The City of Hagerstown is among less than 300 cities in the United States with high speed internet up to and beyond 1 Gigabit service for businesses and residents. 1 Gigabit service is available downtown and in many other parts of the City of Hagerstown, and the fiber-optic internet connection offers speeds of 1,000 Megabit per second. The dedicated connection allows for uploads and downloads of data at equal speeds. This makes Hagerstown an ideal location for businesses that do large volume of data transfers to clients. This service also benefits businesses that backup their own data and engage in collaboration through file sharing, online conferencing and screen sharing. It is also ideal for businesses that are moving their business processes such as email servers, customer contact management and database applications to the cloud.

Service Providers:
- Flight GIGABIT by Antietam Broadband – 301-797-5000
- Hagerstown FIBER by New Frontier Solutions – 301-791-3800

For more information, visit https://www.gigahubcity.com/ or watch the video at https://www.youtube.com/watch?time_continue=285&v=cNpp_DK59SU.

ECONOMIC REDEVELOPMENT

Facade Grant Program
Website: https://www.hagerstownmd.org/1298/Facade-Grant-Program
- Open to property owners and businesses in the Main Street area – a subset area of the CC-MU zoning district.
- Program provides grants ranging from $2,500 to $7,500 for improvement of storefront designs and facade elements.
- Requires 1:1 match. For example a $2,500 grant would require a $2,500 match from the applicant for a $5,000 total project.

Revision Date: 8/28/20
There are four (4) Grant Programs available under the Invest Hagerstown Program:

1.) **City Center Redevelopment Grant Program**
   Grants from a minimum of $150,000 to a maximum of $250,000 and requiring a minimum 2:1 match from the developer. Projects ranging $450,000 to $750,000+.

2.) **City-Wide Redevelopment Grant Program**
   Grants from a minimum of $5,000 to a maximum of $25,000 and requiring a minimum 2:1 match from the developer. Projects ranging $15,000 to $75,000+.

3.) **City-Wide Down Payment and Rehabilitation Grant Program**
   Homeownership Down Payment or Rehabilitation grants of $7,500 offered City Wide. Property must be built prior to 1960 and be vacant for 12 months. Or the property may be a conversion of a rental of 2 or more units to a single unit, owner-occupied home.

4.) **Rental Property Rehabilitation Grant Program**
   Grants of $7,500 for rental property rehabilitation to market rate rental and requiring 2:1 match. Grant 7,500 + Match $15,000 = $22,500+ Projects.

**Partners in Economic Progress (PEP)**
Website: [https://www.hagerstownmd.org/793/Partners-In-Economic-Progress-Program](https://www.hagerstownmd.org/793/Partners-In-Economic-Progress-Program)

- Open to property owners and businesses in downtown defined as the CC-MU zoning district.
- Requires minimum rehab investment of:
  - $250,000 for commercial project
  - $200,000 for mixed-use project
  - $100,000 for residential project
- Requires renovation to bring building and core systems to City code requirements and program standards.
- Provides a package of incentives that includes:
  - Annual Grant equal to City Property Tax for 5 years
  - Utility benefit of 2 free EDU’s valued at $13,800
  - Rent Assistance to attract first tenants following renovation and paid to property owner
  - Waiver of Development Fees
  - Parking Program Fee Reductions
  - Fast Tracking
  - Code Flexibility using the Maryland Building Rehabilitation Code
  - Consultation on Historic Tax Credit Program – 2 hours

**Life Safety Infrastructure Grant**
Website: [https://www.hagerstownmd.org/1500/Life-Safety-Infrastructure-Grant](https://www.hagerstownmd.org/1500/Life-Safety-Infrastructure-Grant)

- Open to commercial or mixed-use buildings in the CC-MU zoning district.
- Program provides grants of $15,000 to $25,000 to fund costs directly related to significant water service utility upgrades for an NFPA compliant fire suppression system as part of an associated renovation project.
- Requires 1:1 match from applicant. (Example: Grant 25,000 + Match $25,000 = $50,000+ Project.)
**Spring Sprouts Grants**  
Website: [https://www.hagerstownmd.org/695/Spring-Sprout-Grants](https://www.hagerstownmd.org/695/Spring-Sprout-Grants)
- Open to for-profit businesses in downtown defined as the City Center Mixed Use (CC-MU) zoning district.
- Program provides grants up to $500 for equipment or training to help a business grow, expand, or operate more efficiently/competitively.

**Map – City Center Incentive Zones & Main Street Area**  
- Attached is a downtown map showing incentive zones. The full CC-MU Zoning area is an Enterprise Zone

**REVOLVING LOAN**  
Hagerstown Revolving Loan Fund  
Website: [https://www.hagerstownmd.org/794/Revolving-Loan-Fund-Program](https://www.hagerstownmd.org/794/Revolving-Loan-Fund-Program)
- Open to businesses City wide.
- Program provides low interest loans ranging from $10,000 to $200,000.
- Loan amount can equal, but cannot exceed 80% of total project costs, terms up to 7 years, fixed interest rate of PRIME plus 1% or a minimum of 3%.
- Maximum loan amount for working capital is $30,000.

**OTHER INCENTIVE PROGRAMS**  
**Arts & Entertainment (A&E) District**  
Website: [https://www.hagerstownmd.org/797/Arts-Entertainment-District](https://www.hagerstownmd.org/797/Arts-Entertainment-District)
- Open to property owners and businesses in the defined downtown Arts & Entertainment (A&E) District.
- Ten year tax credit on change in assessed value resulting from a renovation project that creates artist housing or space for arts & entertainment enterprises.
- Exemption from Admissions and Amusement Tax for visual and performing arts enterprises.
- Personal income tax subtraction for qualifying resident artists related to income from the sale, publication or production of artistic work.

**Enterprise Zone**  
Website: [https://www.hagerstownmd.org/792/Enterprise-Zone](https://www.hagerstownmd.org/792/Enterprise-Zone)
Enterprise Zone Map  
- Open to commercial projects only in the designated zone that includes all of the CC-MU Zoning District and other sections of the City.
- In City Center, requires $5,000 construction or rehab investment or the creation of one new job.
- City wide, requires $50,000 construction or rehab investment or the creation of 5 new jobs.
- Provides real property tax credits on the change in assessed value from the rehab investment.
- Provides income tax credit for wages paid to eligible new employees.

**HUB Zone**  
Website: [https://www.hagerstownmd.org/1347/HUBZone-Program](https://www.hagerstownmd.org/1347/HUBZone-Program)
- Open to qualified small businesses with principal offices in the designated zone which includes much of downtown and other sections of the City.
- A qualified business includes one that is 51% owned and controlled by a US Citizen and with 35% of employees living in the zone.
- The program helps businesses gain preferential access to federal procurement opportunities.
Opportunity Zone
Website: [https://www.hagerstownmd.org/1334/Opportunity-Zone](https://www.hagerstownmd.org/1334/Opportunity-Zone)
- The designated zone includes 4 census tracts which includes much of downtown and other sections of the City.
- The program allows for unrealized capital gains to be redirected and invested in real estate projects or businesses in the designated zone.
- The program provides a temporary deferral of capital gains taxes, a tax liability reduction if held for 7 years, and a permanent tax exemption of any capital gains on subsequent investments if held for 10 years.

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

Website for all programs listed below: [https://www.hagerstownmd.org/703/Incentives-for-Homeowners](https://www.hagerstownmd.org/703/Incentives-for-Homeowners)

Homeownership Program
- The City purchases vacant properties, and after complete renovation, the properties are sold at current appraised value to qualified applicants.
- Income requirements apply - maximum of 80% of median income.

Neighborhood Façade and Exterior Enhancement Program
- Open to owners and tenants of properties in designated City blocks.
- Program provides loans ranging from $5,000 to $20,000 for upgrading facades and home exteriors. After 50% of the principal balance is paid, the remaining loan balance is forgiven.
- Income requirements apply - maximum of 80% of median income.

Single Family Rehabilitation Loans and Rental Rehabilitation Loans
- Open to owner-occupied homeowners and investment owners of residential or mixed-use property City wide.
- Program provides low interest loan to complete comprehensive improvements to properties.
- Income requirements apply - maximum of 80% of median income.

Emergency Repair Grants
Website:
- Open to owner-occupied homeowners City wide.
- Program provides a grant up to $5,000 for eligible emergency repairs.
- Income requirements apply - maximum of 80% of median income.

Maryland Housing Rehabilitation Program (MHRP)
Website:
- The Department of Community & Economic Development administers loans for this State of Maryland program.
- Open to owner-occupied single family homes and rental housing with one to four units City limits.
- Program provides loans for rehabilitation to bring properties to applicable building codes and standards.
- Income requirements apply - maximum of 80% of median income.
SERVICES & PROGRAMS

Business Grand Openings & Anniversary Celebrations
Website:  https://www.hagerstownmd.org/799/Grand-Opening-Anniversary-Celebrations
- The Department of Community & Economic Development coordinates Grand Opening and Anniversary celebrations for Hagerstown businesses
- Visit the website for the Event Request Form.

Competitive Negotiated Sales (CNS) of City Owned Property
Website:  https://www.hagerstownmd.org/662/Available-Properties-Commercial
- The City of Hagerstown has city-owned property for sale through the Competitive Negotiated Sale process. The application process seeks plans for redevelopment of property in combination with an offer price.

RESOURCES

Small Business Development Center (SBDC), SCORE, Partners & Business Resource Network
Website: https://www.hagerstownmd.org/827/Resources-for-Entrepreneurs
- The Small Business Development Center (SBDC) and the Service Corps of Retired Executives (SCORE) can offer businesses assistance with business plan development, start-up information and one on one counseling.

Western Region Small Business Development Center (SBDC)
Herb Melrath
Business Consultant
Western Region Small Business Development Center (SBDC)
100 West Washington Street, Suite 1401
Hagerstown, MD  21740
(888) 237-9007 ext. 4
hjmelrath@frostburg.edu
http://marylandsbdc.org/western/index_western.php

SCORE Mid-Maryland - Chapter 632
Expert, free counseling for both startup and continuing small business. SCORE is a 12,400 member volunteer non-profit association sponsored by the U.S. Small Business Administration.

Charles Thomas
Phone: 240-215-4757
https://mid-maryland.score.org/
**BüroBox**
Website: [https://www.theburobox.com/](https://www.theburobox.com/)

- The BüroBox is conveniently located in the Arts & Entertainment district, and serves as a membership based workspace and resource center for entrepreneurs seeking to start or grow their businesses.

- Visit the website for the Membership Application Form.

  Contact:
  
  City of Hagerstown, Department of Community and Economic Development
  (301) 739-8577 ext 111
  DCED@hagerstownmd.org

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**Zoning Certificate and Business License**

Website: [Zoning Certificate](#)

- You may obtain a Certificate of Zoning Compliance from the City of Hagerstown which may be presented to the Office of the Clerk of the Circuit Court for a Business License.

  Contact:
  
  City of Hagerstown, Planning and Code Administration Office
  (301) 739-8577 ext 138
  planning@hagerstownmd.org

  Washington County Circuit Court
  Clerk of Circuit Court – Kevin Tucker
  Phone: 301-790-7991
  washcoc_clerk@mdcourts.gov
  Street Address: 24 Summit Avenue, Hagerstown 21740
  Mailing Address: P.O. Box 229, Hagerstown, MD 21741

- Additional website resources:
  
  Click here for [Business License Instructions](#) from the Washington County, MD Circuit Court.
  Click here for the State of Maryland’s [Business License Information System (BLIS)](#)
Opportunity Zone Map

State Website Link
https://dhcd.maryland.gov/Pages/OZ/OpportunityZones.aspx

State Map Tool (Link above and click on “Incentive Lookup”)
https://maryland.maps.arcgis.com/apps/webappviewer/index.html?id=1cc479d2dc3948239f0c47bda8b6967e
The Community's City Center Plan

Take a look at the future of our downtown... This is a 10-year roadmap for eight catalyst projects that will spur development in our City Center. The Community's City Center Plan includes detailed annual steps for making these concepts a reality. It creates at least 875 new permanent jobs, bringing $125 million in new investment downtown.

This is a public-private partnership, where private developers invest 75% of the cost while funding from all levels of government will cover the rest. The City's consultants, Urban Partners, conclude that all of these projects are feasible based on their economic analysis.

This roadmap is the result of broad community input, with the consultants spending over 130 hours collecting feedback from the community. We appreciate your participation in this project to help move our downtown forward!

1. Office Development and Recruitment:
   - Position downtown to compete for new office development using portions of Central Parking Lot
   - City partners with a selected, experienced developer through a competitive process
   - Estimated 154,000 square-foot new office development across three buildings
   - Current parking accommodates first 70,000 square feet; additional office will require new parking deck

2. Maryland Theatre Expansion Project:
   - Expand draw of downtown’s largest attraction
   - Grow from 150 to 225 performance days per year, increasing the audience by 60,000 annually
   - Continue necessary improvements to seating and "back of house"
   - Create new entrance, offices and performance space

3. USMH Expansion Support:
   - Support USMH growth from 500 to 750 students
   - Add facilities for culinary arts, tourism and hospitality programs
   - Capture student housing opportunities downtown:
     - Three upper-floor renovation projects
     - 12 units to house 24 students

For more information, visit us online at HAGERSTOWNMD.ORG
The Community's City Center Plan

4. Hotel/Conference Center and Heritage Center/Commemorative Park:
   - Construct 200-room "Upper Upscale" hotel (i.e. Sheraton, Wyndham, Hilton)
   - Programmed with adjacent 20,000 square-foot conference center
   - Establish Civil War Heritage Center and Commemorative Park

5. Linking City Park/WCMFA and A&E District with Trail & New Housing:
   - Construct multi-use trail linking City Park with Public Square
   - Add 31 new townhomes along trail in first 10 years (more later)
   - Rehabilitate Dagmar Hotel and three other W. Antietam buildings as 85 loft apartments

6. Expanded Downtown Arts/Events Programming:
   - Build upon positive atmosphere created by events in downtown Hagerstown
   - Coordinate with Maryland Theatre programming
   - Utilize Main Street and other new funding sources to expand events
   - Establish consolidated events calendar

7. Expanded Operations of the City Farmers Market:
   - Expand from 7 to 35 hours per week operation
   - Implement private management approach
   - Coordinate with existing tenants; recruit needed additional tenants
   - Make necessary capital improvements
   - Re-brand & promote to capture portion of estimated $13 million in unmet demand for specialty foods

8. Expanded and Targeted Home Ownership Support:
   - Aggressively market downpayment assistance
   - Target Neighborhoods 1st support programs
   - Target Neighborhoods 1st infrastructure and amenity improvements
   - Continue acquisition, rehab and resale program
   - Establish annual rental licensing inspections
   - Continue excessive nuisance enforcement programs

FOR MORE INFORMATION, VISIT US ONLINE AT HAGERSTOWNMD.ORG
Construct path up to and through City-owned 43-53 W Washington St to connect to existing Market Walk

Alternate Route - Install crosswalk behind Maryland Theatre and utilize brick sidewalk on west side of street

Possible spur through privately-owned courtyard at 17 W Washington St

Alternate Route - Install gateway art and improve Rochester Alley to be more pedestrian friendly

W Antietam Street - minor streetscape work, walkway on north side and possible mid-block crosswalk

Spur to connect trail directly to S Potomac Street destinations

10 foot paved trail with lights through Herald-Mail property

Possible parklet area with art, features TBD

Reconstruct Hood Street/W Baltimore Street intersection for pedestrian and bicycle safety

10 foot paved trail with lights through Housing Authority property

10 foot paved trail with lights through Ellsworth property - Include landscaping and bollards as needed

W Lee Street - minor streetscape work and possible mid-block crosswalk

Convert Hood Street to one way northbound. Street remains on east side of right-of-way while trail is on the west side

Narrow Sycamore Street to south side of right-of-way and install trail on the north side

Convert Hood Street to south side of right-of-way and install trail on the north side

Widen sidewalk on east side of Summit Avenue. Widen CSX rail crossing. Connect to existing multiuse path