



**Request for Proposals
Rehabilitation of 301 Willow Street
R2 – Residential**

The Town of Snow Hill has declared the above referenced property, identified on Worcester Tax map 200 Parcel 110, as surplus property and is currently accepting proposals from interested individuals for the conveyance, restoration and/or renovation of the 13,058 square foot property. The conveyance will include a perpetual easement to the Town of Snow Hill, as shown on L.E. Bunting survey of plat entitled “Horace G. Payne Estate, Lot 1”, totaling 3,431 sq. feet. The building includes two floors, each totaling roughly 1264 square feet of space. The property is currently zoned R2 under the Town Zoning Code. The conveyance is “as is, where is with all faults”. The property will be available for inspection by appointment. Please contact Mayor Gary Weber at 410-251-7193 for scheduling.

Submitted proposals must include:

- Scope of the project to include architectural, structural, electrical, plumbing and mechanical work
- Intended use of the property
- Level of rehabilitation (repairs, renovations, modifications or reconstruction)
- Site plan, preliminary floor plan, and elevations developed enough to clarify the applicants intended use of the property
- Project schedule based on all requirements (code review, historic district approval, permit procurement)

Tax Credits

The property is located in Snow Hill’s Arts and Entertainment District which provides the opportunity for property tax credits against town and county property taxes as established by Resolution #2006-2 approved by the Snow Hill Mayor & Council and by Resolution #2006-4 approved by the County Commissioners of Worcester County. The intent to seek the tax credits must be established prior to rehabilitation in order to be approved by the Maryland Department of Assessment and Taxation. Seeking such tax credits will be the responsibility of the property owner.

The property is located in Snow Hill’s Historic District and is included in the town’s inventory of historic properties which may qualify the property for historic tax credits. Seeking such credits will be the responsibility of the property owner.

Grant Opportunity

The property is eligible for a grant of up to \$20,000 at the completion of rehabilitation provided, (1) the property has been renovated in accordance with historic district commission guidelines, and (2) the intended use complements the goals of the Arts & Entertainment District by providing living or live/work space.

Establishing eligibility for the grant will be the responsibility of the property owner. The grant request will be reviewed by representatives of the Town of Snow Hill, the Historic District Commission and the Arts & Entertainment District.