



## BACKGROUND

The history of the Wilkins Rogers Mill complex in Ellicott City, Maryland, traces its roots back to 1774, when the Ellicott brothers built a grist mill on the banks of the Patapsco River, becoming the first in Maryland to produce flour as a commercial enterprise. The mill was also a pioneer in the region, adopting Oliver Evans' system of mill automation, which played a key role in establishing Baltimore as one of the nation's most successful producers of flour products.

Over the years, the buildings changed ownership, were damaged and restored by fires, but remained in operation until 2020. Today, the complex remains a contributing property in the Ellicott's Mills Historic District, which was listed in the National Register of Historic Places in 1976.

## PROJECT DETAILS

The historic Wilkins Rogers complex will be redeveloped into a mixed-use project called Ellicott Mill consisting of 190 apartments, a 3,887 square foot restaurant overlooking the Patapsco River, 4,330 square feet of retail space, a swimming pool, modern amenities and a parking garage. Various unit types will be available including studio, one bedroom, two bedroom, three bedrooms and the lofts.

As part of the historic tax credit program the project will maintain its historic character with rehab to the main mill building, a two-story machine shop with attached three story offices and lab space warehouse, the boiler house, nine large silos, and a railroad trestle. Ellicott Mill is on Frederick Road, within walking distance to downtown Ellicott City, and is conveniently located between Baltimore and Washington DC.

## ECONOMIC AND COMMUNITY IMPACT

The \$85 million revitalization of Ellicott Mill was supported in part by NTCIC through an equity investment in the \$10 million Federal Historic Tax Credits generated by the project, \$3 million in State Historic Tax Credits, and a \$7 million bridge loan.

NTCIC acted as the investor in Federal and State historic tax credits, bridge lender, and will continue its partnership in the project as a servicer and asset manager.



**PROJECT SIZE:** 186,000 SF

**FINANCING DATE:** 2025

**NTCIC FINANCING:**

\$10 Million Federal HTCs

\$3 Million State HTCs

\$7 Million Bridge Loan

**NTCIC ROLE:**

Investment Sourcing

Underwriting

Asset Management

**COMMUNITY BENEFITS:**

Economic Development

Housing



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