

IGNITE City/Town Urban Economic Development



Richard Griffin, CEcD, AICP

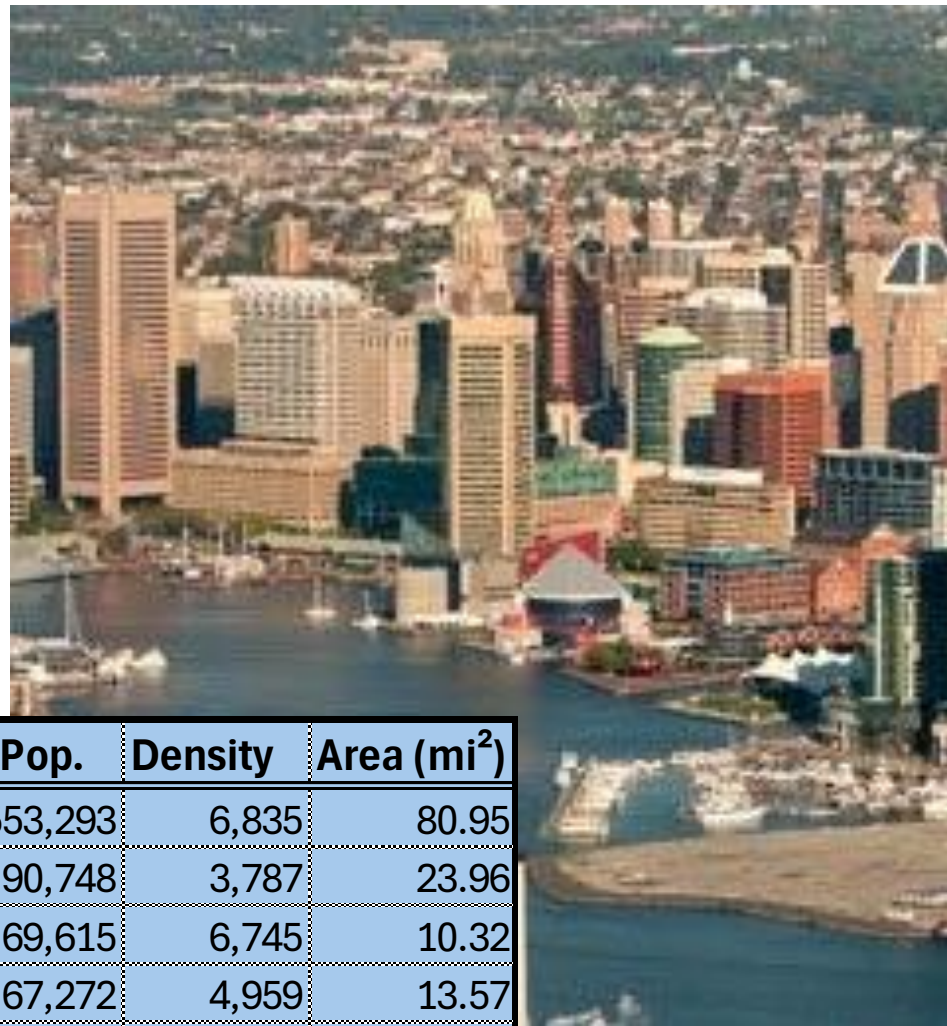
Director of Economic Development
The City of Frederick, Maryland USA



FREDERICK
ECONOMIC DEVELOPMENT

Urban Maryland





City	Rank	2025 Pop.	Density	Area (mi ²)
Baltimore	1	553,293	6,835	80.95
Frederick	2	90,748	3,787	23.96
Gaithersburg	3	69,615	6,745	10.32
Rockville	4	67,272	4,959	13.57
Bowie	5	56,595	2,770	20.43
Hagerstown	6	43,573	3,422	12.73
Annapolis	7	40,338	5,598	7.21
College Park	8	33,846	6,033	5.61
Salisbury	9	33,250	2,408	13.81
Laurel	10	29,011	6,030	4.81

Counties

RURAL

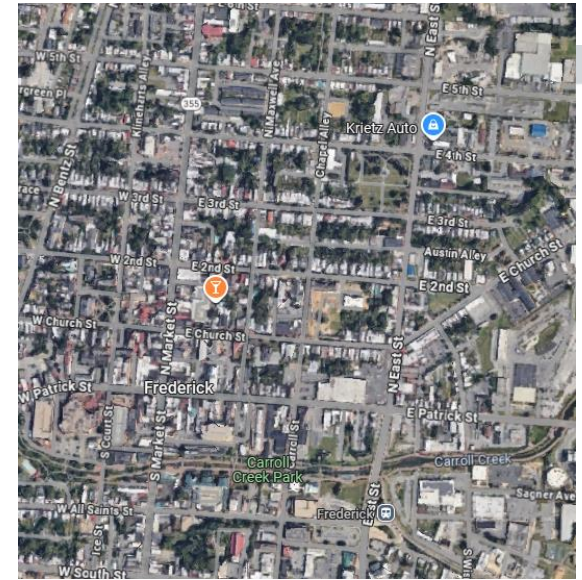


SUBURBAN



Cities, Towns

URBAN





Cities are Economic Engines

DATA SETS	COUNTY	CITY	% of County
Land Size (Square Miles)	667.0	24.0	3.5 %
Population (US Census 2024)	287,079	85,793	28.6%
Population Per Square Mile	411	3,574	
Assessable Tax Base (2022 County ACFR/City)	\$36.3B	\$9.4 B	25.9%
Number of Businesses (2024 ESRI)	9,577	3,920	36.4%
# of WMBE Firms (US Census)	1,438	596	41.4%
Number of Jobs (2024 ESRI est)	112,636	52,594	48.2%
Labor Force (Fed Res estimate - Age 16+)	137,721	47,491	33.5%
Unemployment Rate (DLLR)	2.7%	2.90%	

Unique Urban Issues



Fewer customers;
businesses leave



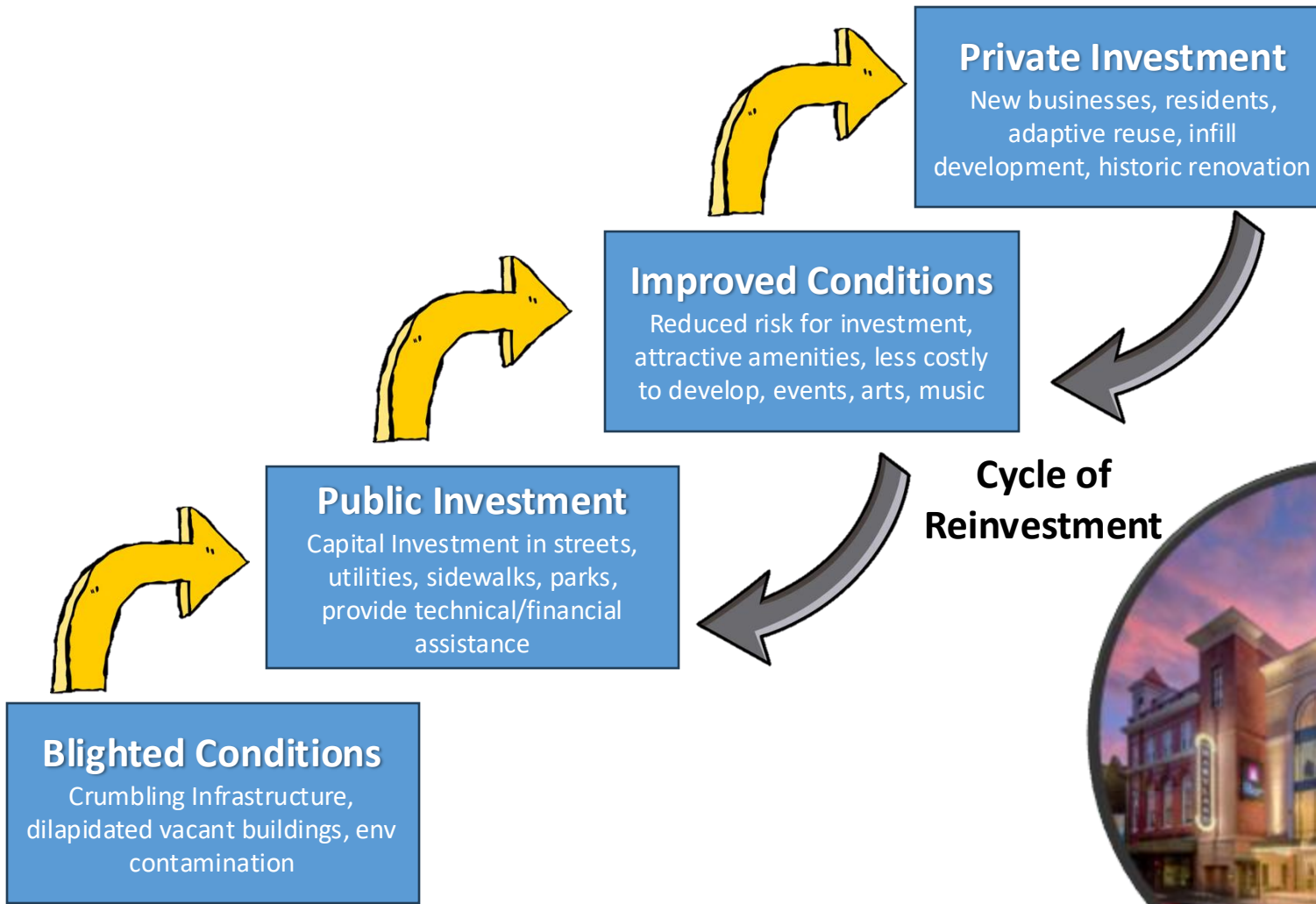
Population
shifts to
suburbs



Services cut



Urban Revitalization



Local Tool Box

FINANCIAL INCENTIVES TO INDUCE PRIVATE INVESTMENT

- Tax Increment Financing (TIF)
- Property Rehabilitation & Job Creation Tax Credits
- Payment in Lieu of Taxes (PILOT)
- Special Tax Districts
- Brownfields Tax Credits
- Small Business Startup Grants
- Community Development Block Grants (CDBG)

CITY INVESTMENT

- Capital Infrastructure Programs (CIP)
- City Owned Property for development
- Technical Assistance
- Workforce Housing
- Park Development



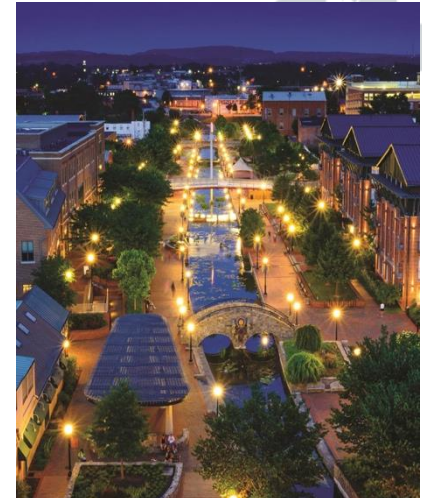
State Tool Box



- Technical Assistance Programs
 - Main Street Program
 - Arts and Entertainment Districts
- Financial Assistance Programs
 - Opportunity Zone, Enterprise, and HUB Zones
 - Neighborhood Business Works
 - Community Legacy
 - Strategic Demolition
 - MEDAAF & other programs
 - Job Creation Tax Credits
- Transportation & Transit Grants
- Homeless & Mental Health Assistance
- Public Safety and Parks Grants

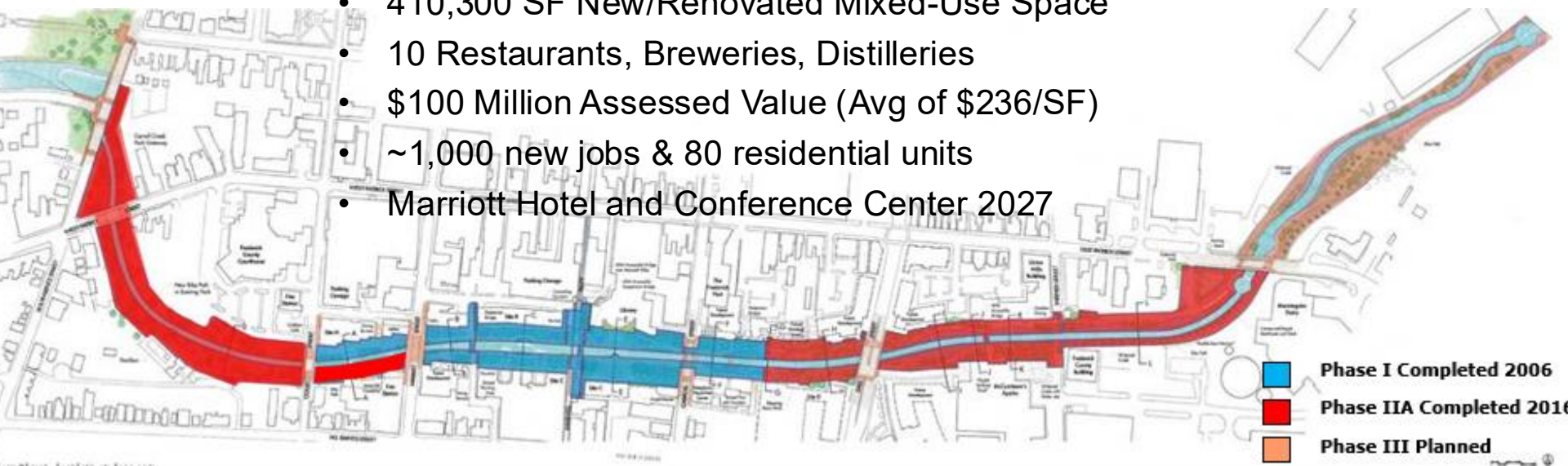


Big Project – Big Results

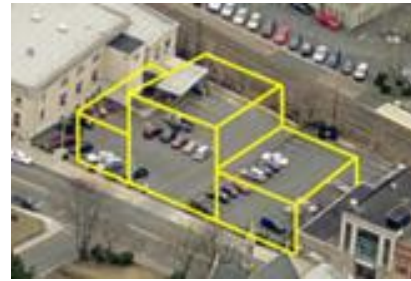


Carroll Creek Park & Flood Control

- 410,300 SF New/Renovated Mixed-Use Space
- 10 Restaurants, Breweries, Distilleries
- \$100 Million Assessed Value (Avg of \$236/SF)
- ~1,000 new jobs & 80 residential units
- Marriott Hotel and Conference Center 2027



Urban Infill Business Attraction



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

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

Adaptive Reuse Business Attraction

MEDA
Maryland Economic
Development Association



52,500 SF | Assessed Value \$6.5 million

Carroll Creek

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

Story Comments (2) Image



YAKABOD

Previous Next



**Douglas
Development**
CORPORATION

Multi-Modal Transportation Supports Economic Development



Retail Hospitality Arts



**GET IT
DOWN TOWN**



Workforce Housing



WORKFORCE HOUSING SHORTAGE REQUIRES INNOVATIVE STRATEGIES

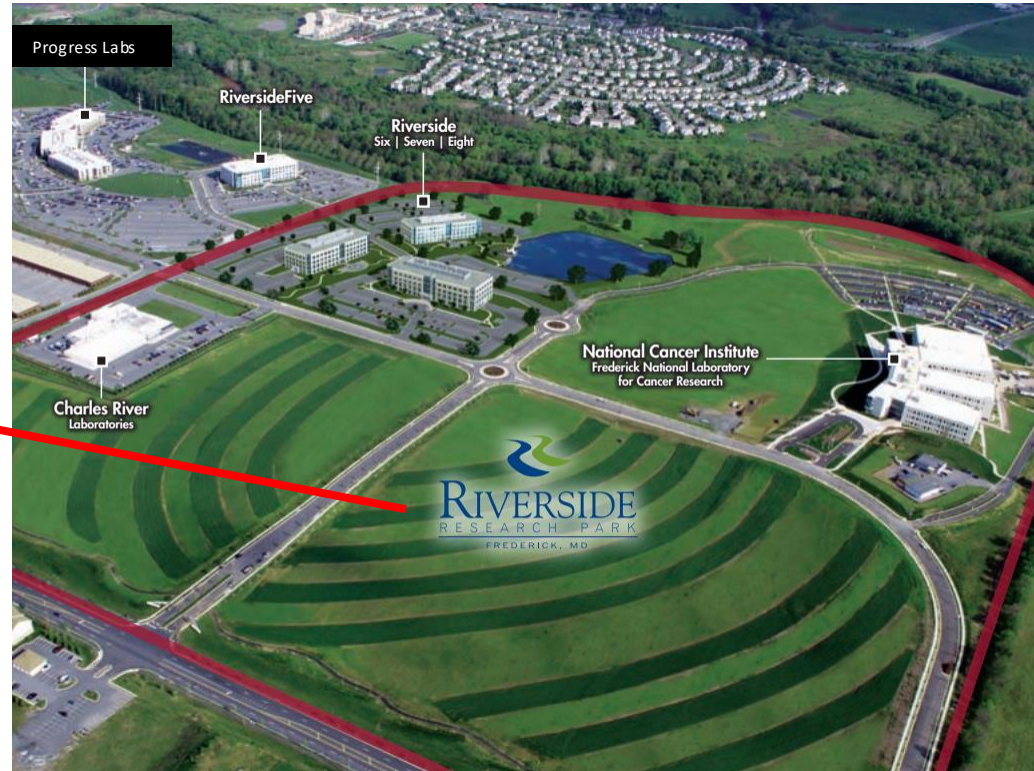


Corridor Revitalization



© DEPICTION, LLC 2022
EXISTING RETAIL CONCEPTUAL ENHANCEMENT
DESIGN & ARCHITECTURE BY DEPICTION, LLC

MEDA
Maryland Economic
Development Association



Shifting Times...

OUT - FREDERICK TOWNE MALL



IN – ASTRAZENECA BIOPHARMA PLANT



Partially vacant since 2013



Urban Economic Development is Big Business

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

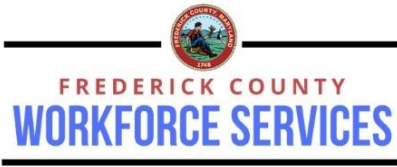


TEAM WORK MAKES THE DREAM WORK

MEDA
Maryland Economic
Development Association



FREDERICK
ECONOMIC DEVELOPMENT



VISIT
Frederick
CITY & COUNTY • MARYLAND

downtown
frederick
PARTNERSHIP



THE
Golden Mile
ALLIANCE


Frederick Community College


FREDERICK COUNTY MD
**Office of
Economic
Development**


Frederick County
Public Libraries


FREDERICK COUNTY
CHAMBER OF COMMERCE

