

Report to the Governor and the General Assembly

FY 2024 Year-End Report

on the

Maryland Historic Revitalization Tax Credit Program

**Maryland Historical Trust
Maryland Department of Planning**

*Includes Required Annual Report for
Historic Revitalization Tax Credit Program
MSAR #10760*

Maryland Historical Trust
Division of Historical and Cultural Programs
100 Community Place
Crownsville, MD 21032-2023



**Wes Moore, Governor
Aruna Miller, Lt. Governor**



The Maryland Historic Revitalization Tax Credit Program

FY 2024 Year End Report

Commercial, Small Commercial and Residential Projects

Summary

In accordance with the provisions of Chapter 541 (House Bill 759) of the Acts of the General Assembly 2002, the Maryland Department of Planning (Planning) is pleased to transmit the FY 2024 Year End Report of the Maryland Historic Revitalization Tax Credit Program. The Tax Credit Program is a program of the Maryland Historical Trust (MHT). MHT is the official State Historic Preservation Office for Maryland. The Director of MHT also serves as the State Historic Preservation Officer for purposes of the National Historic Preservation Act. MHT works to identify, evaluate, interpret, protect, and enhance heritage resources throughout Maryland since its creation in 1961. This report is submitted in accordance with the requirements of §5-A-303(h) of the State Finance and Procurement Article, Annotated Code of Maryland.

The Maryland Historic Revitalization Tax Credit Program

The Maryland Historic Revitalization Tax Credit plays a key role in revitalizing Maryland's communities by supporting the rehabilitation and reuse of historic properties across the state. The program (previously known as the Maryland Heritage Structure Rehabilitation Tax Credit), which includes Competitive Commercial, Small Commercial and residential Homeowner tax credits, has helped restore more than 5659 homeowner and 872 commercial historic structures since it was established in 1997. The availability of the 20% (25% for federal low-income housing tax credit or high-performance commercial buildings and 5% or 7.5% for opportunity zones) has been an essential tool in preserving buildings that contribute to the distinct character and economic vibrancy of Maryland's towns, cities, and rural areas.

In FY24, a total of \$5,706,151.06 in credits were issued to successfully completed projects across the state, representing more than \$28 million of capital investment in the redevelopment of historic properties and communities across Maryland. Of these, 4 projects participated through the Competitive Commercial program, 13 through the Small Commercial program and 103 through the Homeowner program.

Maryland Historic Revitalization Tax Credit

Year End Report

Saturday, July 1, 2023- Sunday, June 30, 2024

	Competitive Commercial Projects	Small Commercial Projects	Residential Projects	Total: All Projects
Number of Part 1 Applications Received	10	16	156	182
Number of Part 2 Applications Received	11	25	184	220
Number of Part 3 Applications Received	9	12	118	139
Number of Part 2 Approvals	10	36	171	217
Estimated Rehabilitation Cost	\$93,275,652.60	\$7,458,784.49	\$8,258,192.77	\$108,992,629.86
Number of Part 3 Approvals	4	13	103	120
Final Rehabilitation Cost	\$21,362,540.00	\$2,274,418.00	\$4,893,797.28	\$28,530,771.28
Amount of Tax Credit	\$4,272,508.00	\$454,883.60	\$978,759.46	\$5,706,151.06

Wednesday, September 25, 2024

Table 1: FY2024 Initial Credit Certificates for Competitive Commercial Projects

Project Name	Owner/Developer	Address	City	County	Estimated Rehab Costs	Credit %	Anticipated Credit
Baltimore Greyhound Station	Abby Markoe, Baltimore SquashWise, Inc.	601 N Howard St	Baltimore	Baltimore City	\$10,626,684.00	20%	\$2,125,336.80
Chermock Storage	Dr. Alvin Hathaway, Beloved Community	524 W Lafayette Ave	Baltimore	Baltimore City	\$13,011,840.00	25%	\$3,252,960.00
69 Baltimore Street	Brian T. Gilbride, 69 Baltimore LLC	69 Baltimore St	Cumberland	Allegheny	\$5,600,000.00	25%	\$1,400,000.00
1901-1921 Light Street	Patrick Grace, Trademark Properties	1901-1921 Light St	Baltimore	Baltimore City	\$13,841,359.60	20%	\$2,768,271.92
North Avenue Market	John Renner/North Ave. Market Dev. LLC	10 W North Ave	Baltimore	Baltimore City	\$23,910,933.00	20%	\$4,782,186.60
Diamond Building	David G. Wagner, GB-Frostburg Main St LLC	43-53 E Main St	Frostburg	Allegheny	\$1,522,750.00	25%	\$380,687.50
Mt. Royal Mansion	Robyn Marbury, Marbury & Company Realty	2001 Park Ave	Baltimore	Baltimore City	\$10,000,000.00	25%	\$2,500,000.00
500 N Caroline Street	Angelo Munafò, CAM Management, LLC	500 N Caroline St	Baltimore	Baltimore City	\$8,672,086.00	20%	\$1,734,417.20
Johnson Building	Antoni Akaras, Poplar St Cambridge, LLC	527 Poplar St	Cambridge	Dorchester	\$2,090,000.00	20%	\$418,000.00
Harrington & Bayly Building	Brett Summers	444-448 Race St	Cambridge	Dorchester	\$4,000,000.00	25%	\$1,000,000.00

Table 1: Initial Credit Certificates for Competitive Commercial Projects

Table 2: FY2024 Initial Credit Certificates for Competitive Commercial Projects

Project Name	Owner/Developer	City	Pt. 1 Rec'd	Pt. 1 Approved	Pt. 2 Rec'd	Pt. 2 Approved
Baltimore Greyhound Station	Abby Markoe, Baltimore SquashWise, Inc.	Baltimore	8/31/2023	1/9/2024	8/31/2023	1/9/2024
Chernock Storage	Dr. Alvin Hathaway, Beloved Community	Baltimore	8/31/2023	1/25/2024	8/31/2023	1/25/2024
69 Baltimore Street	Brian T. Gilbride, 69 Baltimore LLC	Cumberland	8/14/2023	1/31/2024	8/31/2023	1/31/2024
1901 -1921 Light Street	Patrick Grace, Trademark Properties	Baltimore	8/31/2023	2/29/2024	8/31/2023	2/29/2024
North Avenue Market	John Renner/North Ave. Market Dev. LLC	Baltimore	8/31/2023	3/8/2024	8/31/2023	3/8/2024
Diamond Building	David G. Wagner, GB-Frostburg Main St LLC	Frostburg	8/31/2023	3/12/2024	8/31/2023	3/12/2024
Mt. Royal Mansion	Robyn Marbary, Marbray & Company Realty	Baltimore	8/31/2023	3/12/2024	8/31/2023	3/12/2024
500 N Caroline Street	Angelo Munato, CAM Management, LLC	Baltimore	8/31/2023	3/12/2023	8/31/2023	3/12/2024
Johnson Building	Antoni Akaras, Poplar St Cambridge, LLC	Cambridge	8/25/2023	3/12/2024	8/25/2023	3/12/2024
Harrington & Bayly Building	Brett Summers	Cambridge	8/25/2024	3/13/2024	8/25/2024	3/13/2024

Table 2: Initial Credit Certificates for Competitive Commercial Projects

Table 3: FY2024 Tax Credits Awarded for Competitive Commercial Certified Rehabilitations Completed in FY24

Proj. No.	Project Name	Address	County	Owner/Developer	Estimated Rehab Costs	Anticipated Credit	Actual Qualified Rehab Expenditures	Final Amount of Credit
2020-025	Stevens Smith & Co. Building	421 Race St	Dorchester	Brett Summers, HarPeWo LLC c/o Novo Prop.	\$1,400,000.00	\$280,000.00	\$1,400,000.00	\$280,000.00
2020-006	Glenn Martin Plant #2, Middle River Depot	2800 Eastern Blvd	Baltimore County	J. Michael Reich, 2800 Eastern Blvd, LLC	\$15,000,000.00	\$3,000,000.00	\$15,000,000.00	\$3,000,000.00
2021-067	Buckingham House & Industrial School Complex & Claggett Ctr.	3035 Buckeystown Pike	Frederick	James Ryder / The Claggett Center	\$3,800,000.00	\$760,000.00	\$2,962,540.00	\$592,508.00
2021-224	12820 Long Green Pike	12820 Long Green Pike	Baltimore County	Robert B. Deford, III, Boordy Vineyards	\$2,000,000.00	\$400,000.00	\$2,000,000.00	\$400,000.00
Totals					\$22,200,000.00	\$4,440,000.00	\$21,362,540.00	\$4,272,508.00

Table 3: Tax Credits Awarded for Competitive Commercial Certified Rehabilitations Completed in FY24

Table 4: FY2024 Tax Credits Awarded for Competitive Commercial Certified Rehabilitations Completed in FY24

Proj. No.	Project Name	Address	City	County	Owner/Developer	Pt. 1 Rec'd	Pt. 1 Approved	Pt. 2 Rec'd	Pt. 2 Approved	Pt. 3 Rec'd	Pt. 3 Approved
2020-025	Stevens Smith & Co. Building	421 Race St	Cambridge	Dorchester	Brett Summers, Hapelwo LLC c/o Novo Prop.	8/10/2020	3/25/2021	8/10/2020	3/25/2021	8/21/2023	10/10/2023
2020-006	Glenn Martin Plant #2: Middle River Depot	2800 Eastern Blvd	Middle River	Baltimore County	J. Michael Reich, 2800 Eastern Blvd., LLC	8/30/2019	1/28/2020	8/30/2019	1/28/2020	12/16/2023	2/16/2024
2021-067	Buckingham House & Industrial School Complex & Claggott Cir.	3035 Buckeystown Pike	Adamstown	Frederick	James Ryder / The Claggott Center	8/27/2020	4/15/2021	8/27/2020	4/15/2021	2/27/2024	4/10/2024
2021-224	12820 Long Green Pike	12820 Long Green Pike	Hydes	Baltimore County	Robert B. Deford, III, Boordv Vineyards	8/30/2022	2/7/2023	8/30/2022	2/7/2023	2/22/2024	4/11/2024

Table 4: Tax Credits Awarded for Competitive Commercial Certified Rehabilitations Completed in FY24

Table 1 : FY2024 Initial Credit Certificates for Small Commercial Projects

Project Name	Owner/Developer	Address	City	County	Estimated Rehab Costs	Credit %	Anticipated Credit
432 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	432 E 22nd St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
450 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	450 E 22nd St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
448 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	448 E 22nd St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
439 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	439 E 22nd St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
Gardens of Guilford	Mary A. Jimenez, Pres., Gardens of Gull.	230 Stony Run Lane	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
1600 Park Ave, Baltimore, 21217	Jenny Hoang, Park En Ciel, LLC	1600 Park Ave	Baltimore	Baltimore City	\$125,000.00	20%	\$25,000.00
The Doll House on Carroll Creek	Paul Fitzgerald, Matthias Link Prop.	155-157 W Patrick St	Frederick	Frederick	\$250,000.00	20%	\$50,000.00
Humbird House	E John Pendleton	204 Washington St	Cumberland	Alleghany	\$183,280.55	20%	\$36,656.11
Grand United Order of Odd Fellows Lodge Hall	Geoffrey B. Henry	201 Tilghman St	Oxford	Talbot	\$95,653.00	20%	\$19,130.60
159 W Lanvale St, Baltimore City, 21217	Dlanapha Fortune, Pk Lanvale Condo	159 W Lanvale St	Baltimore	Baltimore City	\$104,094.00	20%	\$20,818.80
8358 Main St, Ellicott City, MD 21043	Richard Taylor	8358 Main St	Ellicott City	Howard	\$21,187.56	20%	\$4,237.51
806 Locust St, Cambridge, MD 21613	Antoni Akaras, 806 Locust, LLC	806 Locust St	Cambridge	Dorchester	\$250,000.00	20%	\$50,000.00
Middletown Tavern	Cody Monroe, Annapolis Capital Partners	42-48 Randall St	Annapolis	Anne Arundel	\$250,000.00	20%	\$50,000.00
818 Locust St, Cambridge, 21613	Antoni Akaras, 818 Locust, LLC	818 Locust St	Cambridge	Dorchester	\$250,000.00	20%	\$50,000.00
260 King George St, Annapolis, MD 21401	Cody Monroe, Annapolis Capital Partners	260 King George St	Annapolis	Anne Arundel	\$250,000.00	20%	\$50,000.00
4049 34th St, Mount Rainier, MD 20712	Kayleigh Kulp, 4049 34th St., LLC	4049 34th St	Mount Rainier	Prince Georges	\$235,350.00	20%	\$47,070.00
715 N Patterson Park Ave, Baltimore, MD 21205	Higues delMedeiros, Nous Realty Group, LL	715 N Patterson Park Ave	Baltimore	Baltimore City	\$214,434.00	20%	\$42,886.80
Manor Mill	Angelo Ottenbein	2029 Monkton Rd	Monkton	Baltimore County	\$41,000.00	20%	\$8,200.00
723 N Patterson Park Ave, Baltimore, MD 21205	Wahneel Khairiqi, Allegiance Investment Gr	723 N Patterson Park Ave	Baltimore	Baltimore City	\$240,198.00	20%	\$48,039.60
606 S Ann St, Baltimore, 21231	Kuo Pao Lian, Library 19, LLC	660 S Ann St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
6911 Wells Pkwy, Hyattsville, MD 20782	Kayleigh Kulp, Wells Pkwy, LLC	6911 Wells Pkwy	Hyattsville	Prince Georges	\$139,000.00	20%	\$27,800.00
1133 Harlem Ave, Baltimore, MD 21217	Quinton Campbell, iCapital, LLC	1133 Harlem Ave	Baltimore	Baltimore City	\$246,000.00	20%	\$49,200.00

Table 1 : Initial Credit Certificates for Small Commercial Projects

Table 1 : FY2024 Initial Credit Certificates for Small Commercial Projects

Project Name	Owner/Developer	Address	City	County	Estimated Rehab Costs	Credit %	Anticipated Credit
2218 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	2218 E Madison St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2216 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	2216 E Madison St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2220 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing, LLC	2220 E Madison St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2215 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 East Bidde LLC	2215 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2223 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 E Bidde LLC	2223 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2214 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	2214 E Madison St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
225 N Market St, Frederick, MD 21701	Stephen Buckingham	225 N Market St	Frederick	Frederick	\$24,000.00	20%	\$4,800.00
1401 McCulloh St, Baltimore, 21217	Paul Ohai	1401 McCulloh St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2217 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 E Bidde LLC	2217 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
516 N Charles St, Baltimore, MD 21201	David Lapidis, Corner Ventures LLC	516 N Charles St	Baltimore	Baltimore City	\$39,587.38	20%	\$7,917.48
2247 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 East Bidde LLC	2247 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2235 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 East Bidde LLC	2235 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2237 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 E Bidde LLC	2237 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00
2241 E Bidde St, Baltimore, MD 21213	Joseph Summers, 2200 East Bidde LLC	2241 E Bidde St	Baltimore	Baltimore City	\$250,000.00	20%	\$50,000.00

Table 1 : Initial Credit Certificates for Small Commercial Projects

Table 2: FY2024 Initial Credit Certificates for Small Commercial Projects

Project Name	Owner/Developer	City	Pt. 1 Rec'd	Pt. 1 Approved	Pt. 2 Rec'd	Pt. 2 Approved
432 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	Baltimore	6/5/2023	7/18/2023	6/5/2023	8/1/2023
450 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	Baltimore	3/7/2023	3/23/2023	6/5/2023	8/1/2023
448 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	Baltimore	3/7/2023	3/23/2023	6/5/2023	8/1/2023
439 E 22nd St, Baltimore, MD 21218	Michael Mazepink, People's Homesteading	Baltimore	3/7/2023	3/23/2023	6/5/2023	8/1/2023
Gardens of Guilford	Mary A. Jimenez, Pres., Gardens of Guil.	Baltimore	4/23/2021	5/12/2021	5/24/2023	8/16/2023
1600 Park Ave, Baltimore, 21217	Jenny Hoang, Park En Ciel, LLC	Baltimore	6/21/2023	9/6/2023	6/21/2023	9/6/2023
The Doll House on Carroll Creek	Paul Fitzgerald, Matthias Link Prop.	Frederick	6/8/2023	7/26/2023	6/8/2023	9/19/2023
Humbird House	E John Pendleton	Cumberland	4/25/2023	6/6/2023	6/20/2023	9/19/2023
Grand United Order of Odd Fellows Lodge Hall	Geoffrey B. Henry	Oxford	2/21/2023	3/1/2023	7/13/2023	9/28/2023
159 W Lanvale St, Baltimore City, 21217	D'Janapha Fortune, Pk Lanvale Condo	Baltimore	4/25/2022	6/29/2022	7/14/2023	10/3/2023
8358 Main St, Ellicott City, MD 21043	Richard Taylor	Ellicott City	10/21/2022	11/16/2022	7/20/2023	10/25/2023
806 Locust St, Cambridge, MD 21613	Antoni Akaras, 806 Locust, LLC	Cambridge	6/26/2023	8/16/2023	6/26/2023	11/7/2023
Middleton Tavern	Cody Monroe, Annapolis Capial Partners	Annapolis	8/30/2023	11/7/2023	8/30/2023	11/7/2023
818 Locust St, Cambridge, 21613	Antoni Akaras, 818 Locust, LLC	Cambridge	6/26/2023	8/16/2023	6/26/2023	11/7/2023
260 King George St, Annapolis, MD 21401	Cody Monroe, Annapolis Capital Partners	Annapolis	9/27/2023	11/28/2023	9/27/2023	11/28/2023
4049 34th St, Mount Rainier, MD 20712	Kayleigh Kulp, 4049 34th St., LLC	Mount Rainier	9/7/2023	11/15/2023	9/7/2023	11/29/2023
715 N Patterson Park Ave, Baltimore, MD 21205	Hugues deMedeiros, Nous Realty Group, LL	Baltimore	9/1/2023	12/19/2023	9/1/2023	12/19/2023
Manor Mill	Angelo Otterbein	Monkton	11/12/2021	2/2/2022	7/28/2023	12/19/2023
723 N Patterson Park Ave, Baltimore, MD 21205	Wahael Khailqi, Allegiance Investment Gr	Baltimore	7/20/2023	9/19/2023	7/20/2023	12/19/2023
606 S Ann St, Baltimore, 21231	Kuo Pao Lian, Library 19, LLC	Baltimore	12/22/2023	2/22/2024	12/22/2023	2/23/2024
6911 Wells Pkwy, Hyattsville, MD 20782	Kayleigh Kulp, Wells Pkwy, LLC	Hyattsville	1/9/2024	3/6/2024	1/9/2024	3/13/2024
1133 Harlem Ave, Baltimore, MD 21217	Quinton Campbell, iQcapital, LLC	Baltimore	8/3/2023	3/21/2024	8/3/2023	3/21/2024
2218 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	Baltimore	6/29/2023	12/13/2023	7/11/2023	3/26/2024

Table 2: Initial Credit Certificates for Small Commercial Projects

Table 2: FY2024 Initial Credit Certificates for Small Commercial Projects

Project Name	Owner/Developer	City	Pt. 1 Rec'd	Pt. 1 Approved	Pt. 2 Rec'd	Pt. 2 Approved
2216 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	Baltimore	6/29/2023	12/13/2023	7/11/2023	3/26/2024
2220 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing, LLC	Baltimore	6/29/2023	12/13/2023	7/11/2023	3/26/2024
2215 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 East Biddle LLC	Baltimore	6/29/2023	3/26/2024	6/29/2023	3/26/2024
2223 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 E. Biddle LLC	Baltimore	6/29/2023	3/26/2024	6/29/2023	3/26/2024
2214 E Madison St, Baltimore, MD 21205	Joseph Summers, Henderson Crossing LLC	Baltimore	6/29/2023	12/13/2023	7/11/2023	3/26/2024
225 N Market St, Frederick, MD 21701	Stephen Buckingham	Frederick	2/5/2024	4/3/2024	2/5/2024	4/3/2024
1401 McCulloh St, Baltimore, 21217	Paul Ohai	Baltimore	1/31/2024	4/11/2024	1/31/2024	4/11/2024
2217 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 E Biddle LLC	Baltimore	6/29/2023	4/26/2024	6/29/2023	4/26/2024
516 N Charles St, Baltimore, MD 21201	David Lapidus, Corner Ventures LLC	Baltimore	1/9/2024	3/14/2024	4/15/2024	5/2/2024
2247 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 East Biddle LLC	Baltimore	6/29/2023	5/21/2024	7/11/2023	5/21/2024
2235 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 East Biddle LLC	Baltimore	6/29/2023	5/21/2024	6/29/2023	5/21/2024
2237 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 E Biddle LLC	Baltimore	6/29/2023	6/20/2024	7/11/2023	6/20/2024
2241 E Biddle St, Baltimore, MD 21213	Joseph Summers, 2200 East Biddle LLC	Baltimore	6/29/2023	6/20/2024	7/11/2023	6/20/2024

Table 2: Initial Credit Certificates for Small Commercial Projects

Table 3: Tax Credits Awarded for Small Commercial Certified Rehabilitations Completed in FY24

Proj. No.	Project Name	Address	County	Owner/Developer	Estimated Rehab Costs	Anticipated Credit	Qualified Rehab Expenditure	Final Amount of Credit
2017-184	Morton's Jewelry Building	107 Baltimore St	Allegany	Larry Jackson, Town Chr. Dev. Group, LLC	\$250,000.00	\$50,000.00	\$250,000.00	\$50,000.00
2020-058	120 E Patrick St, Frederick, MD 21701	120 Patrick St	Frederick	Julia A Ferguson	\$250,000.00	\$50,000.00	\$250,000.00	\$50,000.00
2021-105	802 N Patterson Park Ave, Baltimore, MD 21205	802 Patterson Park Ave	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$247,785.00	\$49,557.00	\$247,785.00	\$49,557.00
2019-225	818 N Madera St, Baltimore, MD 21205	818 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$118,190.00	\$23,638.00	\$118,190.00	\$23,638.00
2019-226	820 N Madera St, Baltimore, MD 21205	820 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$141,489.00	\$28,297.80	\$141,489.00	\$28,297.80
2021-113	1610 E Chase St, Baltimore, MD 21213	1610 Chase St	Baltimore City	Khaill Uqdah, KKU Estate Investors, LLC	\$250,000.00	\$50,000.00	\$250,000.00	\$50,000.00
2021-164	1744 E Oliver St, Baltimore, MD 21213	1744 Oliver St	Baltimore City	Khaill Uqdah, 1744 East Oliver St, LLC	\$217,358.00	\$43,471.60	\$217,358.00	\$43,471.60
2019-228	824 N Madera St, Baltimore, MD 21205	824 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$128,655.00	\$25,731.00	\$128,655.00	\$25,731.00
2019-227	822 N Madera St, Baltimore, MD 21205	822 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$142,760.00	\$28,552.00	\$142,760.00	\$28,552.00
2021-180	Stoneleigh Commercial Center	6901 York Rd	Baltimore County	Jeremy Landsman, 6901 York Rd, LLC	\$250,000.00	\$50,000.00	\$250,000.00	\$50,000.00
2020-043	806 N Madera St, Baltimore, MD 21205	806 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$116,346.00	\$23,269.20	\$116,346.00	\$23,269.20
2020-042	808 N Madera St, Baltimore, MD 21205	808 Madera St	Baltimore City	Joseph Summers, Henderson Crossing, LLC	\$137,835.00	\$27,567.00	\$137,835.00	\$27,567.00
2024-024	225 N Market St, Frederick, MD 21701	225 Market St	Frederick	Stephen Buckingham	\$24,000.00	\$4,800.00	\$24,000.00	\$4,800.00
Totals					\$2,274,418.00	\$454,883.60	\$2,274,418.00	\$454,883.60

Table 3: Tax Credits Awarded for Small Commercial Certified Rehabilitations Completed in FY24

Table 4: Tax Credits Awarded for Small Commercial Certified Rehabilitations Completed in FY24

Proj. No.	Project Name	Address	City	County	Owner/Developer	Pt. 1 Rec'd	Pt. 1 Approved	Pt. 2 Rec'd	Pt. 2 Approved	Pt. 3 Rec'd	Pt. 3 Approved
2017-184	Morton's Jewelry Building	107 Baltimore St	Cumberland	Allegany	Larry Jackson, Town Chr. Dev. Group, LLC	8/2/2017	6/14/2020	8/2/2017	6/14/2020	5/1/2023	7/23/2023
2020-058	120 E Patrick St, Frederick, MD 21701	120 E Patrick St	Frederick	Frederick	Julia A Faguson	3/18/2020	6/14/2020	3/8/2020	9/30/2020	8/7/2023	10/3/2023
2021-105	802 N Patterson Park Ave, Baltimore, MD 21205	802 N Patterson Park Ave	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	6/1/2021	10/20/2021	6/1/2021	10/20/2021	10/20/2023	11/29/2023
2019-225	818 N Madeira St, Baltimore, MD 21205	818 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	9/24/2019	10/4/2019	9/24/2019	10/4/2019	10/20/2023	1/9/2024
2019-226	820 N Madeira St, Baltimore, MD 21205	820 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	9/24/2019	10/4/2019	9/24/2019	10/4/2019	10/20/2023	1/24/2024
2021-113	1610 E Chase St, Baltimore, MD 21213	1610 E Chase St	Baltimore	Baltimore City	Khalil Uqdat, KKU Estate Investors, LLC	6/1/2021	8/18/2021	6/1/2021	8/18/2021	3/20/2024	3/21/2024
2021-164	1744 E Oliver St, Baltimore, MD 21213	1744 E Oliver St	Baltimore	Baltimore City	Khalil Uqdat, 1744 East Oliver St, LLC	9/7/2021	1/6/2022	9/7/2021	1/6/2022	2/29/2024	4/4/2024
2019-228	824 N Madeira St, Baltimore, MD 21205	824 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	9/24/2019	10/4/2019	9/24/2019	10/4/2019	2/9/2024	4/4/2024
2019-227	822 N Madeira St, Baltimore, MD 21205	822 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	9/24/2019	10/4/2019	9/24/2019	10/4/2019	2/9/2024	4/4/2024
2021-180	Stoneleigh Commercial Center	6901 York Rd	Towson	Baltimore County	Jeremy Landsman, 6901 York Rd., LLC	9/29/2021	11/29/2021	9/29/2021	11/29/2021	2/23/2024	4/11/2024
2020-043	806 N Madeira St, Baltimore, MD 21205	806 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	3/18/2020	5/27/2020	3/18/2020	8/11/2020	3/4/2024	5/9/2024
2020-042	808 N Madeira St, Baltimore, MD 21205	808 N Madeira St	Baltimore	Baltimore City	Joseph Summers, Henderson Crossing, LLC	3/18/2020	5/27/2020	3/18/2020	8/11/2020	3/11/2024	5/9/2024
2024-024	225 N Market St, Frederick, MD 21701	225 N Market St	Frederick	Frederick	Stephen Buckingham	2/5/2024	4/3/2024	2/5/2024	4/3/2024	6/4/2024	6/5/2024

Table 4: Tax Credits Awarded for Small Commercial Certified Rehabilitations Completed in FY24

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on the
Maryland Historic Revitalization Tax Credit Program**

Publication Number 2024-202
December 2024