

State Of Maryland

2025 Bond Initiative Fact Sheet

1. Name Of Project		
Middletown Park Master Plan		
2. Senate Sponsor	3. House Sponsor	
Folden	Pippy	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Frederick County	\$250,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Middletown Park planning and design services (Master Plan) for a recently purchased farm property, for future landscaping and construction		
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
Paul Mantello		301-473-3123
10. Description and Purpose of Organization (Limit length to visible area)		
Middletown is a municipality in Frederick County, Maryland, located between the Catoctin Mountains to the east, South Mountain to the west, with the Pennsylvania border to the north and the Potomac River and Virginia to the south. Middletowns population is 5,450. The Town is steeped in Colonial and Civil War history.		

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

Project entails the development of a Park Master Plan of a 31-acre farm property, on the western edge of town, and engineering for all three phases, to develop the property into a new regional public park w/ community event center and public works maintenance facility. The property is contiguous with the Towns Wiles Branch Park and almost entirely located in the floodplain of the Catoctin Creek. There are multiple buildings on the property to be repurposed for use by the Towns Public Works Department, including a 3,300 square foot, and a 160-year-old historic barn, proposed for restoration and renovation as a community event center. The remaining 29 acres located in the 100-year floodplain will be developed into a public park, expanding the public facilities and open spaces of the existing Wiles Branch Park and creating a green barrier on the outer limits of the municipal boundary.

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	
Design	\$750,000
Construction	
Equipment	
Total	\$750,000

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

Town of Middletown	\$250,000
State Legislative Bond Initiative	\$250,000
Frederick County	\$250,000
Total	\$750,000

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
9/1/2025	3/31/2026		
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	25,000	
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)	
Burgess & Commissioners of Middletown 31 W. Main Street Middletown, MD 21769			
20. Legislative District in Which Project is Located	4 - Frederick 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 Mantello	Has An Appraisal Been Done?	Yes/No
Phone:	3014733123		
Address:		If Yes, List Appraisal Dates and Value	

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
19	19	4300000.00	4300000.00
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	N/A		
Space to be Renovated GSF	N/A		
New GSF	N/A		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion	N/A
28. Comments	
<p>The barn and farm property have a place in our local and national history. In the early 1800s, the Adam Koogle House and Koogle Barn were fixtures along Old National Pike and in the local industrial community of Spoolsville, supporting regional commerce and local development. During the Civil War, General J.E.B. Stuart utilized the Koogle property as a Confederate Headquarters. Stuart ordered the adjacent bridge over the Little Catoctin Creek and along the Old National Pike, known as the Koogle Bridge, to be burned down, to slow the advancing Union Army. The burning of the bridge also burned down Koogles bank barn, hay shed, and other agricultural outbuildings nearby, as the Union troops skirmished with Confederates around Middletown and the surrounding area. The Koogle Barn was subsequently rebuilt, in the late 1860s.</p> <p>Public parks are integral to the well-being and vitality of communities, especially in small towns where they can serve as the heart of social and recreational life. They provide outdoor spaces for recreation, social and community events, while also contributing to environmental sustainability and economic development.</p> <p>Like many small municipalities in Maryland, and throughout the United States, Middletown has significant public infrastructure needs and insufficient resources. Middletown will finance the purchase of the property and has secured DNR Program Open Space (POS) funding to subsidize the cost. We estimate the design and construction of the planned public works facility renovations/upgrades, the new youth sports fields and facilities, the extension of the Wiles Branch Park walking path system, the barn restoration and renovation, and all the other needed park appurtenances to be approximately \$3.2 Million.</p> <p>Middletowns Harris Farm Property Development Project will increase surrounding property values, increase tourism and stimulate the local economy, and provide a new public space for the Middletown Valley and over 5,200 Middletown Residents.</p>	