

Economic Development Strategic Goal

Project: Ben Lomond Manor House

Project Description:

The Ben Lomond Manor House is a two-story house originally constructed in 1837. It was used as a hospital during the first and second Battles of Manassas during the Civil War.

This project includes the replacement of the manor house roof, restoration of former slave quarters, emergency stabilization of the smokehouse and dairy, construction of public restrooms and restoration of the basement kitchen.

Ben Lomond and its grounds are currently open on a limited basis. The restoration will open additional areas of the house and grounds to the public.

Total Project Budget: **\$1,086,629**

Strategic Plan Impact:

▶ **Economic Development** – This project supports the Economic Development Strategic Goal by “focusing on tourism and historic preservation as positive contributors to economic development.” This is accomplished by “renovating and opening for tourism at least two historic sites.”

Service Impact:

▶ **Tourism Attractions** – The Ben Lomond Manor House serves as a tourist destination as well as an educational focal point in Prince William County.

Comprehensive Plan Impact:

▶ **Cultural Resources** – Fulfills the Comprehensive Plan goal to identify and protect Prince William County’s significant historical, archaeological, architectural, and other cultural resources that document or demonstrate the County’s prehistory or history for the benefit of all County residents and visitors.

Funding Source:

- ▶ **Federal Grants** – The Ben Lomond Manor House Commission and the Department of Public Works will apply for TEA-21 federal grant funds during FY 2004.
- ▶ **General Fund** – The General Fund provides \$70,000 annually, which may be used as a local match for obtaining federal or state grants. In addition, the General Fund provided \$214,629 in proceeds from a court settlement with the federal government (William Center settlement) earmarked for historic preservation.
- ▶ **Transient Occupancy Tax** – The Ben Lomond Manor House is allocated \$50,000 annually in Transient Occupancy Tax funds earmarked for tourism-related expenditures including the improvement of worthy tourist destinations.

Critical Milestones:

▶ **Annual funding** for renovating the Ben Lomond Manor House is included throughout the life of the Capital Improvements Program.

**Prince William County Government
Department: Economic Development**

2004 CAPITAL IMPROVEMENT PROGRAM

PROJECT COST CATEGORIES	PRIOR YEARS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
Planning	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design	\$15,000	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Construction	\$119,629	\$200,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$800,000
Project Management	\$5,000	\$10,000	\$0	\$0	\$0	\$0	\$0	\$10,000
Construction Management	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0	\$25,000
Occupancy	\$0	\$1,700	\$0	\$0	\$0	\$0	\$0	\$1,700
Telecommunications	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt Issuance Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Project Contingency	\$0	\$5,300	\$0	\$0	\$0	\$0	\$0	\$5,300
Total	\$214,629	\$272,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$872,000

FUNDING SOURCES	PRIOR YEARS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
General Fund	\$182,629	\$272,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$872,000
Delinquent Taxes	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Levy	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solid Waste Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Stormwater Management Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fuel Tax	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State/Federal	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Proffers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$214,629	\$272,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$872,000

OPERATING IMPACTS	FY04	FY05	FY06	FY07	FY08	FY09	Total FY 04-09
Debt Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Operating Cost	\$43,400	\$65,279	\$75,279	\$75,279	\$123,729	\$123,729	\$506,695
Program Operating Cost	\$0	\$16,000	\$48,000	\$48,000	\$48,000	\$48,000	\$208,000
Operating Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Subsidy Required	\$43,400	\$81,279	\$123,279	\$123,279	\$171,729	\$171,729	\$714,695
GENERAL FUND REQUIREMENT	\$315,400	\$201,279	\$243,279	\$243,279	\$291,729	\$291,729	\$1,586,695



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