

City Initiatives for Downtown Revitalization

Incentive Programs

Project	Description	Budget	Status
Enterprise Zone	Property tax credits for creation of commercial space and job creation.	N/A	On-going
Sign and Facade Grant Program	\$300 matching grants for signs and \$5,000 matching grants for facade work in D-MU district.	\$12,500 in FY 2012	On-going
Home PRIDE Mortgage Program	\$20,000 grants to rehab owner-occupied dwellings in Community Legacy area.	\$500,000	Program completed in 2005.
Home PRIDE Parking Grant Program	Grants for creation of off-street parking spaces in Community Legacy area.	\$110,000	Program completed in 2006.
Facade Restoration Grant Program	Grants available to restore facades of commercial buildings in downtown.	\$40,000	Program was completed in 2006.
Smart Growth A&E District	City and County property tax credits for creating A&E spaces; Admission and Amusement Tax exemption for eligible activities; Income Tax Subtraction for artists working in district.	N/A	On-going
Hagerstown Revolving Loan Fund	Gap financing for existing or new businesses to create or retain jobs or improve the economic condition and tax base within the City.	\$600,000	On-going
Single-family Rehab Program	Loans for rehab of owner-occupied dwellings. Income requirements.	\$100,000	On-going
Residential Rental Rehab Program	Loans for rehab of 1-4 units rental properties. Income requirements.	\$150,000	On-going
Lead Hazard Reduction Program	Grants and loans for approved lead reduction activities in owner-occupied single-family houses and in rental housing with 100 or less units.	State Fund	On- going

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Downtown Residency Initiative	Grants for young professionals moving into the downtown. \$100 per month for rent for one year; or \$1,500 for down payment and closing costs to buy. Must live in unit for 2 years or repay grant.	\$50,000	On-going
Excise Tax Exemption	Adaptation of downtown buildings and construction of new buildings are exempt from County excise tax.	N/A	On-going
Residential Rehab Tax Credits	City and County tax credits on increase in assessment for eligible work to rehab residential properties in the Community Legacy area.	N/A	Went into effect in August 2006.
Conversion of MF to SFR Tax Credits	City and County tax credits on increase in assessment for eligible work to convert multi-family properties to single-family residences in the Community Legacy area.	N/A	Went into effect in August 2006.
Upper Floor Renovations RLF	\$100,000 loans to address code issues on upper floors. \$100,000 grant for pool from Community Legacy.	\$300,000	Funds committed.
Partners in Economic Progress	Variety of incentives that forego City revenue. City funds expended for Upper Floor Rent Relief grant program.	\$70,000 in FY 2012 for Upper Floor.	Went into effect in late 2009.
Mixed-Use Building Façade Program	Work with owners of targeted downtown mixed-use buildings for storefront façade grant and upper floor façade loan; estimated maximum of \$30,000 per project.	\$110,000	\$50,000 Community Legacy grant award in late 2012. \$60,000 in FY 2013 CDBG budget. Program will be launched in 2013.

Capital Projects – Public Infrastructure and Amenities

Project	Description	Budget	Status
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N. Potomac Street Parking Deck	Cleared site and constructed 440 space parking deck.	\$4,394,701	Completed in mid-1986.
Central Parking Lot	Created 291 space metered parking lot.	\$1,750,000	Completed in 2000.
Public Square	Redesign of Public Square.	\$501,000	Completed in 1998.
S. Potomac & Antietam Intersection	Added brick crosswalks and corners.	\$26,000	Completed in 2003.
A&E Alley Widening	Widened and enhanced alleys around District Court.	\$585,000	Completed in 2008.
Unikote Parking Lot	Cleared site and constructed parking lot beside District Court.	\$189,500	Completed in 2002.
University Plaza	Cleared site and constructed new public park beside USM.	\$1,501,831	Completed in 2005.
A&E Parking Deck	Funded construction of new 200 space parking deck behind buildings on S. Potomac Street.	\$2,400,000	Completed 2008.
Renaissance Way	Widen Cramer's Alley to full street width.	\$813,802	Completed in 2009.
Library Parking Lot	Acquire land for parking for Central Library project.	\$1.5 million	Construction of library underway.
Historic Streetlights	Beginning in 1992, installation of 10-ft tall historic streetlights on downtown streets.	\$1.5 million	Complete.
Interpretive Plaques	Created nearly 50 plaques to interpret Civil War and other history.	\$24,000	Completed 2011.
Directional Signs	Create 10 pole-mounted signs to direct pedestrians to major destinations.	\$10,000	Completed in 2008.
Banners	Create 50-55 new light-pole banners.	\$9,000	Completed in 2007.
Sidewalk Café District	Widen and enhance sidewalks and add other amenities in N. & S. Potomac Street (first blocks) to make room for outdoor dining.	\$632,000	Completed in 2010.

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	TOTAL	\$15.8 million	
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Capital Projects – Building Revitalization

Project	Description	City Investment	Status
USM Center	Acquired in 1994. Donated building for USM Center	\$128,000	USM opened in 2005.
Elizabeth Hager Center	Purchased and renovated three buildings in the Square.	\$2,195,025	Completed in 1995.
Tri-State Building	Acquired in 1996. Sold to Bowman Development for adaptive re-use project.	\$170,191	Renovated building partially occupied..
Tusing Warehouse	Acquired in 1997. Sold to Milton Stamper for adaptive re-use project.	\$110,000	Academy Theatre completed in late 2000's.
Delta Building	Acquired in 1996. Sold to Dick McCleary for adaptive re-use project.	\$155,000	New storefront installed; work stalled under new ownership.
Double T Building	Acquired and closed bar in 2000. Demolished building in 2002 and sold to Bowman Development for new construction project.	\$278,000 + Demo cost	New building partially occupied.
McBare's Pub	Acquired and closed bar in 2001.	\$249,884	Transferred to Maryland Theatre
Barbara Ingram School for the Arts	Accepted donation of building in 2003 for performing and visual arts high school. Pass-through for four State grants for the project (two taken over by HNPD).	N/A	School opened in 2009.
Alms House	Acquired in 2006. Put out RFP for adaptive re-use project. Undertook exterior repairs with CL grant.	CL grant refunded City costs.	Moth-balled.

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140 S. Potomac	Acquired building; fixed roof; partial interior demo. RFP process for purchaser.	\$65,665	Sold in 2012 to developer who renovated for two office tenants.
CVS Building	Acquired building; renovating for retail and incubator space.	\$710,500 Incubator budget: \$241,500	Think Re-ink space finished. Created space for USMH in rear. Renovations underway on incubator.
36-40 N. Potomac	Acquired building; renovating for retail/restaurant and upper floor artist lofts.	\$900,000 Gallery budget: \$40,000	Completed façade renovations in 2012. Upper floor renovations nearly complete. Gallery reno underway.
43-53 W. Washington	Acquired building. Plan to renovate ground floor and storefront façade of 43; partial demo in rear of 53; new parking lot in rear.	\$320,000 Reno budget: \$487,900	Awarded \$100,000 Community Legacy grant in late 2012. Seeking additional CL funds in 2013.
170 W. Washington	Acquired building and demolished rear motel wing. Plan to do exterior repairs and clean-up interior.	\$77,000 Repair budget: \$100,000	Seeking CL funds in 2013 for repairs.
	TOTAL	\$6.23 million	

Marketing and Public Relations

Project	Description	Budget	Status
Hagerstown Advance	Economic Development web-based package launched in 2010.	\$58,000	On-going
Downtown Manager	New position created in 2011 to increase the City's focus on the recruitment and retention of businesses to the City Center, organizing the business community, and encouraging community support for City Center businesses and events.	N/A	Andrew Sargent is Downtown Manager

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Communications Manager	New position created in 2011 to strengthen the use of new communications strategies and resources to enhance the City's image and communication with the public.	N/A	Erin Wolfe is Communications Manager
Downtown Police Bike Squad	HPD officers patrolling the downtown area on bikes since at least 2005. Currently four officers on the Downtown Squad.	N/A	On-going
Downtown Foot Patrol	The Hagerstown Police Auxiliary began extra foot patrols downtown in October 2011. Purpose being to notify HPD of any issues and to act as ambassadors of the downtown.	N/A	Two per shift, Monday-Friday, 11:00 a.m. to 1:00 p.m. and 4:00 to 6:00 p.m.

Public Events and Festivals

Project	Description	Annual Budget	Status
Western Maryland Blues Fest	Annual music festival in Public Square area since 1996.	\$48,000	On-going
Augustoberfest	Annual heritage festival in Public Square area since 1996.	\$20,000	On-going
Market in the Square/Market Faire	Summer Farmers' Market in Public Square area on weekly basis since 1994.	\$3,360	On-going
Wind Down Fridays	TGIF summer music series at Maryland Theatre courtyard, started in 2007.	\$800 plus street closure	On-going
City Center Jazz Nights	Summer music series at University Plaza started in 2009.	\$13,000	On-going
City Center Motorcycle Night	Motorcycle Night started in 2011.	\$1,100	On-going
Tour of Washington County	Bicycle race in City Center streets.	\$300 plus sponsors	On-going

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Alsatia Mummers Parade	Night parade near Halloween in City Center for 87 years.	\$24,000	On-going
Ghost Tours	Guided walking tours of City Center.	\$300	On-going
Taste of the Arts	Downtown Alliance fundraiser started in 2010.	\$800 plus street closure	On-going
Cabin Fever Blues Bash	Music event at Maryland Theatre as fundraiser for Blues Fest.	Sponsors	On-going
Hollyfest/Tree Lighting	Over 20 years with free concert at Maryland Theatre.	Sponsors	On-going
Miss Maryland	State pageant held at Maryland Theatre for over 30 years.	\$8,000	On-going
Thunder in the Square	Antique Car Show with Alsatia Club, started in 2011.	\$1,800	On-going

Hagerstown Planning and Code Administration Division
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