

2025 Annual Report to the Governor and General Assembly

Senator George C. Edwards Fund and Western Maryland Economic
Future Investment Board



Prepared by: The Western Maryland Economic Future Investment Board
in Partnership with The Lockhouse Group

Executive Director: Jake Shade

December 2025



Senator George C. Edwards *Fund*

December 31, 2025

The Honorable Wes Moore

Governor of Maryland

100 State Circle

Annapolis, Maryland 21401

Dear Governor Moore,

On behalf of the Western Maryland Economic Future Investment Board, I am honored to present the 2025 Annual Report for the Senator George C. Edwards Fund. This report highlights the Fund's continued impact as a vital engine for economic growth and revitalization across Washington, Allegany, and Garrett Counties.

In 2025, the Fund supported a range of new projects, while previously approved projects advanced through key implementation milestones across the region. These investments continued to target infrastructure, industry, small business expansion, and downtown redevelopment, strengthening the economic foundation of Western Maryland. We also saw the completion of 21 completed projects so far, as the original first round of funding was awarded to entities in Spring 2023 we are now seeing real-life successes.

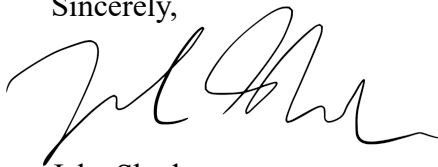
Cumulatively, as of December 31, 2025, the Fund has awarded \$40,504,488 in grants, catalyzing projects with a combined total value of \$395,800,293. These investments are projected to support 1,328 new jobs, representing a year-over-year increase of 175 jobs. Even in cases where job creation was not the primary outcome, such as infrastructure or housing-related initiatives, the Board prioritized projects that expand the local tax base and contribute to long-term regional resilience.

This year also marked a major step forward in the evolution of the Fund's governance and policy framework. In 2025, the General Assembly enacted Senate Bill 861/HB1459, signed into law by your administration, to refine and strengthen the Western Maryland Economic Future Investment Program. Effective July 1, 2025, this legislation updated the Fund's statutory purpose to emphasize job creation and economic impact, restructured the Board's composition, introduced clear eligibility thresholds to ensure funding is directed toward transformative projects, and perhaps most importantly extended the program for another 4 years.

As we look ahead to FY 2027, I respectfully urge you to continue supporting this essential program in the state budget. The Senator George C. Edwards Fund remains one of Maryland's most effective tools for accelerating strategic development in Western Maryland. With continued investment, the Fund will build on its strong track record of creating jobs, attracting private capital, and delivering meaningful outcomes for the residents of our part of the state.

Thank you for your leadership and for your administration's commitment to investment across our state. I look forward to discussing the Fund's progress and future opportunities with you and your staff.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jake Shade', with a stylized, cursive script.

Jake Shade
Executive Director
Western Maryland Economic Future Investment Board

CC: Senate President Bill Ferguson
House Speaker Joseline Peña-Melnyk

TABLE OF CONTENTS

Introduction	2
Board and Staff.....	6
Project Status and Impact Analysis	8
Washington County.....	9
Allegany County.....	13
Garrett County.....	20
Conclusion.....	25

Introduction

Part 1: Purpose and Scope of the Report

This report is prepared in accordance with the legislative requirements established by Senate Bill 474 (2022), Senate Bill 865 / House Bill 768 (2023), and the 2025 amendments enacted under Senate Bill 861 / House Bill 1459, which collectively mandate an annual update on the activities, achievements, and impacts of the Senator George C. Edwards Fund and the Western Maryland Economic Future Investment Board. The report is intended to provide the Governor of Maryland and the General Assembly with a comprehensive review of the Fund's implementation and its role in fostering economic development in Washington, Allegany, and Garrett Counties.

The primary purpose of this report is to:

1. Showcase the Fund's performance in supporting transformative projects that drive economic growth, create high-paying jobs, and enhance the tax base in Western Maryland.
2. Offer a transparent account of how financial resources were allocated and utilized to maximize regional impact.
3. Highlight the progress and status of ongoing and completed projects, with an emphasis on their contributions to local communities.

The scope of this report encompasses:

- **New Projects Funded:** An overview of the projects that received funding during the 2025 calendar year, including their objectives, anticipated outcomes, and alignment with regional priorities.
- **Completed Projects:** A detailed analysis of projects completed in the past year, evaluating their measurable impacts on the regional economy and quality of life.
- **Ongoing Projects:** An update on projects still in progress, outlining milestones achieved, challenges faced, and future timelines for completion.
- **Funding Analysis:** A breakdown of the type and amount of funding provided, highlighting how resources were distributed across the three counties and the matching contributions leveraged.
- **Economic Impact Metrics:** Key metrics, such as the number of new jobs created, private investment attracted, and other regional economic indicators that illustrate the program's effectiveness.

Part 2: Overview of the Senator George C. Edwards Fund and the Western Maryland Economic Future Investment Board

The Senator George C. Edwards Fund is a cornerstone initiative aimed at driving economic growth and revitalization in Western Maryland. Named in honor of Senator George C. Edwards, a dedicated advocate for the prosperity of Western Maryland's communities, the Fund provides critical financial support to projects designed to address regional economic challenges and opportunities in Washington, Allegany, and Garrett Counties.

In 2025, the Maryland General Assembly passed legislation (SB 861 / HB 1459) that refined the Fund's statutory purpose, placing renewed emphasis on job creation and significant economic development opportunities. While the Fund continues to support capital infrastructure and business development projects, eligibility and evaluation criteria now require more rigorous thresholds for employment impact and population growth potential (see Part 3 for more detail).

The Fund's mission is to act as a catalyst for sustainable economic development by supporting high-impact projects that drive job creation, increase private investment, and expand the local tax base. The Fund operates with a focus on fostering innovation, encouraging public-private partnerships, and advancing the overall economic competitiveness of Western Maryland.

Core Objectives of the Fund

1. **Economic Growth:** Support projects that have a significant and positive impact on the local economy, particularly in industries poised for expansion.
2. **Job Creation:** Prioritize initiatives that create **at least 25 jobs**, or at least **10 jobs paying more than 120%** of the state minimum wage, in alignment with 2025 statutory criteria.
3. **Public-Private Partnerships:** Leverage private investments and collaborative efforts to maximize the impact of public funds.
4. **Regional Competitiveness:** Enhance the economic resilience and attractiveness of the region for new businesses and residents.

The Role of the Western Maryland Economic Future Investment Board

The Western Maryland Economic Future Investment Board oversees the Fund's implementation and is composed of leaders from across the region's public, private, and economic development

sectors. In 2025, the composition of the Board was modified by statute to streamline its membership and prohibit legislators from serving. The Executive Director now serves as a nonvoting member of the Board.

The Board is tasked with:

- Evaluating and selecting project proposals based on their potential for economic impact and alignment with regional priorities.
- Ensuring equitable and strategic distribution of funds across the three counties.
- Monitoring the progress and outcomes of funded projects to ensure accountability and transparency.

At the time of this report's publication, the Board is undergoing a reconstitution process under the new legislative framework. Until a new Board is fully seated, the Executive Director and staff continue to coordinate administration and compliance functions, with support from the Tri-County Council for Western Maryland. Funding has been received for FY2026 and projects are ready to be considered as soon as the new board is officially appointed.

Notable Achievements and Strategic Direction

Since its inception, the Senator George C. Edwards Fund has emerged as a critical driver of regional development. Through rigorous evaluation processes and a commitment to transparency, the Fund has supported transformative projects that range from infrastructure upgrades to workforce development initiatives. Moving forward, the Board remains focused on identifying and funding projects that align with the region's strategic goals, ensuring long-term economic sustainability.

By fostering collaboration between public and private stakeholders, the Fund and the Board are not just addressing current economic needs but also laying the groundwork for a vibrant and prosperous future for Western Maryland.

This year we saw the completion of several projects, which were originally funded in 2023, 2024, and 2025, showing the Senator Edwards Fund is working as intended. To date 21 projects have been completed.

Part 3: 2025 Legislative Updates – SB 861/HB 1495

In 2025, the General Assembly enacted Senate Bill 861 (crossfiled as House Bill 1459), signed into law by Governor Wes Moore, to update and refine the operations of the Western Maryland Economic Future Investment Program and the Senator George C. Edwards Fund. This legislation, which took effect on July 1, 2025, introduced several important modifications aimed at improving governance, clarifying the Fund’s purpose, and sharpening project evaluation criteria. Key provisions include:

- **Board Composition:** The legislation restructured the Western Maryland Economic Future Investment Board, reducing its overall size and prohibiting members of the General Assembly from serving as voting members of the Board.
- **Purpose of the Fund:** The statutory purpose of the Fund was updated to emphasize job creation and significant economic development opportunities in the region. This aligns with the Fund’s evolving role as a catalyst for transformative impact.
- **Evaluation Criteria:** New minimum thresholds were introduced for project eligibility. Projects must now demonstrate that they will either:
 - Create or retain at least 25 jobs,
 - Create or retain at least 10 jobs that pay more than 120% of the State minimum wage, or
 - Result in significant population growth, as certified by county or municipal governments.

Together, these changes strengthen the Fund’s framework and reinforce its focus on delivering measurable economic outcomes for Western Maryland.

Board and Staff

Board Members

As of the end of calendar year 2025, the Western Maryland Economic Future Investment Board is in the process of being reconstituted in accordance with the requirements of Senate Bill 861 (2025), which took effect on July 1, 2025. This legislation restructured the Board's composition and eligibility rules, including:

- Prohibiting members of the General Assembly from serving as voting members
- Designating the **Executive Director** as a **nonvoting member**, except in the case of a tie

Under the new structure, the Board will consist of:

- Two **at-large members from District 1**
- Two **at-large members from District 2**
- The **Executive Director**, serving as a nonvoting member (voting only to break ties)

In addition, the District 1 Senator, District 2 Senator, a Delegate from District 1, and a Delegate from District 2 will serve as ex-officio nonvoting members.

At the time of this report's publication, appointments to the new Board had not yet been finalized. Until the new Board is fully seated, the Executive Director and staff continue to carry out administrative and compliance responsibilities under the direction of the Tri-County Council for Western Maryland and in accordance with state mandates.

Outgoing Board Members (served through June 30, 2025)

The Board members listed below served during the first half of 2025 and were instrumental in evaluating and approving projects reflected in this report. Their dedication and leadership were vital to the continued success of the Fund during its transitional year:

1. Commission Chairman **Paul Edwards** (Garrett County Commissioner, Voting Member)
2. Commission President **David Caporale** (Allegany County Commissioner, Voting Member)
3. Commissioner **Jeff Cline** (Washington County Commissioner, Voting Member)

4. Councilman **George C. Edwards** (District One Private Sector, Chair, Voting Member)
5. **Andrew Serafini** (District Two Private Sector, Voting Member)
6. **Steve Kelley** (Garrett County Economic Development, Non-Voting)
7. **Jeff Barclay** (Allegany County Economic Development, Non-Voting)
8. **Jonathan Horowitz** (Washington County Economic Development, Non-Voting)
9. **Gary Ruddell** (District One Private Sector, Non-Voting)
10. *Vacant* (District Two Private Sector, Non-Voting)
11. Senator **Mike McKay** (District One State Senator, Non-Voting)
12. Senator **Paul Corderman** (District Two State Senator, Non-Voting)
13. Delegate **Jason Buckel** (District One State Delegate, Non-Voting)
14. *Vacant* (District Two State Delegate, Non-Voting)
15. **Andrew H. Sargent** (Maryland Department of Commerce, Past Chair, Non-Voting)

Executive Director

Jake Shade continues to serve as the appointed Executive Director of the Senator George C. Edwards Fund, leveraging his experience as a former Chairman of the Tri-County Council for Western Maryland and Allegany County Commissioner. His deep involvement in economic development initiatives and regional growth strategies will play a key role in driving the mission of the Fund and the Board forward. With a focus on marketing the Fund, promoting the region, and has been helpful enhancing the Fund's visibility and attracting investments that contribute to the economic development of Western Maryland. He has served as Executive Director since November 2023.

Project Status and Impact Analysis

The Project Status and Impact Analysis section provides a thorough review of the projects supported by the Senator George C. Edwards Fund during the 2025 calendar year. This section evaluates the progress, outcomes, and impacts of these initiatives, illustrating how the Fund's investments are driving economic growth, fostering job creation, and enhancing infrastructure across Western Maryland.

The analysis is structured to include:

1. **New Projects Funded:** This section highlights the new initiatives that received funding during the reporting period. It details their objectives, the rationale for their selection, and their alignment with regional economic development goals, offering a snapshot of fresh efforts designed to address community needs.
2. **Completed Projects:** A focus on projects successfully completed within the reporting period. This portion examines the measurable outcomes and benefits delivered to local communities through these completed efforts.
3. **Ongoing Projects:** An update on active projects, including their current status, milestones achieved, anticipated completion timelines, and significant developments.
4. **Economic Impact Metrics:** This section integrates key performance indicators to measure the broader implications of the projects. Metrics include:
 - **Total Project Value:** An overview of the financial scale of each project, encompassing contributions from the Fund and other sources, to gauge the overall economic magnitude.
 - **New Jobs Created:** An analysis of employment opportunities generated, assessing each project's contribution to job creation and economic stability.

By analyzing the scope and outcomes of the funded projects, this section underscores the Fund's role in advancing the region's economic competitiveness, fostering innovation, and supporting sustainable development. The following pages detail the funded projects and their impacts in Washington, Allegany, and Garrett Counties.

WASHINGTON COUNTY

New Projects Funded

Washington County did not approve any new projects during the 2025 calendar year, this is due to Washington County using all FY2025 funding between July 1 and December 31, 2024 on significant projects. Additionally, several projects that were approved in 2024 but pending disbursement received funding during 2025. These initiatives, while not newly approved, represent continued investment in high-impact economic development efforts across the county. Washington County has several more high impact projects, which are ready to be funded, when the new board is appointed. Additional details on these projects, including their funding amounts, status, and economic impact, are included in the Ongoing Projects and Economic Impact Metrics sections that follow.

Completed Projects

The following table includes all projects completed as of December 31, 2025 under the Senator George C. Edwards Fund. While some were approved and funded in prior years, each project listed reached full completion during either the 2024 or 2025 calendar year. These initiatives demonstrate the Fund’s ability to deliver measurable outcomes such as job creation, infrastructure upgrades, and business growth across Washington County. Collectively, these completed projects reflect a strong return on investment and the Fund’s ongoing commitment to advancing regional priorities through high-impact economic development.

Table 1

Washington County – Completed Projects (As of December 2025)		
Project/Business	Funding Awarded	Year Completed
Cascade Properties LLC (Project #1)	\$1,000,000	2024
Brook Lane Health Services	\$1,080,000	2024
Meritus Medical Center Inc. (Phase I)	\$1,523,853	2025

Hagerstown Community College	\$400,770	2025
DiPietro & Son LLC (Boonsboro Entertainment)	\$500,000	2025
Hagerstown Community College (WMD Cyber Range)	\$617,400	2025
Live at Hub City Vinyl, LLC	\$500,000	2025
Meritus Medical Center Inc. (Phase II)	\$1,500,000	2025

Ongoing Projects

Ongoing projects funded by the Senator George C. Edwards Fund demonstrate Washington County’s continued focus on economic growth and infrastructure development. These initiatives were awarded in prior years and remained active during the 2025 calendar year. Each project is tracked through quarterly progress reports submitted to the Board, ensuring transparency, accountability, and alignment with program goals. These efforts reflect long-term investments in sectors such as workforce training, advanced manufacturing, and downtown revitalization, and are expected to deliver lasting community and economic benefits upon completion.

Table 2

Washington County – Ongoing Projects (As of December 2025)			
Project/Business	Funding Awarded	Award Year	Description
Optimize Water Solutions LLC	\$200,000	2023	Solar powered mobile water treatment manufacturing.
Pittsburgh Institute of Aeronautics, Hagerstown	\$1,300,000	2023	10,000 sq/ft expansion of aircraft mechanic training school to expand student training potential.
Lanco Dairy Farms Co-op LLC dba Pennland Pure	\$1,161,600	2023	Purchase and installation of phosphorous mitigation equipment in their waste water pre-treatment facility.
Hagerstown Community College	\$46,706	2023	Workforce Training Center

Cascade Properties LLC (Project #2)	\$750,000	2024	Fort Ritchie Revival
One North LLC (Ringers FC)	\$500,000	2024	Centralized office, warehouse, and production operation for Ringers FC
Hager 5 LLC	\$500,000	2024	Renovation of Antietam Paper Building
Potomac Ridge Brewing	\$194,940	2024	Enclosing outdoor pavilion and additional improvements for larger scale events
Port 44 LLC	\$166,764	2024	Renovation and construction for 22-24 N. Conococheague Street in Williamsport, MD
Jamison Door	\$2,000,000	2024	Construction of new facility at Mt. Aetna Technology Park

Economic Impact Metrics

The Economic Impact Metrics section provides an overview of the projected outcomes of projects funded by the Senator George C. Edwards Fund in Allegany County. This analysis focuses on the Total Project Value, Funding Awarded by the Fund, and the number of New Jobs Created, as proposed by applicants.

It is important to note that the jobs created metric reflects the applicant’s projections at the time of submission. In some cases, the number of new jobs is listed as zero. For these applications, typically housing or residential-focused project, the Board considered the increase to the local tax base to be a significant economic benefit, consistent with the Fund’s legislative priorities.

In other cases, the number of new jobs is indicated with a dash (“–”), which represents a second-phase funding round for a project whose job totals were already reported in a previous cycle. These follow-up or second phase grants are critical to ensuring project completion and long-term success, but do not reflect additional job creation beyond what was initially reported.

Additionally, the table below includes projects labeled as “Approved – Pending Disbursement.” These represent initiatives that have been approved by the Board but have not yet received funding as of December 31, 2025. This status indicates that the project is committed to moving forward and is in the pre-funding phase. These metrics, summarized in the table below, provide insights into the broader economic impact these initiatives are expected to deliver for the county.

Table 3

Washington County – Economic Impact Metrics (2025)					
Project/Business	Year Awarded	Project Status	Total Project Value	Funding Awarded	New Jobs Created
Cascade Properties LLC (Project #1)	2023	Completed - 2024	\$3,075,000	\$1,000,000	0
Meritus Medical Center Inc. (Phase I)	2023	Completed - 2025	\$92,000,000	\$1,523,853	100
Optimize Water Solutions LLC	2023	Ongoing	\$638,000	\$200,000	11
Hagerstown Community College	2023	Completed - 2025	\$495,330	\$447,476	2
Pittsburgh Institute of Aeronautics, Hagerstown	2023	Ongoing	\$2,423,840	\$1,300,000	0
Lanco Dairy Farms Co-op LLC dba Pennland Pure	2023	Ongoing	\$6,910,449	\$1,161,600	0
Brook Lane Health Services Inc.	2023	Completed - 2024	\$1,800,000	\$1,080,000	15
Boonsboro Entertainment	2024	Completed - 2025	\$6,200,000	\$500,000	117
WMD Cyber Range	2024	Completed - 2025	\$686,000	\$617,400	0
Cascade Properties LLC (Project #2)	2024	Ongoing	\$2,445,000	\$750,000	0
Hub City Vinyl	2024	Completed - 2025	\$800,000	\$500,000	0
Meritus Medical Center Inc. (Phase II)	2024	Completed - 2025	-	\$1,500,000	100
One North LLC (Ringers FC)	2024	Ongoing	\$1,525,000	\$500,000	15
Hager 5 LLC	2024	Ongoing	\$7,500,000	\$500,000	13
Potomac Ridge Brewing	2024	Ongoing	\$216,940	\$194,940	10
Port 44 LLC	2024	Ongoing	\$221,500	\$166,764	8
Jamison Door	2024	Ongoing	\$38,750,000	\$2,000,000	30
Totals			\$165,687,059.00	\$13,942,033.00	391

ALLEGANY COUNTY

New Projects Funded

Allegheny County leveraged the Senator George C. Edwards Fund in 2025 to support a new wave of projects that advance industrial innovation, downtown revitalization, and sustainability. This year's investments reflect a continued commitment to strengthening the county's economic foundation while expanding into emerging sectors.

Notable projects include the development of a rail spur for Kingspan to support large-scale industrial reuse of the former Hunter Douglas site, and the launch of Nexus, a "waste to value" facility bringing advanced recycling infrastructure to the region. The expansion of SPARC Research into Downtown Cumberland and the new location for Wheelz Up further demonstrate the Fund's alignment with growing commercial enterprises. Additionally, investments in Main Street revitalization efforts through Greenbench II and Evergreen Associates signal ongoing support for mixed-use development in Frostburg.

Projects are categorized as **Ongoing** or **Approved – Pending Disbursement** based on their current status. Ongoing projects have already received funding and are actively underway. Approved – Pending Disbursement projects have been authorized by the Board but are awaiting fund distribution. A full list of new 2025 projects, including funding amounts and status, is provided in the following table.

Table 4

Allegheny County – New Projects Funded (2025)			
Project/Business	Project Status	Description	Funding Awarded
Wheelz Up	Ongoing	Creation of new retail location and renovation of 57 Baltimore Street Cumberland, MD	\$165,000
Arcadian II	Ongoing	Creation of new gallery and bar and renovation of 47 Baltimore Street Cumberland, MD	\$135,000
Kingspan	Ongoing	Creation of rail spur necessary for a new	\$800,000

		facility located in former 348,000 sq ft. Hunter Douglas Building	
CDEC / SPARC	Ongoing	Build out of office space to support expansion of SPARC Research expansion to Downtown Cumberland	\$100,000
Berkley Springs Instruments (BSI)	Ongoing	Creation and associated costs of production of ultrasound water quality monitoring devices	\$70,000
Nexus	Ongoing	Creation of large-scale “waste to value” facility	\$800,000
Greenbench II	Approved – Pending Disbursement	Restoration of 43-53 E. Main Street Frostburg into retail space and apartments	\$200,000
Evergreen Associates LLC (Prichard)	Approved – Pending Disbursement	Restoration of 1-5 W. Main Street Frostburg into commercial and residential uses	\$395,000
Allegany County – Geocycle	Approved – Pending Disbursement	Expansion of operations to Riverside Industrial Park	\$150,000
Total New Funding Awarded in Allegany County (2025)			\$2,815,000

Completed Projects

The table below captures all projects completed in Allegany County as of December 31, 2025, through the Senator George C. Edwards Fund. These initiatives were approved across multiple funding cycles, but all reached final completion in either 2024 or 2025. Together, they represent meaningful progress in areas such as business expansion, downtown revitalization, and

infrastructure development. Each completed project underscores the Fund’s role in supporting sustainable growth and economic opportunity across the county.

Table 5

Allegany County – Completed Projects (As of December 2025)		
Project/Business	Funding Awarded	Year Completed
Reptilian Arts	\$15,000	2024
ACM 3D Printers Makerspace	\$100,000	2024
Queen City Creamery	\$200,000	2025
Western Maryland Lemonade	\$1,000,000	2025
Grow West MD LLC	\$1,000,000	2025

Ongoing Projects

Allegany County’s ongoing projects reflect a broad portfolio of investments aimed at strengthening the local economy and supporting emerging industries. The projects listed below were approved in previous funding cycles and remained in progress throughout 2025, as well as several projects funded during the 2025 calendar year. These initiatives are closely monitored through quarterly reporting to the Board, ensuring responsible stewardship and timely delivery. From infrastructure improvements to innovation in manufacturing and hospitality, these ongoing efforts are poised to generate new jobs, expand the tax base, and support sustainable development across the county.

Table 6

Allegany County – Ongoing Projects (As of December 2025)			
Project/Business	Funding Awarded	Award Year	Description
1812 Brewery	\$750,000	2023	Expansion of existing operations to increase market and distribution opportunities.

PharmaCare	\$223,000	2023	Construction of a compliant cleanroom for regulatory compliance.
Rainmaker Entertainment	\$140,000	2023	Renovation of a building for a new partnership with ACM on marketing and communications internships.
CG Enterprises: Rosenbaum Redevelopment (Phase I)	\$500,000	2023	Commercial/residential building renovation in Baltimore Street.
Wills Hotel Development	\$500,000	2023	Renovation of an existing structure for use as a boutique hotel.
CG Enterprises: Rosenbaum Redevelopment (Phase II)	\$1,000,000	2024	Restoration of mixed-use building (Completion Phase of Rosenbaum Project)
Clym Environmental Services, LLC	\$1,500,000	2024	site work and construction of 10,000 sq. ft. building in Frostburg Business Park - Phase I and Phase II
AEON Technologies	\$190,000	2024	New Equipment Purchase
National Jet Company, Inc.	\$200,000	2024	Aerospace Industry Expansion
Timbrook 71 Baltimore Street	\$1,000,000	2025	Renovation and restoration of 71 Baltimore Street Cumberland, MD
Wheelz Up	\$165,000	2025	Creation of new retail location and renovation of 57 Baltimore Street Cumberland, MD
Arcadian II	\$135,000	2025	Creation of new gallery and bar and renovation of 47 Baltimore Street Cumberland, MD
Kingspan	\$800,000	2025	Creation of rail spur necessary for a new facility located in former 348,000 sq ft. Hunter Douglas Building

CDEC / SPARC	\$100,000	2025	Build out of office space to support expansion of SPARC Research expansion to Downtown Cumberland
Nexus	\$800,000	2025	Creation of large-scale “waste to value” facility

Economic Impact Metrics

The Economic Impact Metrics section provides an overview of the projected outcomes of projects funded by the Senator George C. Edwards Fund in Allegany County. This analysis focuses on the Total Project Value, Funding Awarded by the Fund, and the number of New Jobs Created, as proposed by applicants.

It is important to note that the jobs created metric reflects the applicant’s projections at the time of submission. In some cases, the number of new jobs is listed as zero. For these applications—typically housing or residential-focused projects—the Board considered the increase to the local tax base to be a significant economic benefit, consistent with the Fund’s legislative priorities.

In other cases, the number of new jobs is indicated with a dash (“–”), which represents a second-phase funding round for a project whose job totals were already reported in a previous cycle. These follow-up investments are critical to ensuring project completion and long-term success, but do not reflect additional job creation beyond what was initially reported.

Additionally, the table below includes projects labeled as “Approved – Pending Disbursement.” These represent initiatives that have been approved by the Board but have not yet received funding as of December 31, 2025. This status indicates that the project is committed to moving forward and is in the pre-funding phase. These metrics, summarized in the table below, provide insights into the broader economic impact these initiatives are expected to deliver for the county.

Table 7

Allegany County – Economic Impact Metrics (2025)					
Project/Business	Year Awarded	Project Status	Total Project Value	Funding Awarded	New Jobs Created
1812 Brewery	2023	Ongoing	\$1,500,000	\$750,000	6

Allegany County Gov't: Sedgwick St. Redevelopment	2023	Ongoing	\$1,895,395	\$422,000	0
Allegany County Gov't: Vocke Road Access	2023	Ongoing	\$4,500,750	\$1,000,000	60
Allegany College of Maryland	2023	Completed - 2024	\$250,000	\$100,000	0
PharmaCare	2023	Ongoing	\$423,204	\$223,000	25
Queen City Creamery	2023	Completed - 2025	\$375,000	\$200,000	5
Rainmaker Entertainment	2023	Ongoing	\$327,500	\$140,000	0
Reptilian Arts	2023	Completed - 2024	\$30,000	\$15,000	3
CG Enterprises: Rosenbaum Redevelopment (Phase I)	2023	Ongoing	\$5,000,000	\$500,000	25
Western Maryland Lemonade	2023	Completed - 2025	\$1,911,215	\$1,000,000	30
Wills Hotel Development	2023	Ongoing	\$4,050,000	\$500,000	30
CG Enterprises: Rosenbaum Redevelopment (Phase II)	2024	Ongoing	-	\$1,000,000	5
Grow West	2024	Completed - 2025	\$10,200,000	\$1,000,000	50
Wills Hotel Development (II)	2024	Ongoing	-	\$250,000	-
Clym Environmental	2024	Ongoing	\$15,350,000	\$1,500,000	15
Aeon Technologies	2024	Ongoing	\$800,000	\$190,000	10
National Jet	2024	Ongoing	\$1,000,000	\$200,000	5
Arcadian Gallery	2024	Ongoing	\$768,000	\$150,000	7
Greenbench Development LLC	2024	Approved – Pending Disbursement	\$3,400,000	\$275,000	0
Timbrook 71 Baltimore Street	2024	Ongoing	\$12,000,000	\$1,000,000	40
Wheelz Up	2025	Ongoing	\$476,000	\$165,000	5

Arcadian (Phase II)	2025	Ongoing	-	\$135,000	-
Kingspan	2025	Ongoing	\$2,042,530	\$800,000	95
CDEC / SPARC	2025	Ongoing	\$900,000	\$100,000	6
Berkley Springs Instruments (BSI)	2025	Ongoing	\$400,000	\$70,000	20
Nexus	2025	Ongoing	\$96,000,000	\$800,000	20
Greenbench II	2025	Approved – Pending Disbursement	-	\$200,000	-
Evergreen Associates LLC (Prichard)	2025	Approved – Pending Disbursement	\$2,345,000	\$395,000	4
Allegany County – Geocycle	2025	Approved – Pending Disbursement	\$540,000	\$150,000	30
Totals			\$166,484,594.00	\$13,230,000.00	496

GARRETT COUNTY

New Projects Funded

In 2025, Garrett County continued to make targeted use of the Senator George C. Edwards Fund to advance industrial development and unlock the full potential of strategic infrastructure assets. This year's new funding supported two impactful projects that align with the county's long-term economic goals.

The Cannabarrons project involves the creation of a 20,000-square-foot processing facility, bringing significant private investment and job opportunities to the region's expanding agricultural and manufacturing sectors. In parallel, Phase II of utility installation at the Keyser's Ridge Business Park builds on prior work funded by the Board, further preparing the site to attract new commercial tenants and support sustained industrial growth.

Both projects are categorized as Ongoing, having received funding and entered the implementation phase in 2025. A full summary of these initiatives, including funding amounts, is provided in the following table.

Table 8

Garrett County – New Projects Funded (2025)			
Project/Business	Project Status	Description	Funding Awarded
Cannabarrons	Ongoing	Creation of 20,000 sq foot processing facility	\$500,000
Garrett County – Keyser's Ridge (Phase II)	Ongoing	Completion of utility installation for	\$355,000
Total New Funding Awarded in Garrett County (2025)			\$855,000

Completed Projects

The following projects were successfully completed by the end of 2025, demonstrating the ongoing impact of the Senator George C. Edwards Fund in Garrett County. These initiatives span sectors such as advanced manufacturing, energy, housing, and healthcare, and were completed

during either the 2024 or 2025 calendar year. Each reflects a collaborative approach to rural economic development and highlights the Fund’s importance in delivering job-creating investments in Garrett County.

Table 9

Garrett County – Completed Projects (As of December 2025)		
Project/Business	Funding Awarded	Year Completed
Beitzel Resources	\$1,500,000	2024
Simon Pearce	\$1,300,000	2024
MD Energy Resources	\$1,300,000	2024
Garrett County Gov't: Keyzers Ridge Business Park Propane System	\$500,000	2025
Garrett County Gov't: MEDCO Spec Building Purchase	\$600,000	2025
Garrett Container Systems, Inc.	\$1,300,000	2025
Quest for Hope	\$167,455	2025
Garrett County – Keyzers Ridge	\$355,000	2025

Ongoing Projects

Ongoing projects in Garrett County continue to address critical regional priorities, including housing, healthcare access, industrial site development, and small business growth. These projects (initiated primarily in 2023 and 2024, with two projects receiving funding in 2025) advanced significantly in 2025 and are actively being implemented with support from the Senator George C. Edwards Fund. Each is subject to quarterly reporting to ensure performance milestones are met. Together, these efforts underscore the Fund’s long-term commitment to building economic resilience and improving quality of life throughout Garrett County.

Table 10

Garrett County – Ongoing Projects (As of December 2025)			
Project/Business	Funding Awarded	Year Awarded	Description
Garrett County Gov't: Affordable Housing	\$1,200,000	2023	Infrastructure for affordable housing development in Grantsville.
Garrett Container Systems, Inc.	\$1,300,000	2024	Garrett Container Systems Upgrade Phase I
The North Hill Community, LLC	\$900,000	2024	The design and development of the infrastructure for Phase I of new housing development in Grantsville, Maryland
Western Maryland Health Center Corp dba Mountain Laurel Medical Center	\$1,000,000	2024	Mountain Laurel Medical Center Grantsville
Green Turtle	\$275,000	2024	Expansion of business and creation of golf simulator
Sunrise Sanitation	\$800,000	2024	Creation of operations and hub and recycling facility in Garrett County
Town of Accident-Flat Street	\$435,000	2024	Infrastructure improvements to support development of new residential construction
Cannabarrons	\$500,000	2025	Creation of 20,000 sq foot processing facility

Economic Impact Metrics

The Economic Impact Metrics section provides an overview of the projected outcomes of projects funded by the Senator George C. Edwards Fund in Allegany County. This analysis focuses on the Total Project Value, Funding Awarded by the Fund, and the number of New Jobs Created, as proposed by applicants.

It is important to note that the jobs created metric reflects the applicant's projections at the time of submission. In some cases, the number of new jobs is listed as zero. For these applications—

typically housing or residential-focused projects—the Board considered the increase to the local tax base to be a significant economic benefit, consistent with the Fund’s legislative priorities.

In other cases, the number of new jobs is indicated with a dash (“–”), which represents a second-phase funding round for a project whose job totals were already reported in a previous cycle. These follow-up investments are critical to ensuring project completion and long-term success, but do not reflect additional job creation beyond what was initially reported.

Additionally, the table below includes projects labeled as “Approved – Pending Disbursement.” These represent initiatives that have been approved by the Board but have not yet received funding as of December 31, 2025. This status indicates that the project is committed to moving forward and is in the pre-funding phase. These metrics, summarized in the table below, provide insights into the broader economic impact these initiatives are expected to deliver for the county.

Table 11

Garrett County – Economic Impact Metrics (2025)					
Project/Business	Year Awarded	Project Status	Total Project Value	Funding Awarded	New Jobs Created
Beitzel Resources	2023	Completed - 2024	\$4,036,640	\$1,500,000	25
Corsa Coal/North Mine	2023	Completed - 2024	\$2,400,000	\$1,300,000	60
Garrett County Gov't: Affordable Housing	2023	Ongoing	\$1,500,000	\$1,200,000	0
Garrett County Gov't: Keyzers Ridge Business Park Propane System	2023	Completed - 2025	\$700,000	\$500,000	0
Garrett County Gov't: MEDCO Spec Building Purchase	2023	Completed - 2025	\$2,000,000	\$600,000	120
Simon Pierce	2023	Completed - 2024	\$2,500,000	\$1,500,000	34
Garrett Container	2024	Completed - 2025	\$1,600,000	\$1,300,000	20
North Hill Development	2024	Ongoing	\$27,000,000	\$900,000	0
Mountain Laurel	2024	Ongoing	\$3,375,000	\$1,000,000	13
Green Turtle	2024	Ongoing	\$934,000	\$275,000	16

Cherry Hill	2024	Approved – Pending Disbursement	\$6,500,000	\$1,000,000	40
Sunrise Sanitation	2024	Approved – Pending Disbursement	\$3,230,000	\$800,000	26
Town of Accident-Flat Street	2024	Approved – Pending Disbursement	\$475,000	\$435,000	0
Quest for Hope	2024	Completed - 2025	\$378,000	\$167,455	7
Cannabarrons	2025	Ongoing	\$7,000,000	\$500,000	40
Garrett County – Keyzers Ridge (Phase II)	2025	Completed- 2025	-	\$355,000	-
Totals			\$63,628,640.00	\$13,332,455.00	401

Conclusion

The 2025 report for the Senator George C. Edwards Fund demonstrates the significant progress made in driving economic development and revitalization across Western Maryland. Over the past year, the Fund has continued to fulfill its mission of supporting transformative projects that create jobs, enhance local infrastructure, and strengthen the economies of Washington, Allegany, and Garrett Counties.

Notable Achievements Through 2025

In 2025, the Fund awarded new grant funding in Allegany and Garrett Counties, while continuing to advance previously approved projects across the region:

- **Washington County:** While no new projects were approved during the 2025 calendar year, eight projects approved in prior years progressed through funding, implementation, and completion, reflecting growth in workforce development, manufacturing, healthcare, and downtown revitalization.
- **Allegany County:** \$2,815,000 in new grants supported industrial reuse, downtown commercial expansion, advanced manufacturing, and sustainability-focused projects, reinforcing the county's role as a regional hub for innovation and job growth.
- **Garrett County:** \$855,000 in new funding advanced industrial processing capacity and completed critical infrastructure improvements at Keyser's Ridge Business Park, positioning the county for future private-sector investment.

Cumulatively, as of December 31, 2025, the Fund has awarded **\$40,504,488** in grants, catalyzing projects with a combined total project value of **\$395,800,293**. These investments are projected to support **1,328 jobs across Western Maryland**, representing an increase of **175 jobs** over the prior year's reported total. Even in cases where job creation was not the primary outcome—such as infrastructure or housing-related projects—the Board approved initiatives based on their ability to expand the tax base and enable long-term economic growth, consistent with legislative intent.

Cumulative Impact by County

Since the inception of the Senator George C. Edwards Fund, the program has played a critical role in driving strategic economic development across Washington, Allegany, and Garrett Counties. Through targeted grants, the Fund has leveraged significant private and public

investment, supported job creation, and advanced long-term priorities in infrastructure, industry, and revitalization. The cumulative impact of the Fund as of December 31, 2025, is summarized below:

- **Washington County**
 - **Total Project Value:** \$165,687,059
 - **Total Grant Funding Awarded:** \$13,942,033
 - **Total Jobs Projected:** 391
- **Allegany County**
 - **Total Project Value:** \$166,484,594
 - **Total Grant Funding Awarded:** \$13,230,000
 - **Total Jobs Projected:** 496
- **Garrett County**
 - **Total Project Value:** \$63,628,640
 - **Total Grant Funding Awarded:** \$13,332,455
 - **Total Jobs Projected:** 401

In total, the Fund has supported:

- **\$395,800,293 in combined project value**
- **\$40,504,488 in total grant awards**
- **1,328 projected jobs across the region**

These figures reflect the Fund’s growing legacy as a catalyst for economic revitalization and job creation in Western Maryland, demonstrating the value of sustained investment and regional collaboration.

Program Evolution and Legislative Updates

The 2025 reporting year also marked a significant evolution in the governance and statutory framework of the Fund. In 2025, the General Assembly enacted **Senate Bill 861 (crossfiled as House Bill 1459)**, signed into law by Governor Wes Moore, to update and refine the Western Maryland Economic Future Investment Program. This legislation, effective July 1, 2025, introduced targeted reforms to strengthen accountability and sharpen economic impact, including:

- **Board Composition:** A restructured Western Maryland Economic Future Investment Board, with reduced membership and clarification that Members of the General Assembly are prohibited to serve as voting participants.

- **Purpose of the Fund:** A clarified statutory focus on job creation and significant economic development opportunities, reinforcing the Fund’s role as a catalyst for transformative regional investment.
- **Evaluation Criteria:** New minimum thresholds requiring projects to demonstrate meaningful employment impact or certified population growth, ensuring that public dollars are deployed strategically and effectively.

These changes reflect the General Assembly’s confidence in the Fund’s performance and its commitment to refining the program to maximize measurable outcomes.

Ongoing and Approved Projects

In addition to completed initiatives, numerous projects approved in prior funding cycles remain underway. These ongoing efforts are tracked through quarterly reporting and active oversight, underscoring the Board’s commitment to transparency and fiscal responsibility. Projects categorized as “Approved – Pending Disbursement” represent commitments that are prepared to move forward once final preconditions are met, ensuring that resources are directed to projects with the greatest potential regional impact.

Looking Ahead

As the Fund moves forward, priorities will include:

- Supporting projects that meet the enhanced statutory criteria for job creation and economic impact;
- Strengthening partnerships with private-sector investors and local governments;
- Promoting innovation, sustainability, and long-term competitiveness across the three-county region.

By maintaining a disciplined focus on transparency, accountability, and strategic investment, the Senator George C. Edwards Fund will continue to play a pivotal role in shaping a prosperous and competitive future for Western Maryland. The Board looks forward to building on the program’s successes and continuing to serve as a responsible steward of economic opportunity for the region.