

Council Agenda Report

Date: January 13, 2019

Prepared By: Patrick Comiskey

Submitted by: Patrick Comiskey

Subject: Phillips Packing House and Maces Lane

Recommendation: That Council provide a letter of commitment to the Cross-Street Partners, the Eastern Shore Land Conservancy, and the State of Maryland committing \$142,000 of city general funds and \$78,000 of city sewer funds toward the Phillips Packing House infrastructure work. A further recommendation is the city commit \$142,000 of the annual \$250,000 utilized annually for milling and paving in the year the commitment is required as the source of the city's commitment and \$78,000 of the undesignated sewer carry-over funds for the sewer commitment.

And finally, that the city designates \$65,000 of general fund undesignated carry-over funds for the Maces Lane project.

Discussion: The state plans to secure over \$2 million in federal funds to redevelop the Phillips Packing House building and surrounding infrastructure. The state has already invested over \$1 million into the historic site and plans to invest another \$1.2 million into the project in order to obtain the matching federal funds. The state and other partners are asking the city to assist in providing financial support so the maximum amount of federal funds might be received.

Also, the state has been investing in the Maces Lane project, has just committed another \$200,000 for the coming year and plans to provide sizeable additional investments in each of the next two fiscal years. The city will set aside or designate \$65,000 of current undesignated carry-over funds in the general fund for use on this project.

Fiscal Impact: The city will commit general funds that are traditionally budgeted for milling and paving toward city infrastructure around the packing house project. The city will designate \$78,000 of city sewer funds to apply toward the packing house project so an additional \$78,000 of federal funds will be matched for the project. The Maces Lane allocation will designate \$65,000 of city carry-over funds that are currently uncommitted.

Approved: Patrick Comiskey

Patrick Comiskey

From: Patrick Comiskey
Sent: Friday, January 03, 2020 8:06 PM
To: Mayor of Cambridge; Stephen Rideout; Donald Sydnor; La-Shon Foster; Dave Cannon; Rob C. Hanson
Cc: Roslyn Matthews
Subject: Secretary Holt Call and January 13th Council Agenda
Attachments: Secretary Holt Packing House and Maces Lane.docx; Packing House Possible Match Commitment Nov 2019.pdf

Dear All:

On the upcoming city council agenda will be a proposal that we provide a letter of commitment toward the Phillips Packing House Infrastructure in the amount of \$142,000 of City General Funds and \$78,000 of City Sewer Funds. The MUC will provide their own letter of support for the cost of the tap, general service line, and fire service line. The city general funds commitment will be taken from the \$250,000 annual allocation for milling and paving in the fiscal year the work is completed or the funds are requested. The sewer fund commitment will come from unrestricted carry-over funds.

Also, I am going to propose the city commit \$65,000 from the city general fund unrestricted carry-over funds toward the Maces Lane project.

-Patrick



City of Cambridge

DEPARTMENT OF PUBLIC WORKS

1025 WASHINGTON STREET

CAMBRIDGE, MARYLAND 21613

TELEPHONE: 410-228-1955

FAX: 410-228-1474

MD RELAY (V/TTY) 7-1-1 OR 1-800-735-2258

Budget Construction Estimates:

I. Dorchester Avenue Streetscape Improvements (Cedar St. to Washington St.)

New Curb & Gutter: 2150 l.f. @ \$30/ l.f.	\$64,500
New Sidewalk (5' Wide): 12,800 s.f. @ \$9/s.f.	\$115,200
Paving & Striping: 700 tons @ \$110/ ton.	\$77,000
Storm Drainage Improvements:	\$50,000
Antique Street Lights (Through Delmarva Power)	\$10,000
Street Trees	<u>\$10,000</u>
	\$326,700
	20% Contingencies <u>\$65,300</u>
Total	\$392,000

City General Fund \$142,000

*City Fund \$125,000 toward milling/paving/curb and gutter
1/2 of annual \$250,000 milling and paving allocation*

II. Water & Sewer Extension to the Packing House

Tap 12" Water Main in Dorchester Ave. and provide 6" Fire Line & 2" Metered Domestic Line to Building	\$25,000
Extend 8" Sewer Line from Existing Manhole Adjacent to Cannery Stream (Approx. 400' Away)	<u>\$65,000</u>

\$90,000

20% Contingencies \$18,000

Total \$108,000

General Fund

Sewer Fund

\$65,000 + 13,000 = \$78,000

\$142,000

\$78,000

Subtotal

\$220,000

with

30,000

city total commitment

\$250,000

Patrick Comiskey

From: Margaret Norfleet-Neff <MNorfleet-Neff@crossstpartners.com>
Sent: Monday, December 02, 2019 5:10 PM
To: Patrick Comiskey
Cc: Bill Struever
Subject: Re: Possible Match on Packinghouse Project

Patrick,

The grant will be focused on the infrastructure relating to the building from the outside. The hit list includes water, sewer and all of the necessary strategic demo in order to accommodate those systems as well as sidewalks between Cedar and Washington, lighting/electricity. All of the items ultimately submitted to EDA and approved will be funded. If there is anything else that you think should be included, please do add it and let's discuss tomorrow. It is the same amount of effort in the end to do \$1.2M or \$2M

I hope this helps and I can detail out list tomorrow with you.

No work on the building itself.

Thanks,

*most of it is electrical
also demo work
also center of storm water ponds*

*Rolling grant
50-50*

*US EDA
Comm. Development
on grant*

Margaret

From: Patrick Comiskey <pcomiskey@choosecambridge.com>
Date: Monday, December 2, 2019 at 10:30 AM
To: Margaret Norfleet-Neff <MNorfleet-Neff@crossstpartners.com>
Cc: Bill Struever <bstruever@crossstpartners.com>
Subject: RE: Possible Match on Packinghouse Project

*largest \$2 million
in TTB of County
recently*

Margaret,

I hope you had a wonderful Thanksgiving!

Could you give me the details on what the grant would pay for?

And would the balance of the items we have on the infrastructure sheet be completed, in full, as a part of the project?

Thank you,

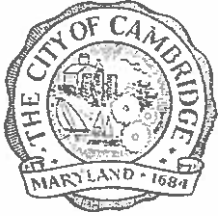
-Patrick

From: Patrick Comiskey
Sent: Tuesday, November 26, 2019 11:28 AM
To: Margaret Norfleet-Neff <MNorfleet-Neff@crossstpartners.com>
Cc: Bill Struever <bstruever@crossstpartners.com>
Subject: RE: Possible Match on Packinghouse Project

Happy Thanksgiving, Margaret!

-Patrick

From: Margaret Norfleet-Neff <MNorfleet-Neff@crossstpartners.com>
Sent: Tuesday, November 26, 2019 8:53 AM
To: Patrick Comiskey <pcomiskey@choosecambridge.com>
Cc: Bill Struever <bstruever@crossstpartners.com>
Subject: Re: Possible Match on Packinghouse Project



EXECUTIVE DEPARTMENT

City of Cambridge
P. O. Box 255
Cambridge, Maryland 21613

TELEPHONE (410) 228-4020
MD RELAY (V/TTY) 711 OR 1-800-735-2258

November 25, 2019

Jane Dorman, MUC Office
410 Academy Street
Cambridge, MD 21613

RE: Packing House Development Project

Dear Jane:

The Cross-Street Partners and Eastern Shore Land Conservancy are working together to rehabilitate the former Packing House on Dorchester Avenue. You are probably aware of the hundreds of thousands they acquired through the state to redo the two smokestacks. The next step for them is to acquire a large economic development award from the federal government. In order to obtain the award, they need to secure a large match. They are asking us to commit as much as possible toward the effort.

I am asking you to present to the MUC Board for consideration Item II, Tap 12" Water Main, 6" Fire Line, and 2" Metered Domestic Line at the estimated \$25,000 and the 20% Contingency of \$5,000 for a total commitment of \$30,000.

The commitment will be in the event the group secures the matching federal grant to perform work on the building and the funds would go to water infrastructure work only.

Thank you for your time and consideration.

Sincerely,

Patrick

Patrick Comiskey

From: Jane Dorman
Sent: Wednesday, January 08, 2020 8:21 AM
To: Patrick Comiskey
Subject: MUC MEETING DECISION

The MUC Commission during our December 12th, 2019 meeting agreed to have the MUC include in their budget for FY-21 \$30,000 to go towards the Packing House Project with the contingency that if the City Council agrees to pay their portion for the Sewer we will pay our portion for the installation of Water up to the \$30,000.

Jane