

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Mason Dixon Complex - Phase II		
2. Senate Sponsor	3. House Sponsor	
Carozza	Beauchamp	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Wicomico County	\$500,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of Phase II of the Mason Dixon Complex project which will include construction of the parking lot and site amenities		
7. Matching Fund		
Requirements:	Type:	
Grant		
8. Special Provisions		
<input type="checkbox"/> Historical Easement	<input checked="" type="checkbox"/> Non-Sectarian	
9. Contact Name and Title	Contact Ph#	Email Address
Steve Miller		443-944-6085
10. Description and Purpose of Organization (Limit length to visible area)		
The mission of the Wicomico County Department of Recreation, Parks & Tourism is to enhance the quality of life for Wicomico County residents through public recreation, safe and attractive parks, tourism-driven initiatives that increase economic activity in the County and a multi-purpose Civic Center.		

11. Description and Purpose of Project (Limit length to visible area)

Wicomico County is seeking improvements at the Mason Dixon Athletic Complex to enhance public safety, functionality, recreational usage, and to better utilize the facility to draw events to Delmar. Phase I of the project, scheduled for the fall of 2025, will include mostly site work including storm water management, construction of pathways, and re-orientation of fields to create space for the next phase. Phase II will include a new parking lot to improve on-site flow and increase public safety, in addition to solving parking issues for the Delmar Elementary School, located across the street. Phase II will also include additional amenities such as: a new concessions and restroom facility which is ADA compliant, field lights, additional walking trails, pickleball courts, playground improvements, among other park amenities.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$0
Design	\$360,000
Construction	\$3,800,000
Equipment	\$0
Total	\$4,160,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

Wicomico County - Local (portion is pending)	\$2,160,000
MD State bond initiative - Phase I (2-12-25 BPW)	\$1,200,000
MD State bond initiative - Phase II (pending)	\$500,000
Community Parks / State Program Open Space (pending)	\$300,000
Total	\$4,160,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
10/19/2022	3/31/2025	8/15/2025	4/15/2027
15. Total Private Funds and Pledges Raised	16. Current Number of People Served Annually at Project Site		17. Number of People to be Served Annually After the Project is Complete
0.00	10,000		13,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2024	\$1,200,000	Mason Dixon Phase 1	
2018	\$580,000	AWP Stadium Renovations	
2017	\$500,000	AWP Stadium Renovations	
2016	\$775,000	AWP Stadium Renovations	
19. Legal Name and Address of Grantee		Project Address (If Different)	
Wicomico County 125 N. Division St. Salisbury, MD 21803		704 South Pennsylvania Avenue Delmar, MD 21875	
20. Legislative District in Which Project is Located	38B - Wicomico County		
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[X]	[]	[]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Paul Wilber	Has An Appraisal Been Done?	Yes/No
Phone:	410-742-3176		
Address:		If Yes, List Appraisal Dates and Value	
115 Broad St. Salisbury, MD 21801			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
0	0	1500.00	1500.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Own
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			Yes
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
Town of Delmar (3-way lease agreement)	5 year	All	630,000
Delmar Little League (3-way lease agreement)	5 year	All	630,000
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
26. Building Square Footage:			
Current Space GSF	800		
Space to be Renovated GSF	0		
New GSF	1,600		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	2026
28. Comments	
<p>This project is an important public safety project which will positively impact Wicomico County, the Town of Delmar, Delmar Little League, and the Wicomico Public Schools. The existing conditions do not offer on-site, accessible parking and creates a hazardous condition for park attendees. The proposed improvements would include on-site parking which would alleviate this situation by directing vehicular and pedestrian traffic to designated areas. Besides enhancing the safety and experience for park attendees, the parking lot will be beneficial to Delmar Elementary School, which sits adjacent to the park, and does not have sufficient areas for school drop-off and pick-up. This creates regular traffic back-ups onto Foskey Lane, creating another hazardous condition.</p> <p>In addition to the public safety improvements, the proposed project will also mark the single largest investment at the facility in the last 40+ years. The park is the main County recreational facility in the Town of Delmar and serves 10,000+ residents on the north end of the County. The project will modernize the facility, bring the facility into ADA compliance, and provide much-needed recreational amenities that are not currently available in Delmar. Combined with other facilities in Wicomico County, the improved park will also enhance the County's ability to attract and retain amateur sports events, enhancing the local and regional economy.</p> <p>This project provides a unique opportunity to address multiple public safety and quality-of-life issues. The County, Town of Delmar, Wicomico Public Schools, Delmar Little League, and other stakeholders worked very collaboratively throughout the planning stages and in forming the park master plan. The proposed plan for funding includes State and local funding and may include private donations in the future from Delmar Little League.</p>	