.4669
<b>10. Description and Purpose of Organization</b> (Limit length to visible area)		
<p>The Town of Mount Airy, Maryland, is a vibrant, historic community spanning Carroll, Frederick, Howard, and Montgomery counties. Rooted in 19th-century railroad history, it blends small-town charm with modern appeal, attracting residents and visitors alike. The Town government is committed to enhancing quality of life by supporting community development, preserving historic landmarks, promoting local businesses, and expanding recreational opportunities. Mount Airy serves its region by providing efficient municipal services, fostering civic engagement, and advancing initiatives that celebrate its rich history and natural beauty. With a focus on sustainability, economic growth, and inclusivity, the town seeks to create a thriving community where residents can live, work, and enjoy diverse cultural and recreational activities.</p>		

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

Phase 2: Construction and Stabilization of the Saving the Flat Iron project in Mount Airy, Maryland, is part of a multi-phase initiative with an overall cost of \$1.7 million. Phase 1 the design phase cost \$176,000 and identified the buildings critical structural and aesthetic concerns. Now, Phase 2 with a budget of \$1 million focuses on repairing and fortifying the foundation, external walls, and roof to ensure the Flat Iron Buildings stability and longevity. Once stabilized, this landmark will be repurposed for businesses, events, or public services, enhancing Mount Airys economic vitality while preserving an important piece of the towns architectural and cultural heritage.

*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>	\$176,000
<b>Construction</b>	\$1,000,000
<b>Equipment</b>	\$0
<b>Total</b>	<b>\$1,176,000</b>

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

Preservation Maryland	\$10,000
DHCD Strategic Demolition Block Grant	\$150,000
Historical Society of Mount Airy	\$10,000
American Legion	\$5,000
MHAA (Application Pending)	\$200,000
DHCD Strategic Demolition Block Grant (Application Pe	\$150,000
<b>Total</b>	<b>\$525,000</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>
8/31/2023	TBD	TBD	TBD
<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>	
15000.00	0	1000	
<b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>			
<b>Legislative Session</b>	<b>Amount</b>	<b>Purpose</b>	
2020	\$300,000	This grant was awarded for the Rails to Trails CSX pr	
2020	\$500,000	This grant was allocated for the Mount Airy Center St	
2022	\$67,789	Through a Program Open Space grant to complete the	
2024	\$600,000	MDOT TAP Grant for facilitating the development of	
<b>19. Legal Name and Address of Grantee</b>		<b>Project Address (If Different)</b>	
Town of Mount Airy, Maryland 110 S Main St Mount Airy, MD 21771		2 Park Ave. Mount Airy, MD 21771	
<b>20. Legislative District in Which Project is Located</b>	5 - Frederick and Carroll 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>	Mayor Larry Hushour	<b>Has An Appraisal Been Done?</b>	Yes/No
<b>Phone:</b>	(301)829-1424		No
<b>Address:</b>		<b>If Yes, List Appraisal Dates and Value</b>	
110 South Main Street, po box 50			

<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	5	252000.00	252000.00
<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	TBD	TBD	750
<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>	2,250		
<b>Space to be Renovated GSF</b>	2,250		
<b>New GSF</b>	2,707		

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

1903

**28. Comments**

The Flat Iron Building is an iconic landmark in the heart of Mount Airy, Maryland, embodying the town's rich history and unique architectural character. Situated at a prominent downtown intersection, this triangular structure has long been a symbol of Mount Airy's heritage and community identity. However, the building's current condition threatens its continued presence and utility.

The proposed revitalization of the Flat Iron Building is a transformative project that will preserve its historic integrity while repurposing it into a vibrant, functional space for community engagement. By addressing critical structural and aesthetic needs, the project will ensure that this cherished landmark remains a focal point for residents and visitors alike.

The restoration aligns with Mount Airy's broader goals of economic development, cultural preservation, and community pride. It will enhance the downtown experience, provide new opportunities for local businesses and public services, and contribute to the town's tourism and economic growth. The Flat Iron Building is more than just a structure; it is a testament to the town's history and a beacon of its bright future.