

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: GB-Frostburg Main Street I LLC

Property Owner's Name: GreenBench dba GB-Frostburg Main Street I LLC

Business Address: 9801 Washingtonian Blvd. Suite 350, Gaithersburg, MD 20878

Email Address: dbonilla@greenbenchcos.com

Phone Number: 240-258-8650

PROPERTY INFORMATION

Property Address (must face Main Street): 43-53 E Main Street, Frostburg, MD 21532

Year Built: 1900 Building Square Footage: 25,404 SF

PROJECT DESCRIPTION

Per the structural engineer's letter:

Describe the structural issues that need remediation:

- 1)Failing perimeter stacked stone foundations along the perimeter of the SW side of the basement level
- 2)Framed load bearing walls supported by concrete slabs without foundations cracking under excess loads near the NW side of the building under the former El Canelo Mexican restaurant.
- 3)Undersized, over spanned, and improperly supported wood beams on the 3rd floor level deflecting with the weight of the roof on the NW side of the building.
- 4)Extensive masonry joint cracking along the east and south exterior elevations of the building.

Explain the proposed stabilization measures:

- 1)Reinforcement of the stacked stone foundations by installing new concrete foundation walls (buttress walls) across approximately 50 LF as highlighted in the Cellar Foundation Plan S100.
- 2)Demolition of existing wood framing and temporary shoring to install a new concrete footing and a new CMU block wall as highlighted in the Cellar Foundation Plan S100
- 3)Installation of new LVL beams and repairs to damaged roof joists as shown on the Roof Framing Plan S104. Installation of steel posts on each level below to transfer the point loads down to new concrete foundations.
- 4)Install of new steel beams to reinforce the 1st floor framing and eliminate under-sized and improperly installed posts.
- 5)Installation of steel lintels at masonry openings and selective mortar repairs.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

The building, now 125 years old, has endured multiple owners, fires, and numerous layout and structural changes over its lifetime. We have uncovered several structural modifications and repairs made by previous owners—likely uninspected and unpermitted—that do not meet today's safety standards. For example, support posts have been removed, leaving beams over-spanned. Joists have been sistered with only a few nails and are not properly lapped or secured. New framed walls have been added to replace original structural elements, but they do not adequately transfer loads down to the foundations. Masonry openings have been cut without the addition of lintels to carry the load above, resulting in cracking and settlement of the exterior masonry walls.

We've also encountered significant deferred maintenance, such as extensive brick mortar decay and deteriorating stacked stone foundations caused by water intrusion—issues that, if left unaddressed, could lead to structural failure. As we work to convert this building into a high-quality mixed-use development, cutting corners is not an option. We must stabilize the building's core to ensure the safety of future occupants and protect the substantial investment we are making in this project.

BUDGET BREAKDOWN

Total Estimated Cost of Project: Stabilization only = \$ 430,833

Amount Requested from Grant: \$100,000

Line Item Breakdown:

- Structural Repairs: \$ \$100,000
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Daniel Bonilla
Date: July 23, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Frostburg Fiber Depot
Property Owner's Name: Jennie Reams
Business Address: 87-89 E Main St
Email Address: hello @ frostburgfiberdepot.com
Phone Number: 304-813-5495

PROPERTY INFORMATION

Property Address (must face Main Street): 87-89 E Main St
Year Built: 1980 Building Square Footage: 3696

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

Mortar on side of building that used to
be covered by now burned down brisclimb's
needs replaced. Plumbing is leaking. Exterior
electrical conduit has rusted & exposed live wires.

Explain the proposed stabilization measures:

Remortar side of building. Replace leaking pipe
& pressure valve when deduct meter is removed.
Replace section of conduit that is damaged

STATEMENT OF NEED

Why is this stabilization necessary for your building?

The new plaster inside the building is crumbling.
The leaking pipe can't be repaired until the deduct
meter is removed. The exposed electrical is a
fire and safety hazard

BUDGET BREAKDOWN

Total Estimated Cost of Project: 95,870.65

Amount Requested from Grant: 95,870.65

Line Item Breakdown:

- Structural Repairs: \$ 94,225.65
- Emergency Stabilization Measures: \$ 1,295.00
- Weatherproofing/Safety Concerns: \$ 350.00
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application.

Signature: Jennie L. Reams

Printed Name: Jennie Reams

Date: 10/2/25

**Please submit completed application and all required documents
to bfife@freshturgcity.org no later than**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Winters Star LLC
Property Owner's Name: Barry + Patricia Sue Winters
Business Address: 16411 Blank Road Mt Savage MD 21545
Email Address: generalartstore@yahoo.com
Phone Number: 301-697-9765

PROPERTY INFORMATION

Property Address (must face Main Street): 19 E Main ST
Year Built: 1902 Building Square Footage: 5,536

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

Rear egress to 2nd floor Needs replaced
(See Memo report)
(See attachment)

Explain the proposed stabilization measures:

Remove and Replace existing rear entrance stair way
(See attachment description)

STATEMENT OF NEED

Why is this stabilization necessary for your building?

This action is necessary to maintain a safe entrance
to second floor apartments.
(See attached description)

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$66,200.00

Amount Requested from Grant: \$61,200.00

Line Item Breakdown:

- Structural Repairs: \$ 56,200.00
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ Relocate HVA ~~\$10,000~~

If you indicated costs in the Other category above, please explain:

Relocate HVA

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: _____

Printed Name: _____

Date: _____

**Please submit completed application and all required documents
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Friday, September 12, 2025.**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Federal Street Properties, LLC

Property Owner's Name: Jo Eisel

Business Address: 25 Greenbriar Court, Frostburg MD 21532

Email Address: je@sandspringssaloon.com

Phone Number: 301-268-5431

PROPERTY INFORMATION

Property Address (must face Main Street): 144 East Main Street

Year Built: 1855 Building Square Footage: 6,792

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

A recent structural inspection of the building revealed a range of issues that present risks to the long-term stability and usability of 144 E. Main Street (i.e., the "Hocking House"). Among the most pressing problems are wood rot, cracks in foundation walls, deteriorated masonry joints in both block and brick, holes in the basement floor, and a noticeable dip in the roof. Several instances of structural wood are in direct contact with concrete or brick, accelerating decay. Floor joists have been notched in ways that weaken their integrity, and signs of brick disintegration and moisture intrusion are evident. The interior also shows extensive damage, including cracked plaster walls and ceilings, exposed and failing lath, and a deteriorating pressed metal ceiling.

Explain the proposed stabilization measures:

To stabilize the structure, we plan to repoint and parge all compromised masonry joints, structurally reinforce or replace deteriorated joists and wood in contact with masonry, and seal cracks in the basement walls and floor. The roof will be replaced to halt ongoing water damage. Failing ceilings and wall coverings will be removed, allowing stabilization work to be thoroughly executed and carefully monitored as demolition exposes additional areas of concern.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

For a building of this age (and one that has sat empty for nearly 40 years), these structural issues will continue to worsen without immediate intervention – threatening not only physical integrity but also historic character and long-term viability. Stabilization is a necessary first step to preserve the Hocking House and prevent more extensive and costly failure. By addressing these issues now, we are not only protecting a structure that has stood for nearly two centuries – we are laying the foundation for its future. This building tells the story of Frostburg's past, anchors its present, and has the potential to serve the community in new and meaningful ways for decades to come.

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$800,000 – \$1,000,000 (for full stabilization and rehabilitation)

Amount Requested from Grant: \$100,000

Line Item Breakdown:

- Structural Repairs: \$ 72,000
- Emergency Stabilization Measures: \$ 20,000
- Weatherproofing/Safety Concerns: \$ 5,000
- Other (Specify): \$ 3,000

If you indicated costs in the Other category above, please explain:

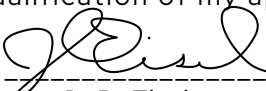
Before stabilization can begin, we'll need to address likely environmental hazards such as asbestos, lead paint, and mold.

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Jo D. Eisel
Date: 09/09/2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

**FROSTBURG MAIN STREET
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APPLICANT INFORMATION

Legal Business Name: Independent Ink
Property Owner's Name: William Richard Beyan Jr
Business Address: 100 East Main Street, Frostburg MD
Email Address: indink1995@gmail.com
Phone Number: 301 268 9789 - 301 629 1102
mobile

PROPERTY INFORMATION

Property Address (must face Main Street): 100 East Main Street
Year Built: 1900 Building Square Footage: 1500 (?)

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

see attached

Explain the proposed stabilization measures:

see attached

STATEMENT OF NEED

Why is this stabilization necessary for your building?

to prevent further damage to conjoined
buildings at 100 and 104 East Main St
see attached

NEXT >>

BUDGET BREAKDOWN

Total Estimated Cost of Project: see attached

Amount Requested from Grant: see attached

Line Item Breakdown:

- Structural Repairs: \$ attached
- Emergency Stabilization Measures: \$ attached
- Weatherproofing/Safety Concerns: \$ attached
- Other (Specify): \$ see attached

If you indicated costs in the Other category above, please explain:

see attached

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: WRB
Printed Name: William Richard Bevan Jr
Date: October 3, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Lucky Enterprises, LLC
Property Owner's Name: Erick Fish
Business Address: 74-76-78 E. Main St., Frostburg
Email Address: efish131@gmail.com or efish@sasd.us
Phone Number: 814-483-0019

PROPERTY INFORMATION

Property Address (must face Main Street): 74-76-78 E. Main St.
Year Built: 1900 Building Square Footage: 8500

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

The property suffers from significant foundation destabilization and water intrusion issues, including a bowing wall, settling in the addition's rear corner, and persistent basement dampness and water intrusions requiring sump pumps due to the building's failing stone foundation.

Explain the proposed stabilization measures:

The measures include foundation stabilization and waterproofing through a deep injection, high-density polyurethane curtain system, sump pumps, push piers and wall braces.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

Without intervention, these conditions risk irreversible damage to the building's structural integrity and historic character.

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$114,000.00

Amount Requested from Grant: \$100,000.00

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ 114,000.00
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Erick Fish
Date: 10/1/25

**Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Bennett, Brewer & Associates LLC

Property Owner's Name: 23 East Main Street LLC

Business Address: 23 E. Main Street, Suite 200, Frostburg, MD 21532

Email Address: matt@bbasurvey.com

Phone Number: 301-687-0494

PROPERTY INFORMATION

Property Address (must face Main Street): 23 - 25 E. Main Street

Year Built: 1930 Building Square Footage: 16,335 above grade
5,436 footprint

PROJECT DESCRIPTION

Describe the structural issues that need remediation: Water and Rain Issues

1. Roof - terra cota caps dislodging and deterioration at access allow water to penetrate.
2. Wall - damaged and failing.
3. Storefront - windows leak when rain hits from the northeast and front door frame separating.
4. Bathroom drain - failing and leaking at sink and commode.

Explain the proposed stabilization measures:

1. Reattach caps and redo door and trim allowing rain water to drain into existing drains. Repair leaks.
2. Repair and grade to provide proper drainage away from the building.
3. Repair and caulk glass blocks above windows and repair door as needed.
4. Repair to avoid further issues.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

Prevent continuing water intrusion from further deteriorating facade, columns, and structure of building, which is now
and will continue to compromise the structure.

BUDGET BREAKDOWN

Total Estimated Cost of Project: _____

Amount Requested from Grant: _____

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ 50,977.22
- Other (Specify): \$ _____

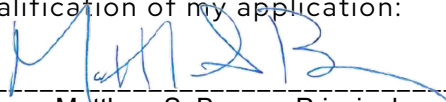
If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 

Printed Name: Matthew S. Brewer, Principal

Date: October 3, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
~~Friday, September 12, 2025.~~
Friday, October 3, 2025

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: Evergreen Associates, L.L.C.

Property Owner's Name: ___Evergreen Associates, L.L.C._____

Business Address: 26 Maple St. Frostburg Md 21532_____

Email Address: _Breece @wmdcs.com_____

Phone Number: __301-687-0400_____

PROPERTY INFORMATION

Property Address (must face Main Street): 1-5 West Main St, Frostburg Md (Prichard Building)

Year Built: _____1884_____ Building Square Footage: _____18553_____

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

This building ravage by fire in 2007 is approximately 200k from being fully funded on its 2.4mil rebuild cost. It continues to deteriorate with roof leaks creating collapsing structural floors and roof areas. This money would be used to repair and redo the rubber roof system and install the structural first floor in order to stabilize the building.

Explain the proposed stabilization measures:

The roof needs redone in order to preserve this historic building from further deterioration. Once roof is redone and weathertight, the first floor structural floor system will be installed. This will help reinstill the structural integrity of the building and help support its exterior walls

STATEMENT OF NEED

Why is this stabilization necessary for your building?

This stabilization is necessary in order to preserve this building from becoming another teardown property in the Historic Downtown District of Frostburg. Being one of the cornerstones for the Historic Main St District, any further deterioration only increases the cost of making this building rehabable and further complicates the rehabilitation. This building is so close to being fully funded for a complete rehabilitation putting an investment of 2.4mil in private capital and grant funding. this stabilization, if fully funded will put it within \$100k of being fully funded, but will at the very least stabilize the building from further deterioration.

NEXT >>

BUDGET BREAKDOWN

Total Estimated Cost of Project: ____\$185,040.00____

Amount Requested from Grant: ____\$100,000.00____

Line Item Breakdown:

- Structural Repairs: \$ ____128,410.00____
- Emergency Stabilization Measures: \$ ____56,630.00____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: ____Brandon Reece____
Date: ____9/24/2025____

**Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



APPLICANT INFORMATION

Legal Business Name: BHB Enterprises
Property Owner's Name: Rich Godlove
Business Address: 102 E. Main St., Frostburg, MD 21532
Email Address: Rich.godlove@gmail.com
Phone Number: 301-697-8901

PROPERTY INFORMATION

Property Address (must face Main Street): 102 E. Main St., Frostburg, MD 21532
Year Built: 1920 Building Square Footage: 2563

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

- The roof is leaking in several places causing support damage
- Multiple mortar joints also show signs of weather-related deterioration and need reinforcement to prevent further structural issues.
- Immediate attention is required to prevent water intrusion and additional damage.

Explain the proposed stabilization measures:

See attached PPM documents

STATEMENT OF NEED

Why is this stabilization necessary for your building?

These repairs are critical to protect this 1920 building from further water and structural damage. The attached improvements will preserve the building's integrity and prevent costly failures. This also ensures that a long-standing restaurant—an important local business—can continue to operate at a time when many others have closed, helping maintain jobs and community presence.

BUDGET BREAKDOWN

Total Estimated Cost of Project: See attached

Amount Requested from Grant: See attached

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

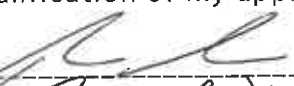
If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 

Printed Name: Rich Gable

Date: 10/3/25

**Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.**