

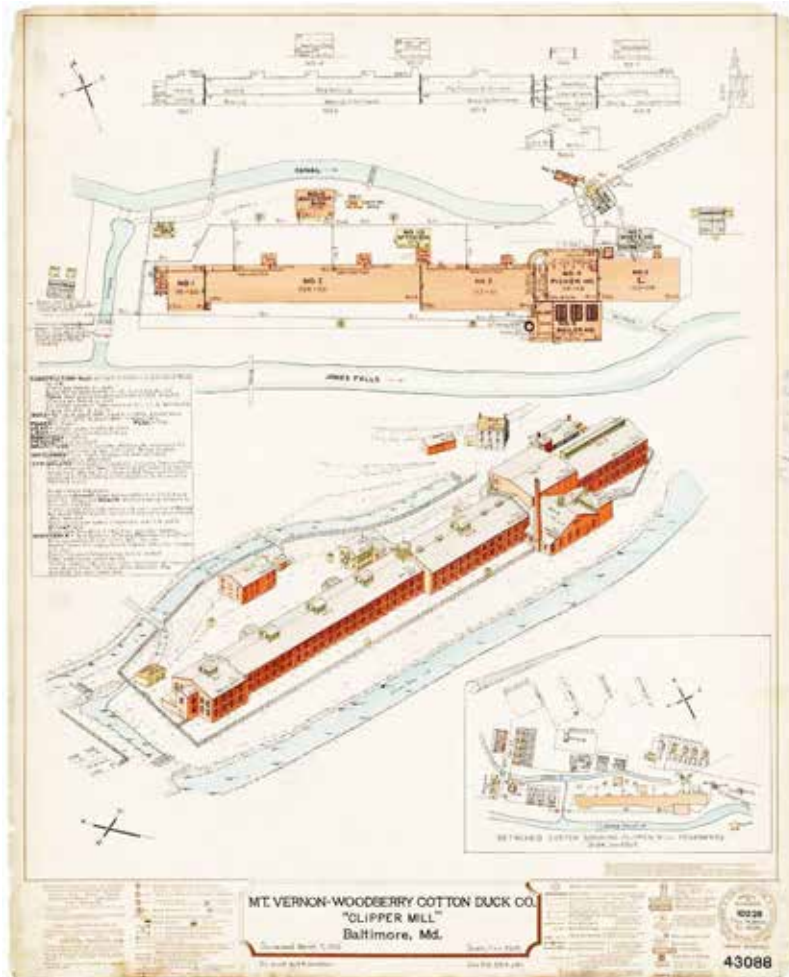


WHITEHALL MILL

HISTORY

Clipper Mill, named for the clipper ships that used the sail duck, was built on the site of the burned White Hall Cotton Factory in 1854 and also appeared as "Hoopers Clipper Cotton Duck Factory." Horatio N. Gambrill and William E. Hooper operated as Wm. E. Hooper and Co. until Gambrill in 1865 sold all his varied properties.

Clipper Mill suffered a fire early in its life, Sun, November 6, 1865. The mill was rebuilt soon after at double original capacity. It was part of the Hooper chain until 1899 when the Mt. Vernon, Hooper and Gambrill interests were consolidated. Not long after that, Mt. Vernon-Woodberry Mills, Inc sold Clipper to Purity Paper Vessels in 1925.



WHITEHALL MILL

HISTORY



WHITEHALL MILL

Purity Paper Vessels manufactured round, coated paper containers suitable for packaging semi-liquid food such as oysters and ice cream. Purity Paper Vessels abandoned steam power, switching the plant to industrial gas.

In 1941, the I. Sekine Company, a Japanese-owned toothbrush manufacturer, purchased the property for \$70,000. The day after Pearl Harbor the United States arrested H.H. Sekine along with 71 other aliens in Maryland and closed the factory. By Christmas, Sekine, who had lived in the U.S. for 20 years, was cleared and the factory reopened. Sekine continued to occupy the site through 1972, when Hurricane Agnes flooded the property. In 1948 the Quartermaster Corps occupied the building. Other tenants after World War II include Penguin Books, which operated a distribution center from the building.

Most recently Komar Inc., a porn distribution center owned the property, using it to resell old magazines, dvds and novelties.

PRE-CONSTRUCTION PHOTOS



WHITEHALL MILL

PRE-CONSTRUCTION PHOTOS



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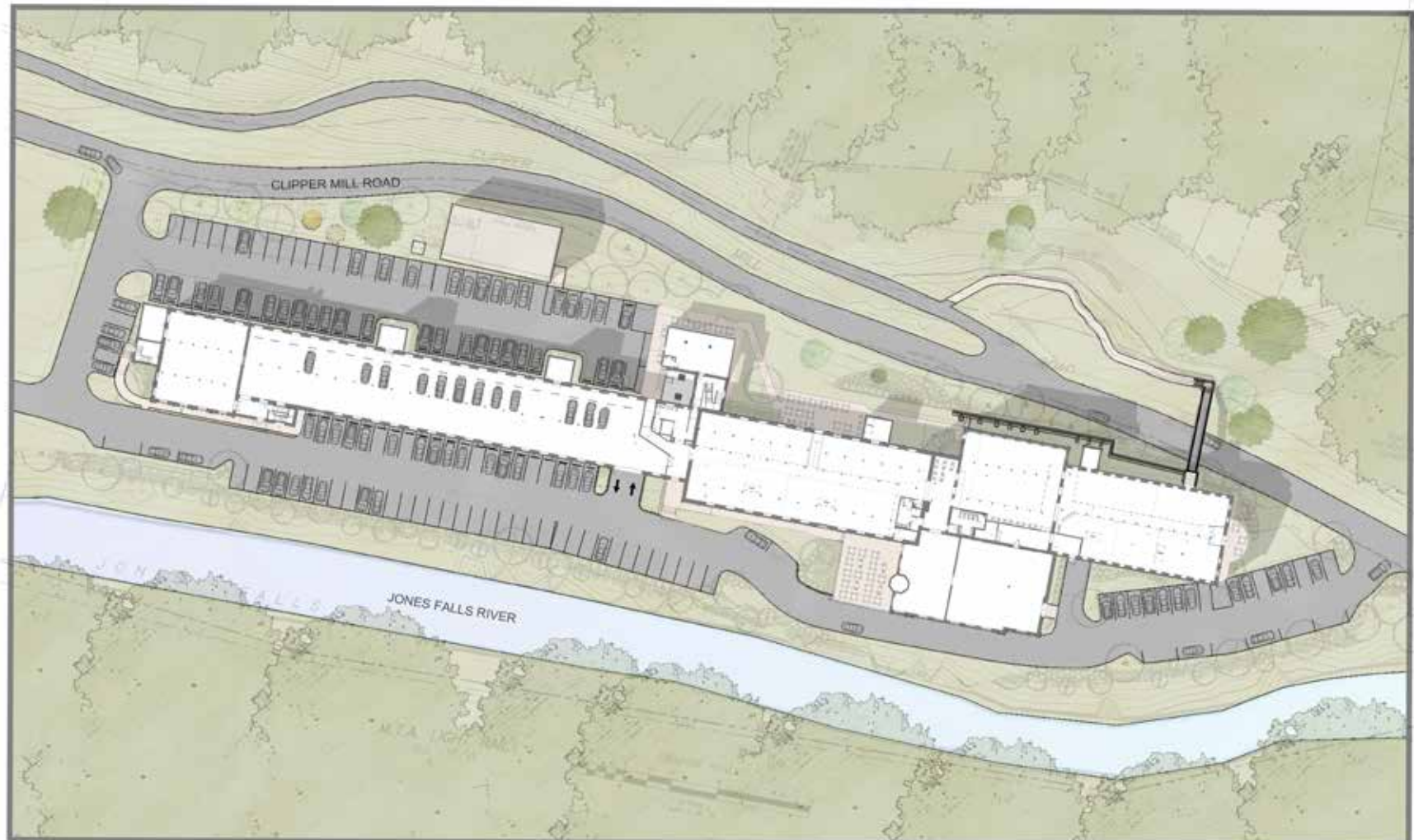
THE TEAM

	<h1>WHITEHALL MILL</h1>
       	<p>Terra Nova Ventures DEVELOPER</p> <p>Bank of America FINANCING</p> <p>Bob Tucker Consulting, Inc. OWNER'S REPRESENTATION</p> <p>Alexander Design Studio ARCHITECT</p> <p>Chesapeake Community Advisors, Inc. FINANCIAL CONSULTANT</p> <p>Gower Thompson Inc. CIVIL ENGINEERING</p> <p>Mincin Patel Milano, Inc. STRUCTURAL ENGINEERING</p> <p>Henry Adams, LLC MECHANICAL-ELECTRICAL ENGINEERING</p> 



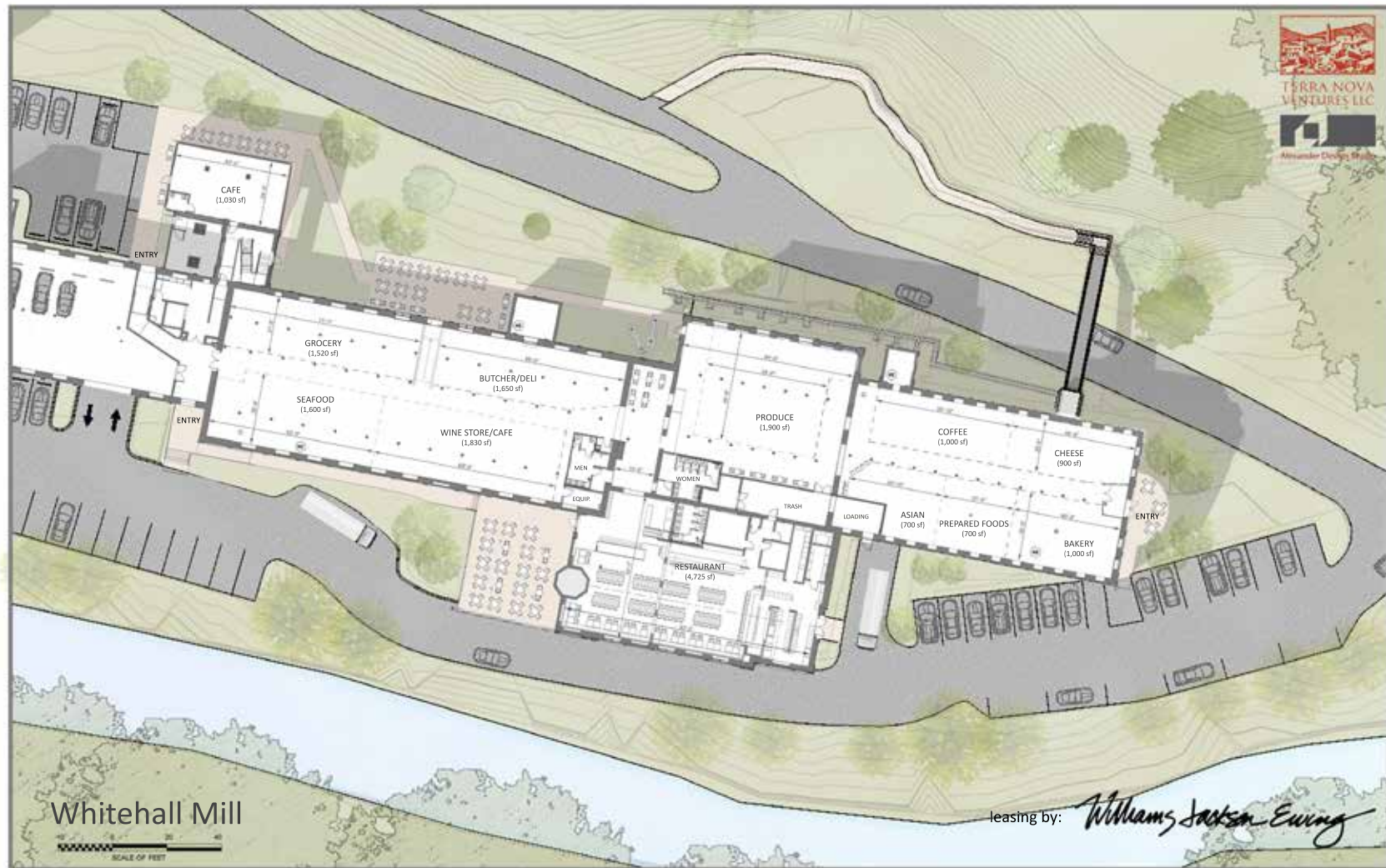


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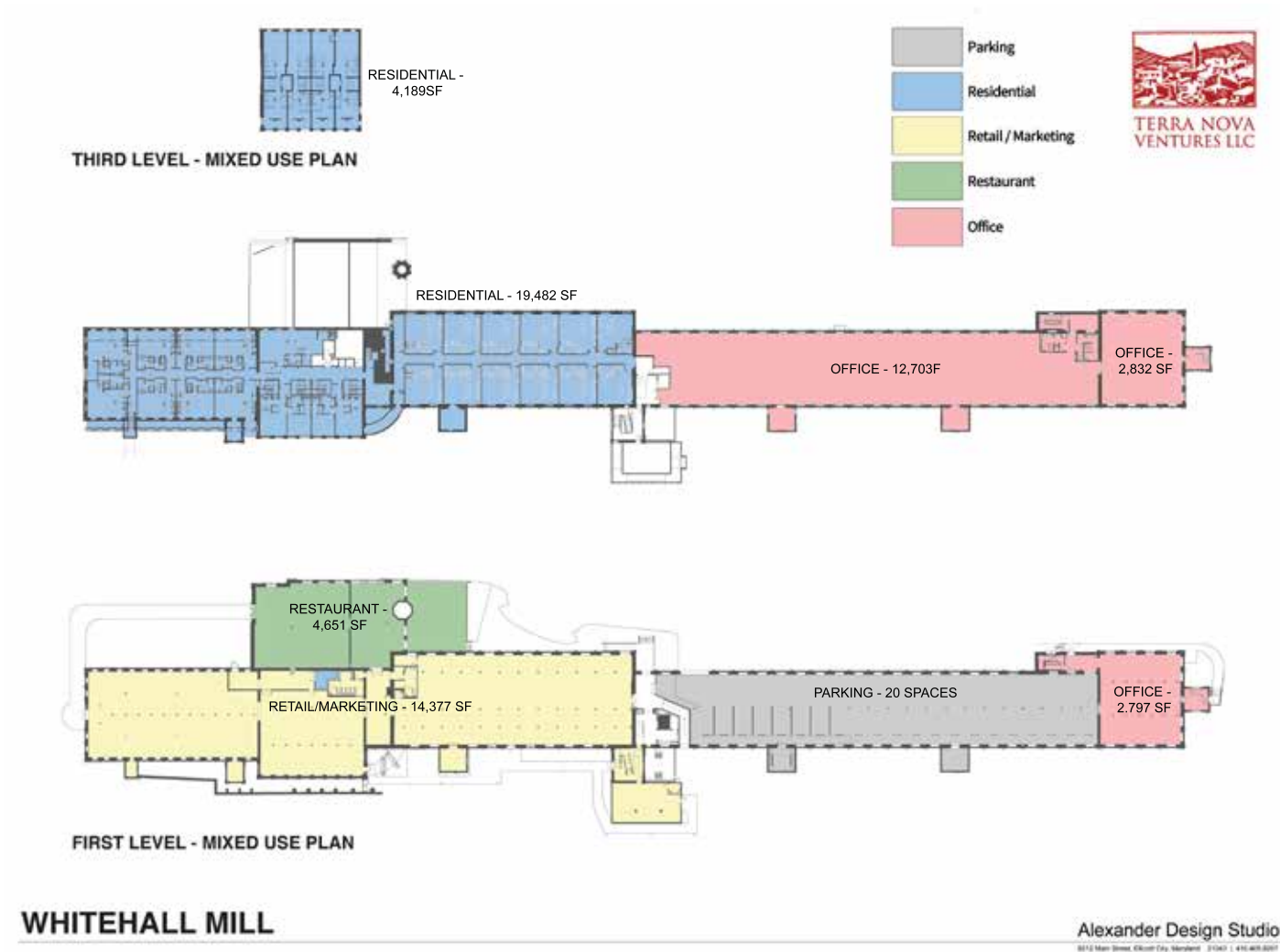
WHITEHALL MILL

MARKET PLAN



WHITEHALL MILL

MIXED-USE PLAN



WHITEHALL MILL

FINANCING



\$22,622,000

Debt and Equity Financing

November 26, 2014



TOTAL COSTS - \$22 Mil.

- Purchase
- Construction
- Development

FINANCING TYPES

- Debt and equity financing-
 - Bank of America
- Federal Historic Tax Credits
- MD Historic Tax Credits

FINANCING CONSULTANT-

- Chesapeake Community Advisors

HISTORIC TAX CONSULTANT-

- Betty Bird and Associates

WHITEHALL MILL

CONSTRUCTION PHOTOS



WHITEHALL MILL

CHALLENGES



- 1) Flood Plain
 - Flood Shutters
 - Preserving natural Jones Falls

- 2) Mixed- Use Work
 - changing locations of market
 - how many apartments
 - parking
 - offices

- 3) Historic
 - windows
 - materials
 - floclation of equipment
 - grout lines



- 4) Unusual Length of Building
 - 700' long building
 - pass through
 - long runs of electrical

- 5) The Bridge
 - easement with SPCA
 - height of bridge

WHITEHALL MILL

CONSTRUCTION PHOTOS



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EXTERIOR COMPLETED PHOTOS



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APARTMENT COMPLETED PHOTOS



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MAHAN RYKIEL PHOTOS



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REMAINING SPACE PHOTOS



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