

IGNITE City/Town Economic Development



Richard Griffin, CEcD, AICP

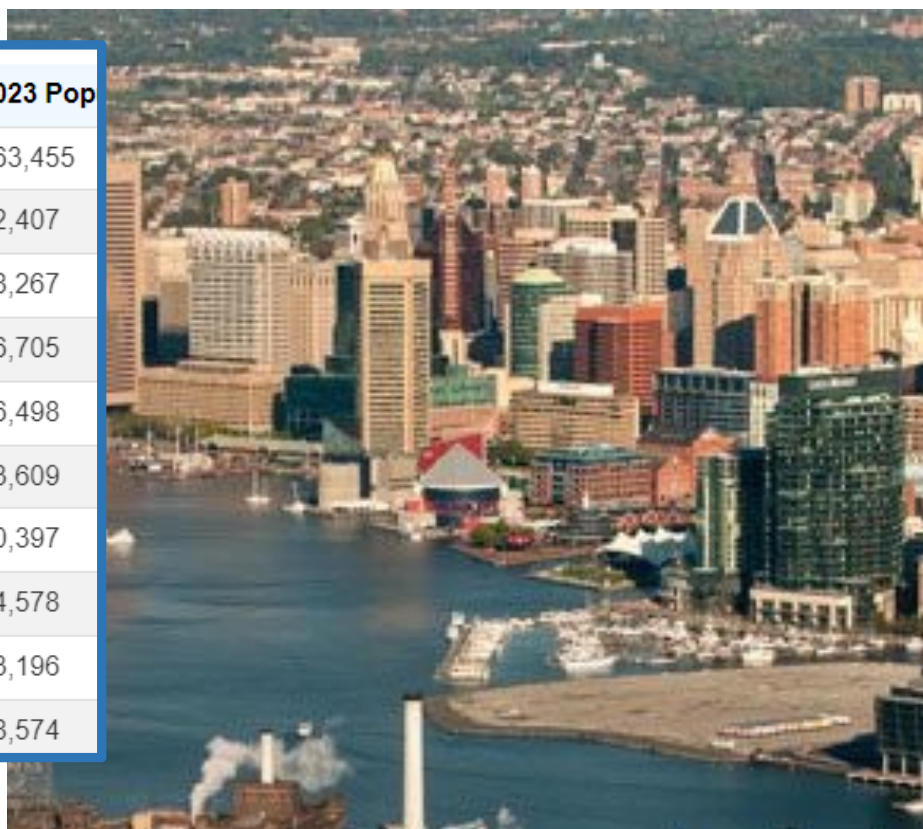
Director of Economic Development
The City of Frederick, Maryland USA



FREDERICK
ECONOMIC DEVELOPMENT



Rank	Name	2023 Pop
1	Baltimore	563,455
2	Frederick	82,407
3	Gaithersburg	68,267
4	Rockville	66,705
5	Bowie	56,498
6	Hagerstown	43,609
7	Annapolis	40,397
8	College Park	34,578
9	Salisbury	33,196
10	Laurel	28,574



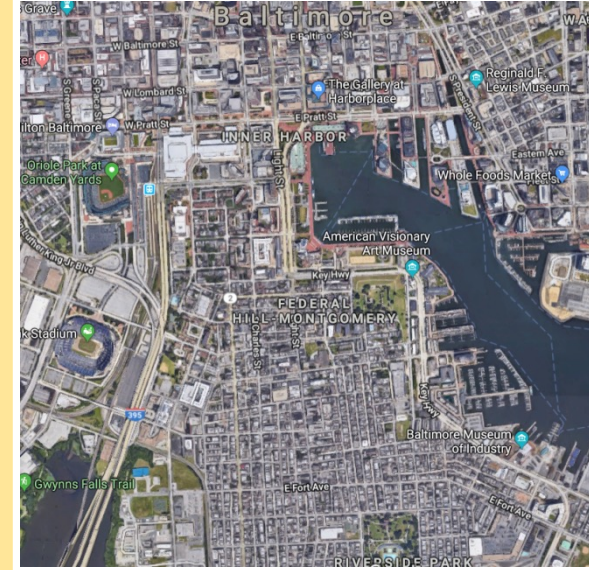
Urban Maryland



- **6.15 Million Maryland Residents**
- **157 Cities & Towns**
 - 4.4% of State Land Area
 - 26.2% of population
- **23 Counties**

RURAL

Counties



URBAN

Cities, Towns



Suburban Rise & Urban Decline



Unique Urban Issues



Disaster Strikes



Path to Recovery & Resilience



Urban Revitalization stimulates private investment in Blighted and Underperforming areas

Blighted conditions
Inadequate infrastructure, dilapidated buildings, environmental contamination, etc.



Public investment
Improve streets, utilities, transit lines, parks, provide technical or financial assistance

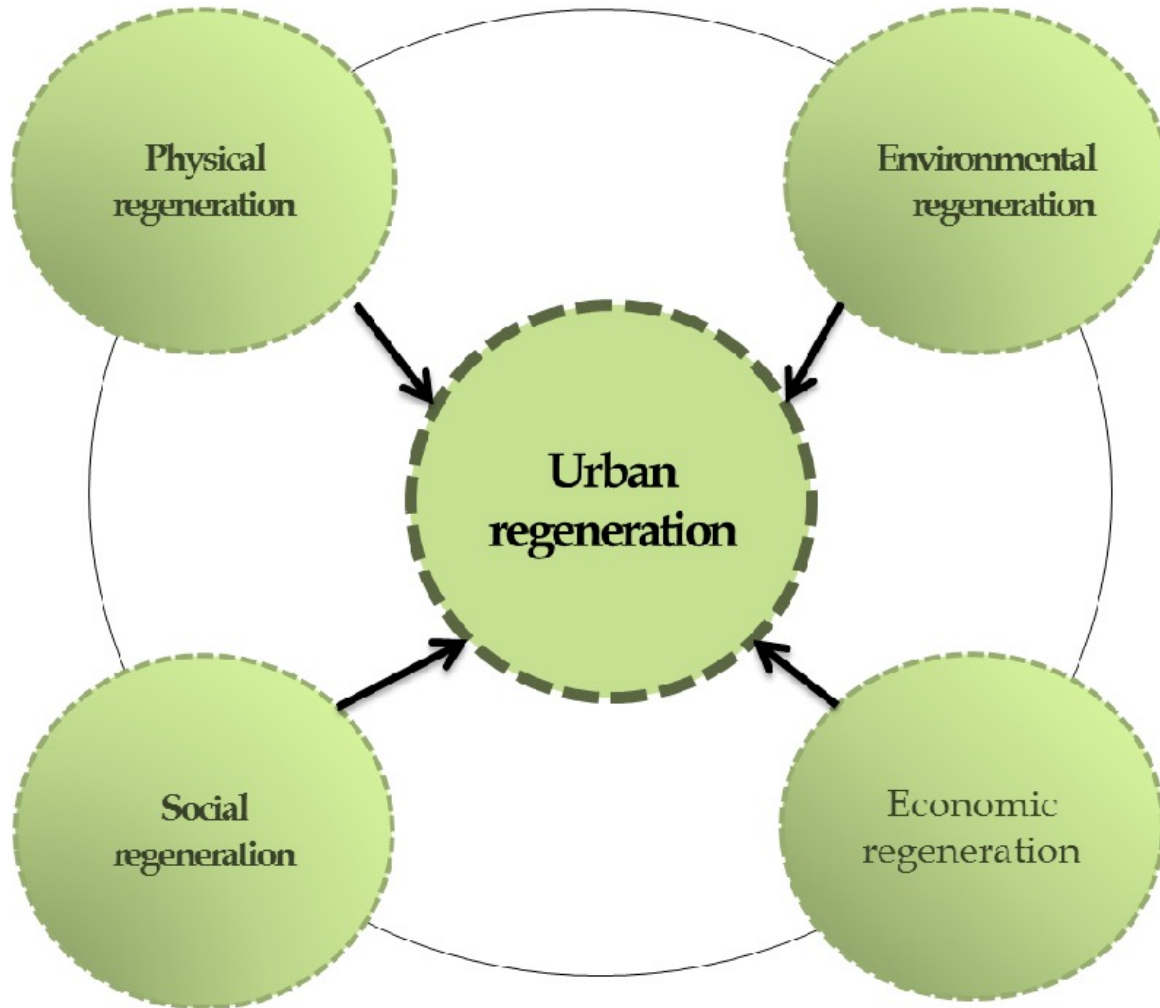
Improved conditions
Less costly to develop, stronger economy, better amenities, enhanced appeal

Private investment
New buildings and businesses, renovation of existing buildings

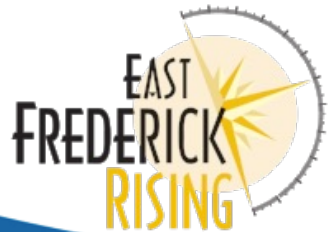
Cycle of investment



Balanced Approach

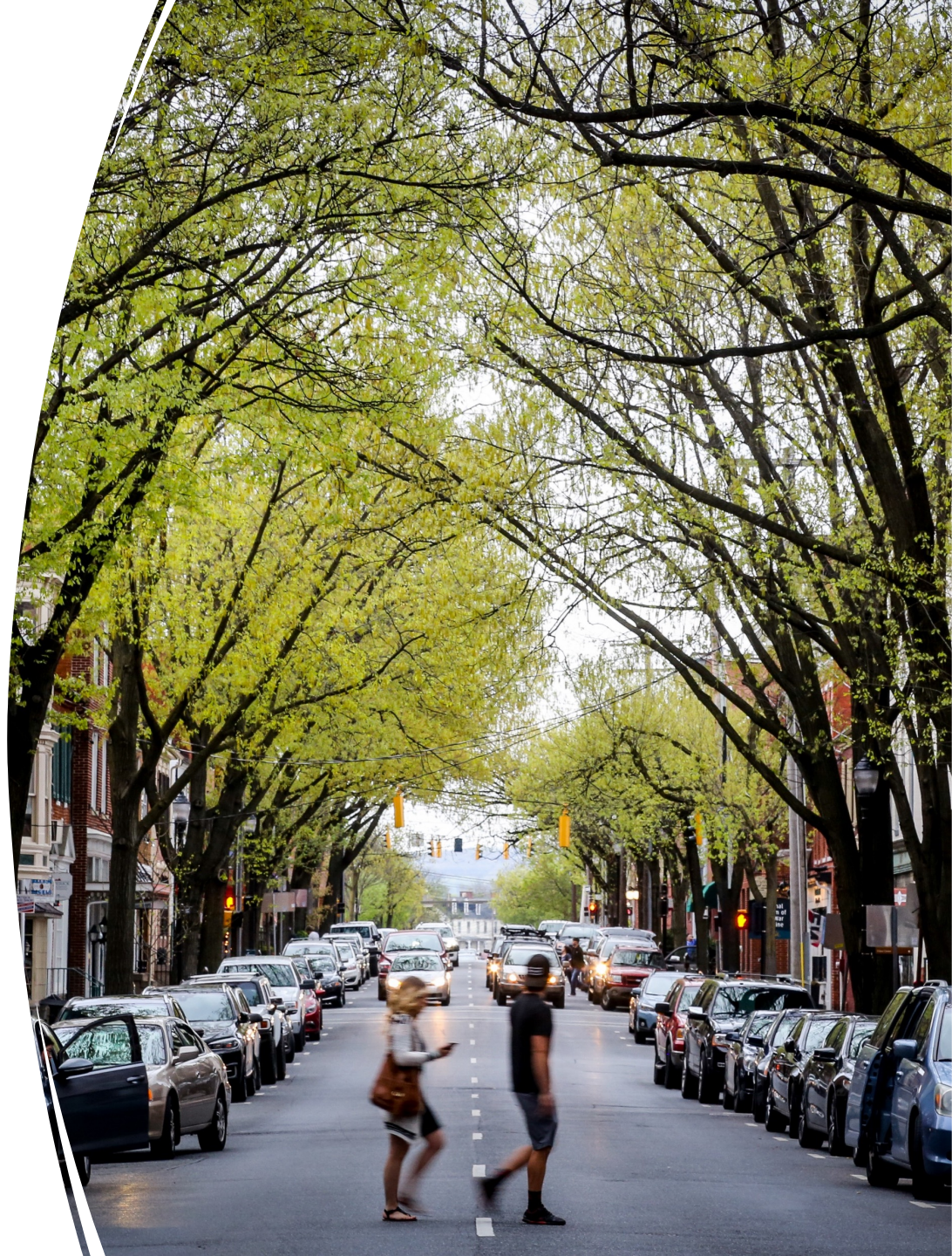


Local Partners



Local Revitalization Programs

- **Financial Tools for Property Rehabilitation and New Jobs**
 - Property Rehabilitation Tax Credits
 - Tax Increment Financing
 - Payment in Lieu of Taxes
 - Special Tax Districts
 - Façade, Interior, and Life-Safety Grants
 - Brownfields Tax Credits
- Small Business Grants & Technical Assistance
- Leverage City Owned Property
- Workforce and Affordable Housing Program
- Capital Infrastructure Development

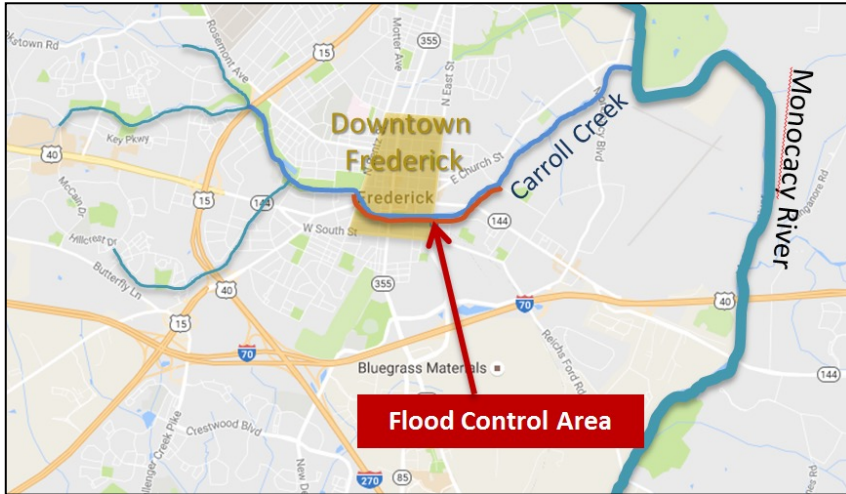


State Assistance

- Technical Assistance Programs
 - Main Street Program
 - Arts and Entertainment Districts
- Tax Credits
 - Opportunity Zone, Enterprise, and HUB Zones
- Loans and Grants
 - CDBG
 - Neighborhood Business Works
 - Community Legacy
 - Strategic Demolition & Smart Growth Impact
 - Business Expansion & Location Assistance
- Transportation & Transit Grants
- Homeless & Mental Health Assistance

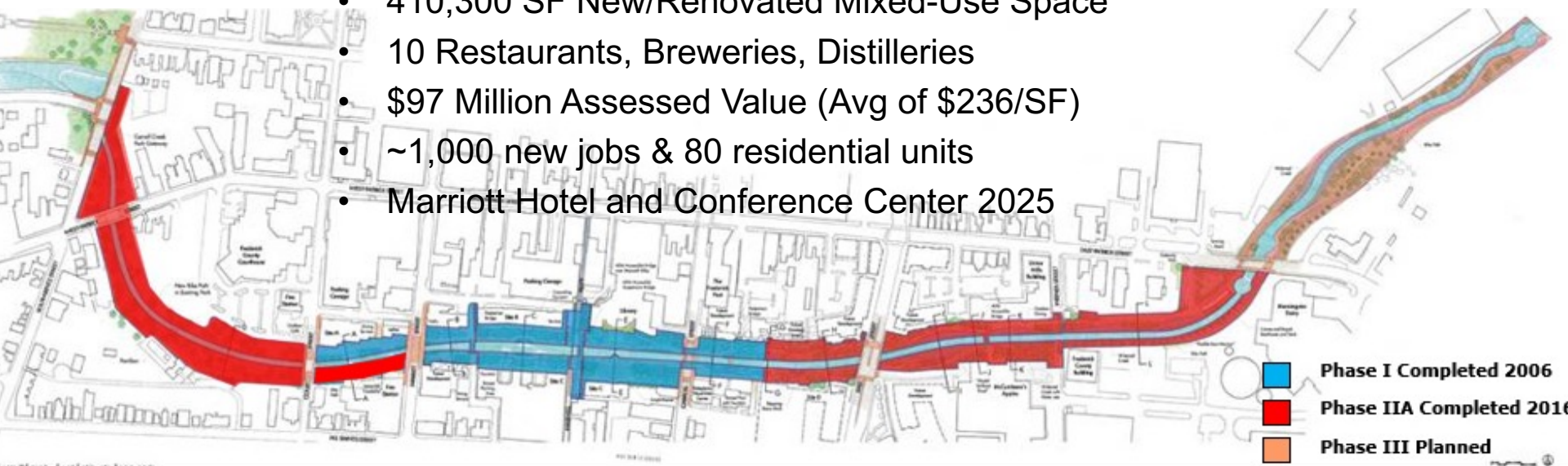


Think Big...



Carroll Creek Park & Flood Control

- 410,300 SF New/Renovated Mixed-Use Space
- 10 Restaurants, Breweries, Distilleries
- \$97 Million Assessed Value (Avg of \$236/SF)
- ~1,000 new jobs & 80 residential units
- Marriott Hotel and Conference Center 2025



Urban infill



Former City Owned Parking Lot
Sold thru RFP to Developer
Main Street Development – Brad Tavel

56,000 SF on three floors
14 Commercial Condo Units
Ground floor parking
\$7.2 million assessed value

Adaptive Reuse



52,500 SF | Assessed Value \$6.5 million



Carroll Creek

Software firm to lease most of
Union Mills building, retail on the
creek



YAKABOD

Story Comments (2) Insp. Previous Next



Multi-Modal Transportation Supports Workforce Development



Retail and Hospitality



**GET IT
DOWN TOWN**
SHOP FREDERICK



Arts & Entertainment



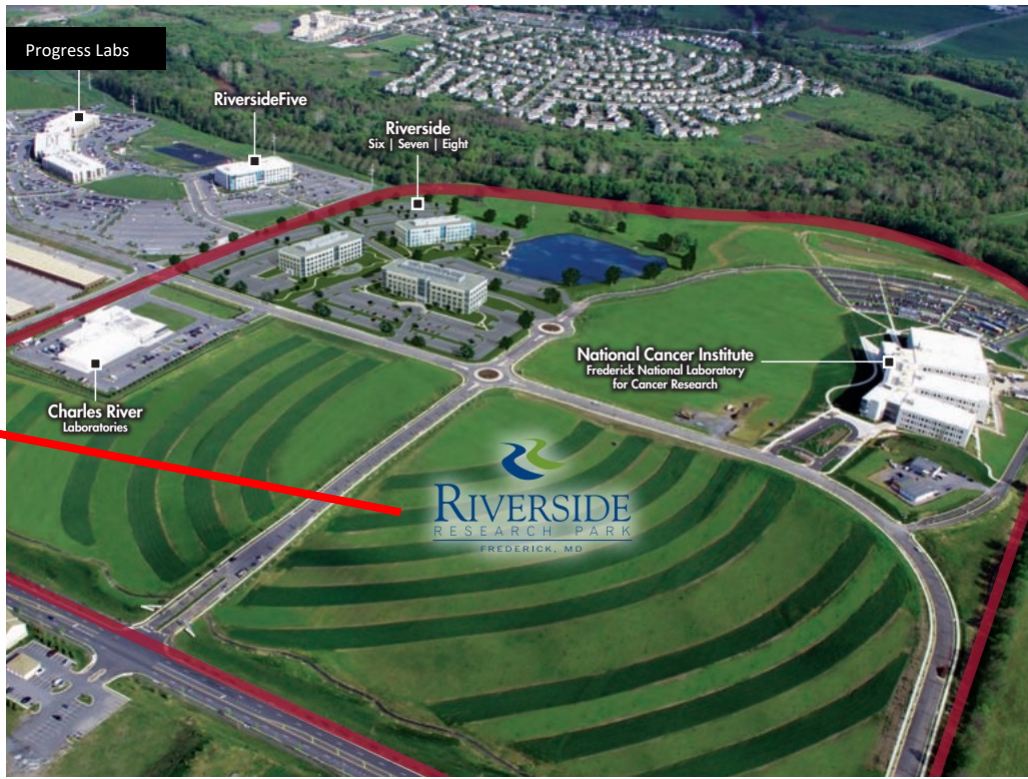
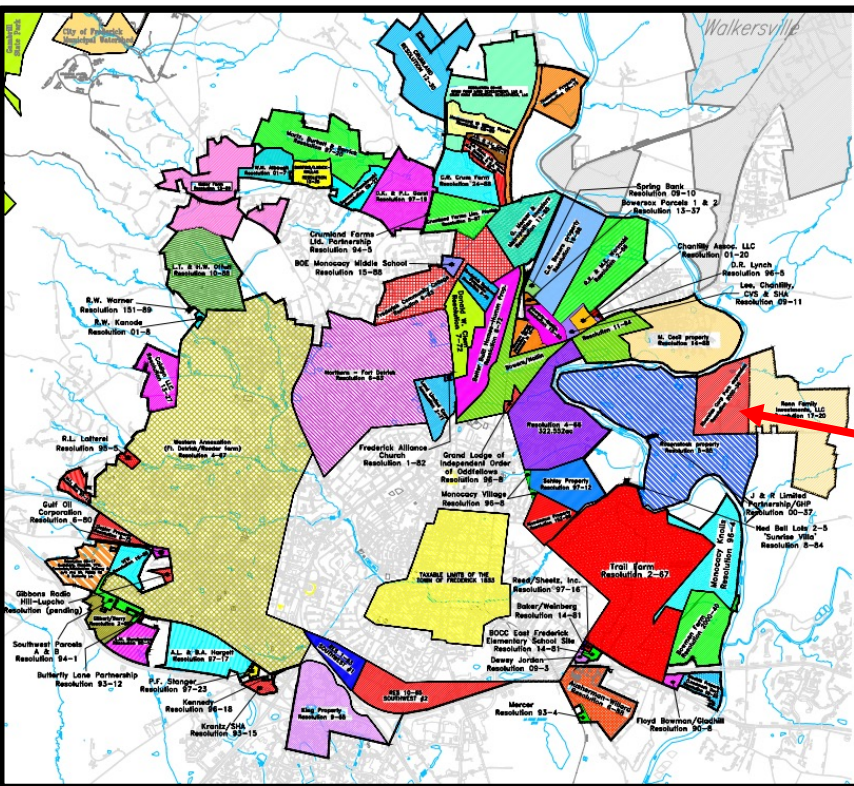
MEDA
Maryland Economic
Development Association



Aging Corridor Revitalization



Annexation as ED Tool



City & Town Economic Development is Big Business

- **Creates Community Pride**
- **Attracts Creative Workforce**
- **Attracts Private Investment**
- **Attracts Businesses**
- **Attracts High Quality Jobs**
- **Attracts Entrepreneurs**
- **Attracts Visitors & Spending**
- **Attracts Retail & Service**
- **Increases Foot Traffic**
- **Increases Public Safety**
- **Increases Tax Base**

