

## Council Agenda Report

**Date:** May 14, 2018  
**Prepared by:** Brandon Hesson, Associate Director, Economic Development  
**Submitted by:** Odie Wheeler, Director, Public Works  
**SUBJECT:** Authorization to submit grant applications and letters of support

### Recommendations:

- A. That Council authorize staff to prepare and submit the following grant applications:
1. Community Legacy for Community Green space and park located at the corner of Muir and High Street: \$100,000.
  2. Community Legacy for Pine Street sidewalks and streetscape: \$116,000
  3. Maryland Dept. of Natural Resources for Cannery Park Improvements: \$830,000
  4. Maryland Dept. of Natural Resources for Great Marsh Restrooms: \$225,000
  5. Maryland Dept. of Natural Resources for annual Marina maintenance program: \$5,000
  6. Maryland Safe Routes to School: Leonard Lane Sidewalks: \$350,000
  7. Maryland Department of Housing and Community Development for a Technical Assistance Grant (TAG): \$25,000
  8. Maryland Department of Housing and Community Development for a Strategic Demolition Grant for downtown parking and event space: \$250,000
  9. Department of Natural Resources for Marina Lights: \$55,000
  10. Community Legacy for improvements to Gateway Park: \$150,000.
- B. That Council authorize the Mayor to sign a Letter of Support for Eastern Shore Land Conservancy's Community Legacy grant application for Factory F (Phillips Packing House): \$400,000.
- C. That Council authorize the Mayor to sign a Letter of Support for Eastern Shore Land Conservancy's Community Legacy/Strategic Demolition grant application for properties located at 505 and 507 Race Street: \$200,000.
- D. That Council authorize the Mayor to sign a Letter of Support for the Dorchester County application to construct a Rails to Trails from Cedar to Washington Street. \$220,700.
- E. That Council authorize the Mayor to sign a Letter of Support for Maces Lane Community Center.
- F. That Council authorize the Mayor to sign Letter of Support for Downtown Cambridge application for Strategic Demolition Fund to support predevelopment of 444-448 Race Street (\$218,000) for architectural and engineering costs to begin the redevelopment of these fire-

damaged facades.

- G. That Council authorize the Mayor to sign Letter of Support for Downtown Cambridge application for Community Legacy to support building improvements for 421 Race Street (\$58,850), 440 and 442 Race Street (\$48,500 and \$90,000, respectively), 444 Race Street (\$70,550), 446-448 Race Street (\$85,000), and administrative support (\$5,000).
- H. That Council approve Community Legacy Funding application priorities as follows:
1. Pine Street Area Park and Sidewalks and Streetscape applications
  2. Gateway Park Improvements
  3. Remaining applications from community stakeholders.

**Discussion:**

- A. Staff has identified a series of funding sources through the Maryland Department of Housing and Community Development grant cycle to support ongoing projects, as well as some potential new efforts.
1. MUIR/HIGH STREET GREEN SPACE (Community Legacy, \$100,000 +/-): As part of the Pine Street Housing Rehabilitation Pilot Project, staff has identified this privately-owned parcel located central to the housing effort. The property owner has expressed interest in a long-term lease with a local Community Development Corporation – Eastern Shore Network for Change – and this funding would be used to acquire an existing home on the property for historic interpretive purposes, demolish another and begin design and construction of a neighborhood pocket park.
  2. PINE STREET STREETSCAPE AND SIDEWALK IMPROVEMENT (Community Legacy, \$116,000): This project would also serve as an extension of the Pine Street Housing Rehabilitation Pilot Program, in conjunction with Community Development Corporations, to plant street trees for beautification, as well as parking bump-outs and historic markers placed in decorative, paved sections of sidewalks. These markers would be dedicated to important community contributors.
  3. CANNERY PARK IMPROVEMENTS (Department of Natural Resources and/or Department of Environment, \$830,000): This application would focus on infrastructure improvements necessary for the eventual development of Cannery Park, like water, electricity, sewer and potentially some basic paths throughout.
  4. GREAT MARSH RESTROOMS (Department of Natural Resources, \$225,000): This Project is listed as a Capital Improvement Project in 2020, but provides a real opportunity to address the council goal of providing “public facilities and infrastructure” as outlined in the proposed FY2019 budget. Great Marsh Park is not only enjoyed by residents throughout the city, but also supports important community events, like IRONMAN Maryland as well as powerboat racing events. Presently, the space does not have public

restrooms and is supported by portable facilities, when necessary.

5. ANNUAL MARINA MAINTENANCE PROGRAM (Department of Natural Resources, \$5,000): This application would support the ongoing maintenance of the Cambridge Municipal Yacht Basin, supporting its proposed general maintenance budget. The Cambridge Municipal Yacht Basin utilized this program last year as well.
  6. LEONARD LANE SIDEWALKS (Safe Routes to Schools, \$350,000): Leonard Lane is used extensively by pedestrian foot traffic, especially at select times by youth when walking to school or other functions. The most recent city application to fund this project was turned down, because of the funder's requirements for income qualification for homeowners located directly onto Leonard Lane. This application is being made to a different funding program, which staff has used before, and measures pedestrian traffic need differently. This application requires a 20% match.
  7. SAILWINDS PREDEVELOPMENT ASSESMENT (DHCD Technical Assistance Grant \$25,000): This application would support the predevelopment assessment of the proposed Sailwinds Park property, meant to identify infrastructure needs for any proposed development of the subject property.
  8. DOWNTOWN PARKING AND EVENT SPACE (DHCD Strategic Demolition Fund, \$250,000): With as many as six new downtown businesses possibly opening in 2018, staff have detailed a potential parking solution which would not only provide as many as 100 parking spaces, but serve as flexible event space and a potential location for seasonal uses. This money would be used for acquisition of property.
  9. MARINA LIGHTING UPGRADE (Department of Natural Resources, \$55,000): This application would provide led lights for the Marina and reduce the Electric bills.
  10. GATEWAY PARK IMPROVEMENTS (Community Legacy, \$150,000): This application would support the installation on plantings and screening along the chain link fence on the adjoining property. The city be working cooperatively with Sailwinds Park, Inc. for the purpose of adding improvements to city property.
- B. SUPPORT LETTER FOR PHILLIPS PACKING PLANT (Community Legacy, \$400,000 +/-): This application would provide funding for roof repairs to stabilize and repurpose the Phillips Packing Company, Factory F into an active, mixed-use development for food and farming-related innovation.
- C. SUPPORT LETTER FOR 505 AND 507 RACE STREET (Community Legacy and Strategic Demolition, \$200,000 +/-): This application would support costs associated with the redevelopment of 505 and 507 Race Street, including acquisition, predevelopment and possible partial demolition and façade restoration of 507 Race Street.

- D. SUPPORT LETTER FOR CANNERY PARK RAIL TO TRAIL (Dorchester County Tourism, \$220,700): This application would support Dorchester County Tourism's grant for Transportation Alternatives to develop the Cannery Park Rail to Trail.
- E. SUPPORT LETTER FOR MACES LANE SCHOOL COMMUNITY CENTER (Community Legacy, \$100,000): This application would support Maces Lane School Community Center. The project proposes roof repairs and exterior shell construction to stabilize the building.
- F. SUPPORT LETTER FOR PREDEVELOPMENT OF 444-448 RACE STREET (Strategic Demolition, \$218,000): Downtown Cambridge is requesting \$218,000 to support the architectural and engineering costs to begin rehabilitation and development of these prominent fire-damaged properties. This would help support the re-development of the buildings into two more three story mixed-use properties in the heart of downtown. Total redevelopment of each is about \$2-3 million.
- G. SUPPORT LETTER FOR DOWNTOWN CAMBRIDGE BUILDING IMPROVEMENT FUND (Community Legacy, \$352,900): This application would support building improvements for 421 Race Street (\$58,850), 440 and 442 Race Street (\$48,500 and \$90,000, respectively), 444 Race Street (\$70,550), 446-448 Race Street (\$85,000), and administrative support (\$5,000).
- H. COMMUNITY LEGACY FUNDING APPLICATION PRIORITIES: Staff recommends funding for 'Community Green Space' and 'Pine Street Sidewalks and Streetscape' applications first and then Gateway Park Improvements. Unless Council decides otherwise, it is not necessary to prioritize all applications from community partners and stakeholders.

**Fiscal Impact:**

The upcoming Community Legacy and Strategic Demolition grant cycle provides the opportunity for the city of Cambridge to apply for \$1.8 million in funding to support and enhance existing projects throughout the City.

**Approved by:** Ginger Jenkins

Kevin N. Baynes, Director  
Office of Community Programs  
Division of Neighborhood Revitalization  
700 Hawkins Road  
Lanham, MD 20706

Re: The Packing House

Dear Mr. Baynes:

On behalf of the City of Cambridge, I am pleased to express our support for the Eastern Shore Land Conservancy's (ESLC) application to the Department of Housing and Community Development, Strategic Demolition Fund, to support reuse of the Phillips Packing Company, Factory F (The Packing House) located in Cambridge, Maryland. The funding request is \$400,000 to demolish the existing deteriorated roof and rebuild in accordance to MHT standards, securing the building from the elements and preserving the original brick around the windows.

The City of Cambridge has been identified as one of the ESLC's Center for Towns priority towns and for roughly five years they have been working on a variety of projects here. One key project was the acquisition of the six acre site slated for Cannery Park. A key part of the Cannery Park conversation has been revitalization of a downtrodden industrial part of Cambridge - and most importantly the 60,000 sq. ft. Phillip's Factory F Building which is adjacent and overlooks the future Cannery Park.

The deteriorating Phillips Building is the last remaining factory from the Phillips Company's empire of vegetable and food packing businesses, which employed thousands and fed our troops during WWII. The property is located in the old industrial district of Cambridge at the geographic center of the City. Reuse of this culturally and historically significant structure, into an active mixed-use innovation center, represents an opportunity to support the Eastern Shore's terrific farming resources and growing local food economy through business and job creation, and workforce training. The Packing House, adjacent Cannery Park site, and the nearby company housing are all part of an overall revitalization strategy ESLC refers to as the 'Packing District'.

ESLC has been working over the last several years, with their development partner Cross Street Partners, to refine the mixed-use master plan and secure users for The Packing House. With finance closing and construction targeted for later this year, the importance of funding for revitalization and restoration cannot be understated. The Strategic Demolition Fund is a significant piece of support for ESLC to realize their vision for this property, and enhance efforts in Cambridge.

Sincerely,

Kevin N. Baynes, Director  
Office of Community Programs  
Division of Neighborhood Revitalization  
700 Hawkins Road  
Lanham, MD 20706

Re: 505/507 Race Street

Dear Mr. Baynes:

On behalf of the City of Cambridge, I am pleased to express our support for the Eastern Shore Land Conservancy's (ESLC) application to the Department of Housing and Community Development, Strategic Demolition Fund, to support redevelopment of 505/507 Race Street in Cambridge, Maryland. The funding request is \$200,000 to support acquisition and predevelopment, and a possible partial demolition and façade restoration for the 507 structure.

The City of Cambridge has been identified as one of the ESLC's Center for Towns priority towns and for roughly 8 years they have been working on a variety of projects here. Three key projects include the Cambridge Gateways, acquisition and master planning for a six-acre site slated as Cannery Park, and reuse of the adjacent 60,000 square foot Packing House.

Located in the historic downtown and the Cambridge Arts and Entertainment District, the 500 block of Race Street is plagued by four significant and deteriorating commercial buildings. The Hearn Building is currently under redevelopment, and repurposing the 505 and 507 Race Street properties will provide great momentum to revitalization happening in downtown Cambridge.

ESLC has been working over the last several months, with their development partner NOVO Properties, to determine a financially viable path to redevelopment for 505 and 507 Race Street. This grant funding is an integral piece of support for ESLC to realize their vision for this property, and continue revitalization efforts in Cambridge.

Sincerely,

(INDIVIDUAL LETTERHEAD)

May 15, 2018

Christy Bernal  
Maryland State Highway Administration  
707 N. Calvert Street, Mail Stop C-502  
Baltimore, MD 21202

Dear Ms. Bernal:

I am writing this letter on behalf of the Commissioners of Cambridge to express our support for Dorchester County Government's grant application in the amount of \$220,700, for the Cannery Park Rail to Trail Conversion. The Rail to Trail Conversion is an important step in Dorchester County's overall goal of creating a countywide multi-modal Rails to Trail product.

If awarded the grant, Dorchester County would use the funds to construct a multi-modal bike access path from Cedar Street to Washington Street in Cambridge, MD, along the former Dorchester-Delaware Railroad tracks. The rail line, which is no longer in use and is in the control of the City of Cambridge, runs between the historic Phillips Packing Company and the land which is to be developed into Cannery Park. This section of the rail is one-third of a mile and, therefore, is a relatively easy project to complete.

The bike path is an integral piece of the full development of Cannery Park and a necessary element to create the unifying landscape that includes both the restoration of a small stream that leads to Cambridge Creek and a central park space between the stream and bike path. For the past several years, Dorchester County has been working with Cross Street Partners, the Eastern Shore Land Conservancy and the City of Cambridge to redevelop the Phillips Packing Company, as well as the adjacent industrial lot into Cannery Park. The vision also includes addressing the blighted housing located along Washington Street, an area with what once was filled with workers' housing for Phillips Packing Company employees.

Please endorse this significant effort by awarding TA funds for the Rail to Trail Conversion. This project is a first step toward a larger network of trails into neighboring communities throughout Dorchester County. Developing the bike trail will provide opportunities to support and grow the local economy with a new recreational option that will draw visitors to the area. The grant application is a much-needed contribution toward the revitalization of Cambridge, Dorchester County, and the Heart of the Chesapeake Country heritage Area.

Sincerely,

Victoria Jackson-Stanley, Mayor

May 15, 2018

Kevin N. Baynes, Director  
Office of Community Programs  
Division of Neighborhood Revitalization  
700 Hawkins Road  
Lanham, MD 20706

Re: Department of Housing and Community Development Community Legacy  
Grant Application Maces Lane Community Center

Dear Mr. Baynes:

I am writing this letter on behalf of the Commissioners of Cambridge to express our support for Maces Lane Community Center's grant application in the amount of \$100,000, for their proposed Community Center. The school represents a legacy of education of African American children in Dorchester County, and the building has historic remnants that would be preserved in the construction of the community center.

Our City desperately needs the services that a community center can provide. The services and resources that this project will provide will greatly impact our efforts to uplift the citizens of Cambridge and we therefore hope you will give full consideration to the request for funding.

Sincerely,

Victoria Jackson-Stanley  
Mayor



(Letterhead)

Kevin Baynes  
DHCD Dept. of Neighborhood Revitalization  
2 N. Charles Street, #450  
Baltimore, MD 21201

RE: Pre-Development 444 – 448 Race Street

Dear Mr. Baynes,

I am writing in support of the **Pre-Development 444 – 448 Race Street** proposed by Downtown Cambridge, a Main Street organization. I support their request for DHCD Strategic Demolition Fund (SDF) funding in the amount of \$218,000. The proposed project would help support the needed pre-development investment to make the redevelopment of two properties, located at 444 – 448 Race Street in Cambridge possible.

These properties were struck down in 2007 when a debilitating fire destroyed the buildings, all except for the facades. A neighboring property owner acquired and stabilized the facades, aided by DHCD funding and the quick action of the Cambridge Main Street organization. Their team rallied quickly to stop the overnight demolition of these facades, and the buildings were moth balled when the national recession slowed revitalization work in the downtown. Now is the time to turn our attention to the rehabilitation of these buildings.

Investment in these properties would leverage 2-3 million from the private sector towards their ultimate rehabilitation. It would return TWO large three story mixed-use building back in use, and increase the assessed value of these structures, supporting local government and state property revenues.

Improvements to these properties would increase the assessed value of each property, but also add significant value to the existing streetscape - making surrounding properties and businesses more viable in the immediate and long term.

The projects proposed are located in a collective, central and key location that will connect existing investments already made by the private and public sectors. They would also add substantial new, viable, leasable space to our downtown which has been more than 50% vacant or under-utilized over the last 10 or more years.

The downtown is on the cusp of lasting revitalization, thanks in large part to the efforts of this organization to support and promote local business. Over the last 10 years Downtown has become a destination for the thriving and exciting local culinary scene, which is only growing. That attraction is now bringing more people to downtown, along with the traffic now arriving via the Harriet Tubman State Park and Visitor Center.

Thank you for your time and attention to this request. Please contact my office at...

(Letterhead)

Kevin Baynes  
DHCD Dept. of Neighborhood Revitalization  
2 N. Charles Street, #450  
Baltimore, MD 21201

RE: Downtown Building Improvement Program

Dear Mr, Baynes,

I am writing in support of the **Building Improvement Program** proposed by Downtown Cambridge, a Main Street organization. I support their request for DHCD Community Legacy funding in the amount of \$352,900.

The proposed program would help support the needed improvements to make business and downtown Cambridge the success that we have been working towards for the last 15 years. The downtown is on the cusp of lasting revitalization, thanks in large part to the efforts of this organization to support and promote local business. Over the last 10 years Downtown has become a destination for the thriving and exciting local culinary scene, which is only growing. That attraction is now bringing more people to downtown, along with the traffic now arriving via the Harriet Tubman State Park and Visitor Center.

Significant challenges still exist for property owners. Despite the traffic that downtown is now beginning to see, and the interest from viable new tenants, significant gaps in building improvements need support in order to move these projects forward. The numbers don't always add up for property owners of these older and often very large historic buildings. The projects proposed are located in a collective, central and key location that will connect existing investments already made by the private and public sectors. They would also add substantial new, viable, leasable space to our downtown which has been more than 50% vacant or under-utilized over the last 10 or more years.

The 5 proposed projects would leverage a substantial amount of private sector investment that would more than match the investment made through these grants. Improvements to these properties would increase the assessed value of each property, and add significant value to the existing streetscape making surrounding properties and businesses more viable in the immediate and long term.

These are the types of investments that our state and community needs to be focused on in order to significantly alter the destiny of the Cambridge downtown and the City of Cambridge community as a whole.

Thank you for your time and attention to this request. Please contact my office at...

Sincerely,

Name