

Listed Redevelopment Sites Historic Downtown Havre de Grace

309 St. John Street, Havre de Grace
0.786 Acres; 14,768 sq ft structure
Direct Water access
Includes Sea Plan Dock and Base
Street Access along St. John Street

<http://mrislistings.mris.com/Matrix/Public/Portal.aspx?ID=46784494056>

200 Market Street & 115 Market Street
0.58 Acres; 13,490 sq ft structure
Ample Parking, previously a grocery store
Corner of Market St. and Congress Ave
Large marina neighbors property

119-123 Market Street
0.61 Acres; 25,900 sq ft structure
Street Access along Market Street
City's Largest Marina neighbors property
Adjoins 2 vacant parcels

203 South Market Street
New Construction 3 story Office/Retail Space
FOR LEASE: First floor, water view
Pre-engineered for restaurant

<http://chesapeakerestaurant.shutterfly.com/>

US Route 40 Interstate 95



Meghan Simmons
Manager of Economic
Development

meghans@havredegracemd.com

410-939-1800

www.havredegracemd.com

Development Data

- Fast-tracking of permitting and processing is a standard procedure for the City
- Average length of time for typical commercial building permitting at City is 14 days
- City taxes are \$.58 per \$100 of assessed value
- Harford County taxes are \$.896 per \$100 of assessed value

Hospital Development

100 acre development at I-95 exit (89) will bring a 250,000 sq. ft. hospital facility complimented by office space and supporting commercial uses

Growing Housing Stock

- Historic downtown homes
- Single family and townhomes
- Waterfront condominiums
- Gated communities - *The Residences at Bulle Rock*
- 2500 approved buildable residential lots

Builders in the area include: Clark Turner, Manekin, Ryan Homes, DR Horton, Liberty Homes, NV Homes, Williamsburg Homes, & Richmond American Homes

Historic Waterfront

Tourism Destination

- 500,000+ visitors each year
- Cruise Ship Port of Call
- Featured in *Southern Living*, *Maryland Life*, & *Better Homes and Gardens*
- 5 businesses featured in “Free State’s Finest” awards by Maryland Life

“Voted Best Historic Downtown in the Baltimore Region” –Maryland Life

Current Retailers in the Area

West Marine	Pizza Hut	Dollar General
Weis Market	Verizon	Sears
Save-A-Lot	Waffle House	Dollar Tree
CVS	Dunkin Donuts	BP
Rite Aid	Royal Farms	McDonalds
Burger King	7-eleven	

BRAC Market Impacts

\$1.3 billion in construction at Aberdeen Proving Ground (5 miles from municipal center)

8,200 new, direct positions located on Post

60% of transfers have located in Harford County

62 new defense contractors have located office space in Harford County

Our Demographics

Population: 12,952 14.3% change from 2000

Median HH Income: \$62,014 49% change from 2000

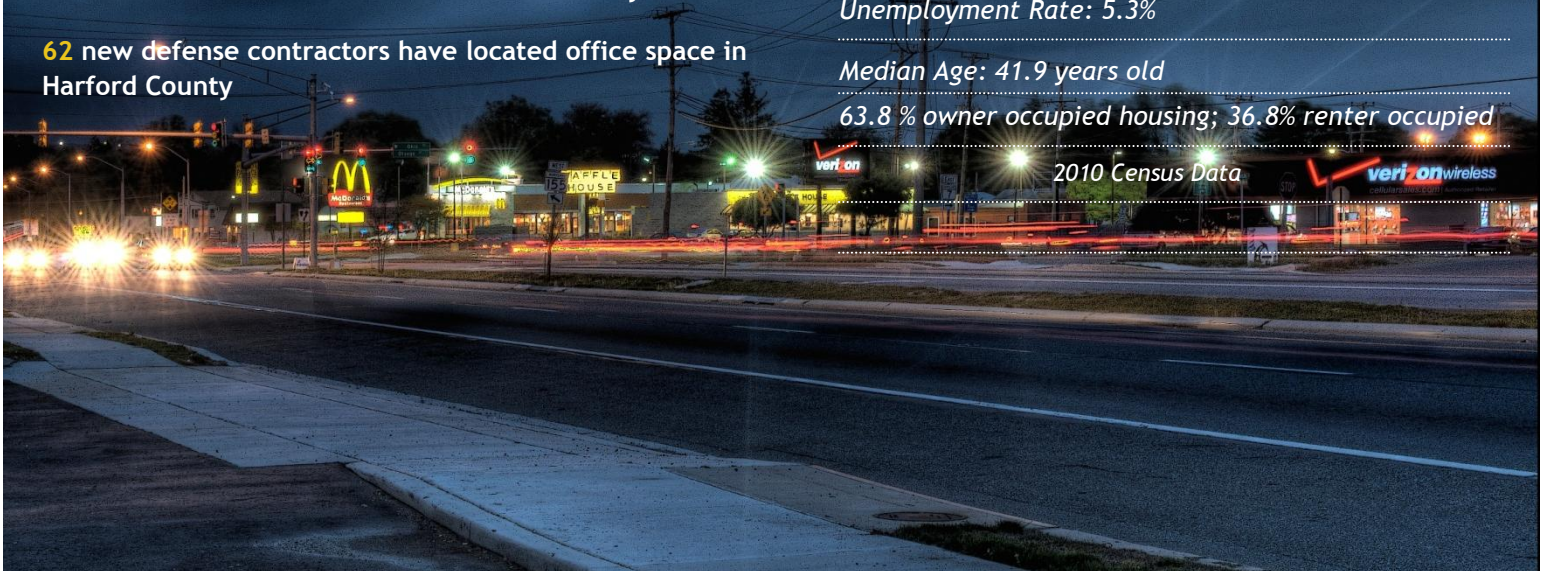
Median Family Income: \$86,250

Unemployment Rate: 5.3%

Median Age: 41.9 years old

63.8 % owner occupied housing; 36.8% renter occupied

2010 Census Data

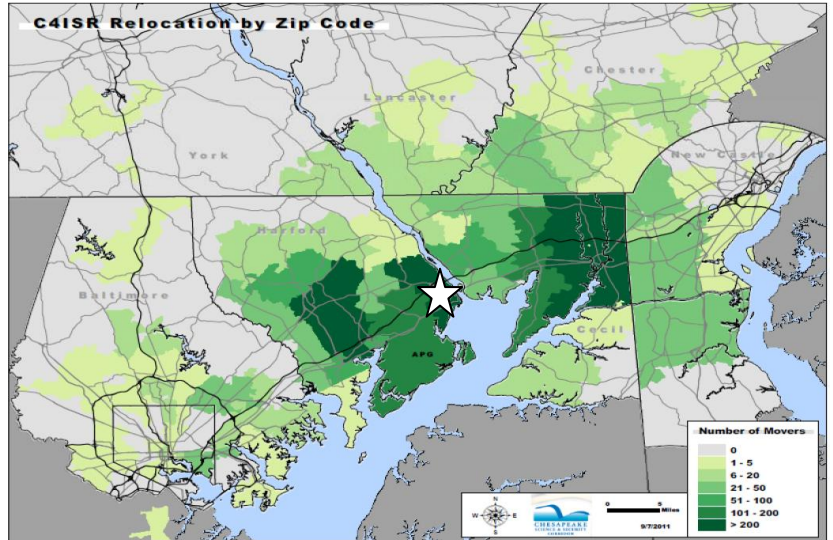


Market Impacts: BRAC (Base Realignment and Closure) Havre de Grace, Maryland

Havre de Grace is located 10 miles from Aberdeen Proving Ground (APG). BRAC is not just coming to APG; BRAC has arrived. Dirt is moving, people are moving and APG and the surrounding area are working together to ensure that BRAC is a success for the greater APG community.

BRAC Growth Statistics:

- \$1 billion in construction at Aberdeen Proving Ground (APG)
- 67% transfer rate achieved (historically 25%-30%)
- 60% of those transfers have located in Harford County
- 80 new defense contractors have established a presence in the APG community; and 62 new contractors have located an office in the community



Estimated Number of Positions:

- 8,200 new, direct positions *on Post*
- 7,500 - 10,000 indirect jobs
- APG employees to date: **21,000-22,000 workers**
- Projected Employees at APG: **27,000-30,000**

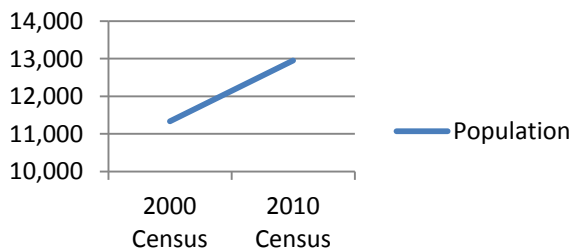
Workforce Experience needs at APG:

- Engineering degrees
- Background in computer software

Demographic Data Trends in Havre de Grace, Maryland

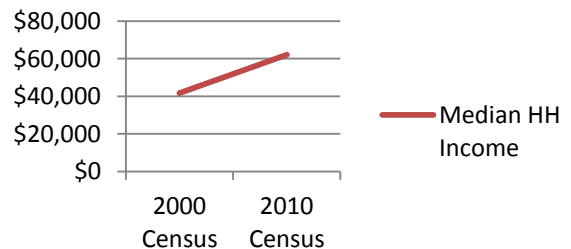
Data taken from the 2000 and 2010 Census

Population



Increase of 14.3%

Median HH Income



Increase of 49%

Incentives

Havre de Grace, Maryland

Enterprise Zone



As part of the benefit within this district, the project may be eligible for a 10 year real property tax credit for City and County taxes.

For approved applicants of the Havre de Grace Enterprise Zone:

- A ten year tax credit will be awarded to qualifying projects that will credit a portion of the increased assessment due to property improvement.
- On the increased assessment, 80% would be credited for years 1-5 with the credit decreasing by 10% each year until the credit expires at year 11. This baseline is calculated on the assessment prior to any new construction.

Harford County & State Programs

A project may be eligible for the following programs:

- Harford County Opportunity Fund (loan program)
 - Up to \$200,000
- City of Havre de Grace Revitalization and Development (loan program)
 - Up to 100,000
- Neighborhood Business Works (loan program)
 - Up to \$250,000
- Sustainable Communities Tax Credit (State and Federal tax credit)
 - 20% of total investment may be reimbursed through tax credits
- There are five financing capabilities offered through the Maryland Economic Development Assistance Authority and Fund (MEDAAF), with assistance being provided to the business community and political jurisdictions. To qualify for assistance from MEDAAF, applicants are restricted to businesses located within a priority funding area and an eligible industry sector. With a few exceptions, assistance cannot exceed 70 percent of the total project costs.

Tourism Information

Havre de Grace, Maryland

Historic Havre de Grace is a charming waterfront community that offers an authentic Chesapeake Bay experience with an eclectic mix of restaurants, unique bed and breakfast inns, specialty boutiques, art galleries, and antique shops. These are all located within walking distance of one another in the waterfront Main Street District.

Visitors will also enjoy the many museums, city parks, regional hiking trails, and Susquehanna State Park. Other recreational opportunities include the nationally recognized Bulle Rock Golf Course, former home to McDonald's LPGA tournament, offering Maryland's best golf. Festivals, art shows and numerous marine activities and tournaments take place throughout the year.

Downtown Events

- 500,000 + visitors annually
- Cruise ship port of call
- 100+ annual events and festivals
- Top 10 finalist in the national Great American Main Street (GAMSA) competition
- Featured in *Southern Living*, *Maryland Life*, and *Better Homes and Gardens*
- Recognized in 6 categories of the "Free State's Finest" awards

Boating Demographics

- Over 600 slips available for permanent or transient docking
- 3 marinas
- 87% of annual customers at the Marinas are from out of town. Over 50% of which are from Pennsylvania.

Heritage Tourism

- 2nd most popular reason to visit the state of Maryland
- Heritage Tourists spend 45% more, plan longer trips with multiple stops and participate in more activities than other tourists. They also tend to have higher incomes, higher education levels and more interest in shopping. *(Travel Industry Association of America)*

DOWNTOWN RESTAURANTS

Bomboy's

A homemade candy and ice cream shop

Chiapparelli's Restaurant

A unique dining and lodging experience

Coakley's Pub

Local favorites in a relaxed atmosphere

Goll's Bakery

80 years of old fashioned eats and treats

Jana's Java

Fine coffee, ambiance, & art

Java by the Bay

A charming café to enjoy coffee or tea

Laurrapin Grille

Northern California meets the Chesapeake

La Cucina Italian Restaurant

Family recipes & warm hospitality

MacGregor's Restaurant & Tavern

Water views & excellent seafood favorites

Price's Seafood

An "original" Maryland Crab House

Rodgers House Tavern

Offering food, drinks, and games

Tidewater Grille

Waterfront seating offering local fare

Vancherie's Union Ave Café

Starting mornings right since 1943

The Vineyard Wine Bar

The destination for Wine Lovers

The Ritz Gourmet Café

Featuring the freshest, finest ingredients