

Downtown Frederick Hotel and Conference Center Funding Request

PROJECT OVERVIEW & ASK

The proposed **Downtown Frederick Hotel and Conference Center** is a long-planned economic development project by The City of Frederick and Frederick County with our partners to bring needed lodging, meeting space, jobs, and revitalization to the community. Frederick is Maryland's 2nd largest City with no full-service hotel located anywhere in the County and no hotels at all in downtown Frederick.

This new full-service hotel will be an anchor on world-class Carroll Creek Park in the heart of Downtown. The Human Relations Award winning developer—Plamondon Hospitality Partners—was selected by competitive RFP and has invested in excess of \$1 million designing this project to date.



Project Scope:

- ◆ 207 Room -Marriott Branded Full-Service/Upper Upscale Hotel
- ◆ 21,500 SF Conference Center (ballrooms, pre-function, and breakout space)
- ◆ 250 Space Public Parking Garage below the hotel conference center
- ◆ Fully Renovated Historic Trolley Building
- ◆ Multiple Food & Beverage Outlets (rooftop, terrace, coffee, grab-n-go)

Financing Gap and Request

- ◆ 70% of the project to be financed through private debt & equity
- ◆ The City and County have already committed 5% (\$4.52 million) to assist with land purchase and parking related costs.
- ◆ There is a 25% project funding gap estimated at \$23.5 million as a result of public structured parking and conference space coupled with construction inflation and high borrowing costs.

The City of Frederick and Frederick County requests that the State of Maryland provide \$23.5 million in project gap financing to help deliver this project, jobs, and equity and economic impact.

www.downtownhotelatcarrollcreek.com



FREDERICK

ECONOMIC DEVELOPMENT

STRONG EQUITY AND ECONOMIC IMPACT

- Commitment to MBE Contracting Goals
- 200+ Quality Urban Hospitality Jobs with Industry Leading Wages and Benefits
- Training, Education, & Job Progression
- Brownfield Reuse in former Flood-Zone
- Adaptive Reuse and Historic Preservation
- \$61.2 Million annually in New Spending (\$1.53 billion over 25 years)
- \$2.4 Million annually in Local Taxes (\$60.6 million over 25 years)
- \$1.7 Million annually in MD Sales Taxes (\$42.5 million over 25 years)

PROJECT COSTS	\$ (mill)
Hotel	57.30
Conference Center	21.00
Public Parking Garage	12.00
Land	3.70
TOTAL	\$94.00

EST CAPITAL STACK	\$ (mill)
Private Financing	\$66.00
City of Frederick	2.00
Frederick County	2.52
TOTAL	\$70.52
GAP FINANCING NEEDED	\$23.48