



DEPARTMENT OF GENERAL SERVICES  
OFFICE OF STATE PROCUREMENT  
ACTION AGENDA  
May 6, 2026



**SUPPLEMENTAL**

**REVISED**

Contact: Alexis Croft 410-767-6684  
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**48-CGL. CAPITAL GRANTS AND LOANS**

**Recommendation:** That the Board of Public Works with respect to Grantee, Phoenix Foundation of Maryland, Inc and the Beneficiary, 115 Arts Trust, a Maryland Statutory Trust.

- (1) Grant consent to the Grantee to transfer the real property at 117 E. Church Street, Frederick Maryland 21701
- (2) Forgive the Grantee repayment of the grant funds, as described.

**Grantee:** Phoenix Foundation of Maryland, Inc  
**Beneficiary:** 115 Arts Trust, a Maryland Statutory Trust  
**Property:** 117 E. Church Street, Frederick Maryland 21701  
**Prior Actions:** DGS Item 20-G084 (\$42,500), 20-G175 (\$42,500) BPW Item 5-CGL, 6/2/2021

**Background:** *The Grant.* The purpose of this request is to provide written Notice of the proposed transfer of the 115 Arts Trust, A Maryland Statutory Trust Property at 117 E. Church Street Frederick, Maryland 21701 to Young Men’s Christian Association, Inc.

(“Property”). This Notice is provided to the Board of Public Works pursuant to Section 13 of the above-referenced Grant Agreements to the extent such Notice is required. The Property is the location of the Phoenix Foundation, Inc. Funds received under the Grant Agreement for DGS Item 20-G084 and 20-G175, were expended for the renovation and the reconstruction of the property. The funds were used to stabilize the property, restore cabling, plumbing, dry wall installation waterline installation. There will be no change in the use of the property. The grantee will continue its operations at the site under the terms of the existing lease, which the new owner has agreed to honor.

*Grant Agreements dated 4/14/2021:* The grant agreement between the State and the Grantee states:



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**48-CGL.      CAPITAL GRANTS AND LOANS (cont'd)**

*Disposition of Property.* Grantee may not sell, lease, exchange, give away, or otherwise transfer or dispose of any interest in real or personal property acquired or improved with Grant funds unless the BPW gives prior written consent. This includes transfer or disposition to a successor on the merger, dissolution, or other termination of the existence of Grantee. Grantee shall give the BPW written notice at least 60 days before any proposed transfer or disposition. When consenting to a transfer or disposition, the Board of Public Works may in its sole discretion require the grantee to repay a percentage of the proceeds that are allocable to the grant.

*Use of Proceeds.* There will be no proceeds from the transfer of the property.

**BOARD OF PUBLIC WORKS**

**THIS ITEM WAS:**

**APPROVED**

**DISAPPROVED**

**DEFERRED**

**WITHDRAWN**

**WITH DISCUSSION**

**WITHOUT DISCUSSION**