

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Mid Shore Regional Detention Center		
2. Senate Sponsor	3. House Sponsor	
	Arentz	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Queen Anne's County	\$4,100,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Mid Shore Regional Detention Center, specifically the Architectural and Engineering (A & E) costs		
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
Todd Mohn, County Administrator		410-758-4098
10. Description and Purpose of Organization (Limit length to visible area)		
<p>Queen Anne's County Government has taken the lead to plan, design and construct a new regional Detention Center to serve the population of Queen Anne's, Caroline and Kent Counties. The project site was a former EPRU State facility that was closed and transferred to Queen Anne's County specifically for reuse as a new Detention Center. The existing antiquated independent facilities (one in each County) will be closed and/or repurposed.</p>		

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

Queen Annes, Caroline and Kent Counties all have aging antiquated detention facilities that need major renovation or replacement. When the Eastern Pre-Release Unit (EPRU) was deeded from the State of Maryland to Queen Annes County, the three counties began collaboration on a multi-county partnership for a new regional detention facility which would enable significant savings in the cost of design, construction, and future operations. The New Mid-Shore Regional Detention Center (MSRDC) will accommodate approximately 338 beds, addressing diverse needs including male and female populations, medical and mental health facilities, segregation units, juvenile services, and support for LGBTQ+ individuals, in anticipation of 2043 requirements.

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	\$1
Design	\$8,200,000
Construction	\$90,300,000
Equipment	\$1,500,000
Total	\$100,000,001

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

Queen Anne's County Commissioners	\$22,500,001
Kent County Commissioners	\$12,500,000
Caroline County Commissioners	\$15,000,000
State / MDPSC	\$50,000,000
Total	\$100,000,001

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
7-1-2025	7-1-2026	9-1-2026	7-1-2028
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	0		100,000 (Population of 3
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
19. Legal Name and Address of Grantee		Project Address (If Different)	
County Commissioners Of Queen Anne's County 107 N Liberty Street Centreville MD 21617		700 Flat Iron Square Road Church Hill, MD	
20. Legislative District in Which Project is Located	36 - Kent, Queen Anne's, Cecil, and Caroline Counties		
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:	Pat Thompson	Has An Appraisal Been Done?	Yes/No
Phone:	410-758-4098		No
Address:		If Yes, List Appraisal Dates and Value	
107 N Liberty Street Centreville MD 21617			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
108	115	17312268.00	15000000.00
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?			No
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
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			
Space to be Renovated GSF			
New GSF	146,667		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	
28. Comments	
<p>Queen Annes, Caroline and Kent Counties are currently concluding the schematic design phase of for a new Regional Detention Center on property in Queen Annes County that was transferred from the State Board of Public Works to Queen Annes County in March of 2024. The property (noted above) was the former State of Maryland Eastern Pre-Release Unit that was closed.</p> <p>We are hereby requesting a Capital Funding commitment authorizing FY 2026 State matching funds (\$4.1 million) in order to proceed with this essential facility for our respective jurisdictions. The next essential step is to continue and complete a design and bid specifications package for the project over the next 18-months, bringing the project to shovel ready status.</p> <p>This regional facility is desperately needed by all three jurisdictions and further delay due to suspension of the design process will result in continuing cost escalations for both design services and ultimately the cost of construction.</p> <p>The uniqueness of this situation warrants strong consideration to accelerate funding to the maximum extent possible.</p> <p>Prior committed funds (\$16.4 million) approved for Queen Annes County for a single County project were withdrawn in order to pursue this more efficient regional project.</p> <p>The creation of our partnership and new regional project was a direct result of the closure and surplus of the EPRU site.</p> <p>The regional approach is the first of its kind in Maryland and could prove to be a model for other rural regions of the State, saving millions in future capital funds.</p> <p>The increased needs for all three Counties, and the deficiencies that the projects sought to address are due to new laws and regulations.</p> <p>The lack of adequate mental health facilities throughout the State. The result often burdens detention center facilities as a last resort holding facility until a mental health facility becomes available for an individual in need.</p> <p>Kent County has recently expressed its desire to permanently close its current facility due to a lack of efficiency.</p>	