

Reisterstown Commercial Revitalization District

Benefits and Incentives



Baltimore County's traditional commercial areas range from quaint village centers to full service community centers to bustling retail corridors. Business and property owners in 14 designated districts can take advantage of business assistance programs designed to stimulate private investment and keep these vital commercial centers strong. Districts are located in Arbutus, Baltimore National Pike, Woodlawn, Pikesville, Catonsville-Paradise, Lansdowne, Liberty Road, Towson, Overlea-Fullerton, Reisterstown, Loch Raven, Parkville, Dundalk and Essex.

PENNSYLVANIA
MARYLAND



CARROLL COUNTY

BALTIMORE COUNTY

HARFORD COUNTY

Reisterstown

Liberty Reservoir

Lock Raven Reservoir

Liberty Rd

Towson

Pikesville

Loch Raven

Parkville

Overlea

Woodlawn

BALTIMORE CITY

Essex

Baltimore National Pike

Catonsville

Arbutus

Lansdowne

Dundalk

HOWARD COUNTY

ANNE ARUNDEL COUNTY

Patuxent River

Patuxent River

Chesapeake Bay

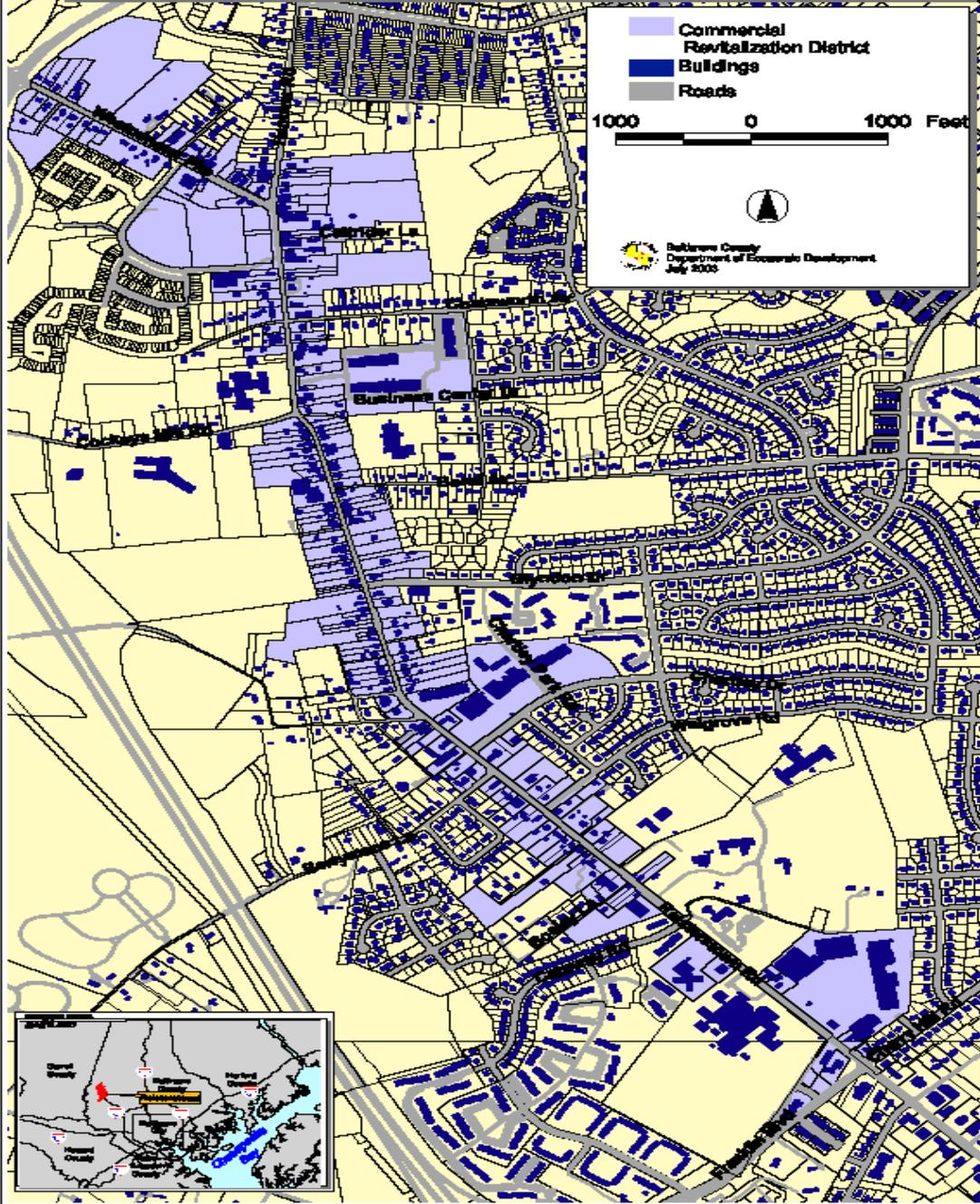
Relsterstown Commercial Revitalization District

Commercial Revitalization District
Buildings
Roads

1000 0 1000 Feet



Baltimore County
Department of Economic Development
July 2002



Revitalization District Incentives

- Architect-On-Call
- Building Investment Loan Program
- Small Business Loan Partnership
- MD Neighborhood BusinessWorks Loan
- Commercial Revitalization Tax Credit

Architect-On-Call

- Architect-On-Call offers business and property owners up to ten hours of professional architectural design services. After an initial site visit, the architect develops a schematic rendering of the property, incorporating proposed improvements and a rough cost estimate. The service is free providing improvements are commenced within six months of design completion.
- Property must be located in a Commercial Revitalization District.
- Property must be commercially zoned and is limited to exterior improvements.

1010 Reisterstown Road (Before)



ROSEMORE
1010 REISTERSTOWN ROAD
EXISTING



BALTIMORE COUNTY
DEPARTMENT OF ECONOMIC DEVELOPMENT
"ARCHITECT-ON-CALL" STREETScape PROGRAM



06-100L

1010 Reisterstown Rd (Proposed)



1010 Reisterstown Rd (After)



BALTIMORE COUNTY SMALL BUSINESS LOAN PARTNERSHIP

- This fund provides real estate and fixed asset loans up to \$500,000.
- Working in partnership with 18 area banks, the fund can provide up to one-half of the project cost.
- Forty percent of the project must be financed by one of the participating banks, with the remaining 10% in borrower's equity.

Neighborhood BusinessWorks Loan

- This state program provides loans from \$25,000 - \$500,000 for pre-development, development and start-up costs.
- Loans have flexible interest rates and terms.

Revitalization Tax Credit

- The Commercial Revitalization Tax Credit provides a property tax credit against increased Baltimore County real property taxes that are the result of physical improvements that increase the full cash value by \$50,000 or more.
- The property tax credit will apply to 100% of the increased assessment for a five or ten year period.
- Property must be located in a Commercial Revitalization District.
- Improvements must exceed \$10,000,000 for the 10 year credit

Small Business Resource Center

- Free one-on-one business counseling for those looking to start or expand their business
- Develop and refine business plans
- Review all financing options
- Provide guidance and support in all areas of business operations

Business Assistance

- Site search assistance
- Permit assistance
- Advocate at zoning hearings
- Business data, demographics, maps



SHOP DINE AND EXPLORE

Re Discover all we have to offer!

REDISCOVER
YOUR NEIGHBORHOOD DOWNTOWN

- Marketing effort to promote the County's Commercial Revitalization Districts
- County-wide campaign including logo branding, free holiday parking, and advertising in newspapers, radio and television
- Local campaign including district specific advertising in community newspapers
- Remind shoppers of their backyard and reinforce the brand
- Designer-On-Call

Revitalization Actions Grants

- Available to each business organization that represents a revitalization district
- Up to \$10,000 grant
- 15% match – cash or in kind
- Used for beautification, promotion or events in downtown

Economic Development Studies

- Fund parking studies, market studies and design projects

Rick Cobert
Business Development Representative

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