Maryland's Program Open Space

ANNUAL PROGRAM

for

Fiscal Year 2016

Cecil County's Plan for Park Land Acquisition And Recreation Facility Development

Adopted by Cecil County, MD and the Cecil County Board of Parks and Recreation

Adopted July 1, 2015

Letter of Transmittal

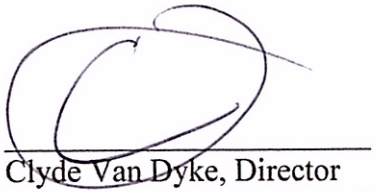
Clyde Van Dyke
Director, Cecil County Department of Parks and Recreation

July 1, 2015

Richard Hall, Secretary, Land-Use Planning & Analysis, MDP
James W. (Chip) Price, Associate Director, Program Open Space, DNR

Cecil County's Annual Program for Fiscal Year 2016

On behalf of Cecil County, Maryland it is the pleasure of the Department of Parks and Recreation to provide you with our Annual Program for Fiscal Year 2016. We believe you will find our project requests consistent with our county's *2011 Land Preservation, Parks and Recreation Plan*, and with the eight visions of Maryland's 1992 Planning Act. We ask that you join with us in the successful completion of these important projects.



Clyde Van Dyke, Director
Cecil County Department of Parks and Recreation

Cecil County's Plan for Park Land Acquisition And Recreation Facility Development

Introduction

Methodology of Project Selection

Due to the continued national economic situation and more particularly the projected Fiscal Year 2016 Maryland property transfer tax revenue, Cecil County has reduced its park acquisition and recreation facility development expectations. In fiscal year 2016, the County will review three potential acquisitions and continue construction on one development project. It is anticipated that the development project will utilize the County's entire fiscal year 2016 allocation. This Annual Program received public review when presented to the Cecil County Board of Parks and Recreation and the County Executive.

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PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR ACQUISITION
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State (POS	Federal
Cecil County	**Acquisition Funding**				**$652,375**	**-0-**	**$652,375**	**-0-**
	Cecil Sports Complex: Potential acquisition of 2 additional acres adjacent to Cecil Sports Complex to address limited parking at facility.	18.5	20.5	2	**$120,000-estimated**	**-0-**	**$120,000-estimated**	**-0-**
	Calvert Regional Park: Potential acquisition of .9 acres adjacent to Calvert Regional Park for parking and/or future access road.	112	113	.9	**$155,000-estimated**		**$155,000-estimated**	**-0-**
	Bittersweet Golf Course: Potential acquisition of 55 acres, former golf course for development into fields and trails.	0	55	55	**$500,000-estimated**		**$500,000-estimated**	**-0-**

THIS PROJECT'S CONSISTENCY WITH THE EIGHT VISIONS OF THE 1992 PLANNING ACT

The 1992 Planning Act establishes Maryland's growth management policies in the form of the eight visions. The intent of the Act is to provide a unifying set of principles to guide local and State actions at all stages of activity from general comprehensive planning through implementation of those plans by means of State and local operation, regulatory, and capital programs.

The Eight Visions:

1. **Development is concentrated in suitable areas;**
2. **Sensitive areas are protected;**
3. **In rural areas, growth is directed to existing population centers and resource areas are protected;**
4. **Stewardship of the Chesapeake Bay and the land is a universal ethic;**
5. **Conservation of resources, including a reduction in resource consumption, is practiced;**
6. **To assure the achievement of paragraphs 1-5, economic growth is encouraged and regulatory mechanisms are streamlined;**
7. **Adequate public facilities and infrastructure under control of the county or municipal corporation area are available or planned in areas where growth is to occur; and**
8. **Funding mechanisms are addressed to achieve the visions.**

Acquisition Funding

New acquisition(s) will comply with the above Eight Visions as well as our county's 2011 Land Preservation, Parks and Recreation Plan.

PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR DEVELOPMENT
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
Cecil County	**Development Funding**	Existing	Ultimate	Project	Total	Local	State (POS	Federal **-0-**
	Calvert Regional Park Development Phase I	**112**	**113**	**112**	**$2,009,781**	**$1,778,000**	**$231,781**	**-0-**
	Inclusion of 1 Synthetic Turf Field, 7 Natural Grass Fields, Parking, Walking Trail, Basketball Courts, Pavilions, Playgrounds							

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Development Reserve Funding

New development projects will comply with the above Eight Visions as well as our County's 2011 Land Preservation, Parks and Recreation Plan.

Fiscal 2016 Acquisition Project

PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR ACQUISITION
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State (POS	Federal
Cecil County	**Reserved for future land acquisition projects**						**$652,375**	**-0-**
	Cecil Sports Complex							
	Potential purchase of 2 additional acres adjacent to Cecil Sports Complex to address limited parking at facility.	18.5	20.5	2			**$120,000 estimated**	**-0-**

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Real Property Data Search (w3)

Guide to searching the database

Search Result for CECIL COUNTY

View Map | View GroundRent Redemption | View GroundRent Registration

Account Identifier: **District - 05 Account Number - 131073**

Owner Information

Owner Name:	HSBC BANK USA NA C/O OCWEN LOAN SERVICING LLC	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1661 WORTHINGTON RD SUITE 100 WEST PALM BEACH FL 33409-0000	**Deed Reference:**	/03717/ 00377

Location & Structure Information

Premises Address:	92 BARD CAMERON RD RISING SUN 21911-0000	**Legal Description:**	2.00 ACRES 88-92 BARD CAMERON ROAD N OF NORTH EAST

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0018	0016	0429		0000				2015	
									Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	
		Tax Class:	5

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1940	2,154 SF		2.0000 AC	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	NO	STANDARD UNIT	SIDING	2 full		

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	104,000	104,000		
Improvements	62,400	67,100		
Total:	166,400	171,100	166,400	167,967
Preferential Land:	0			0

Transfer Information

Seller: BUCKLAND BOYD L & APRIL L	**Date:** 05/01/2015	**Price:** $157,000
Type: NON-ARM'S LENGTH OTHER	**Deed1:** /03717/ 00377	**Deed2:**
Seller: HOLMAN, RICHARD B. & VIOLA MAY	**Date:** 06/01/2006	**Price:** $111,000
Type: ARM'S LENGTH VACANT	**Deed1:** WLB /02145/ 00325	**Deed2:**
Seller:	**Date:**	**Price:**
Type:	**Deed1:**	**Deed2:**

Exemption Information

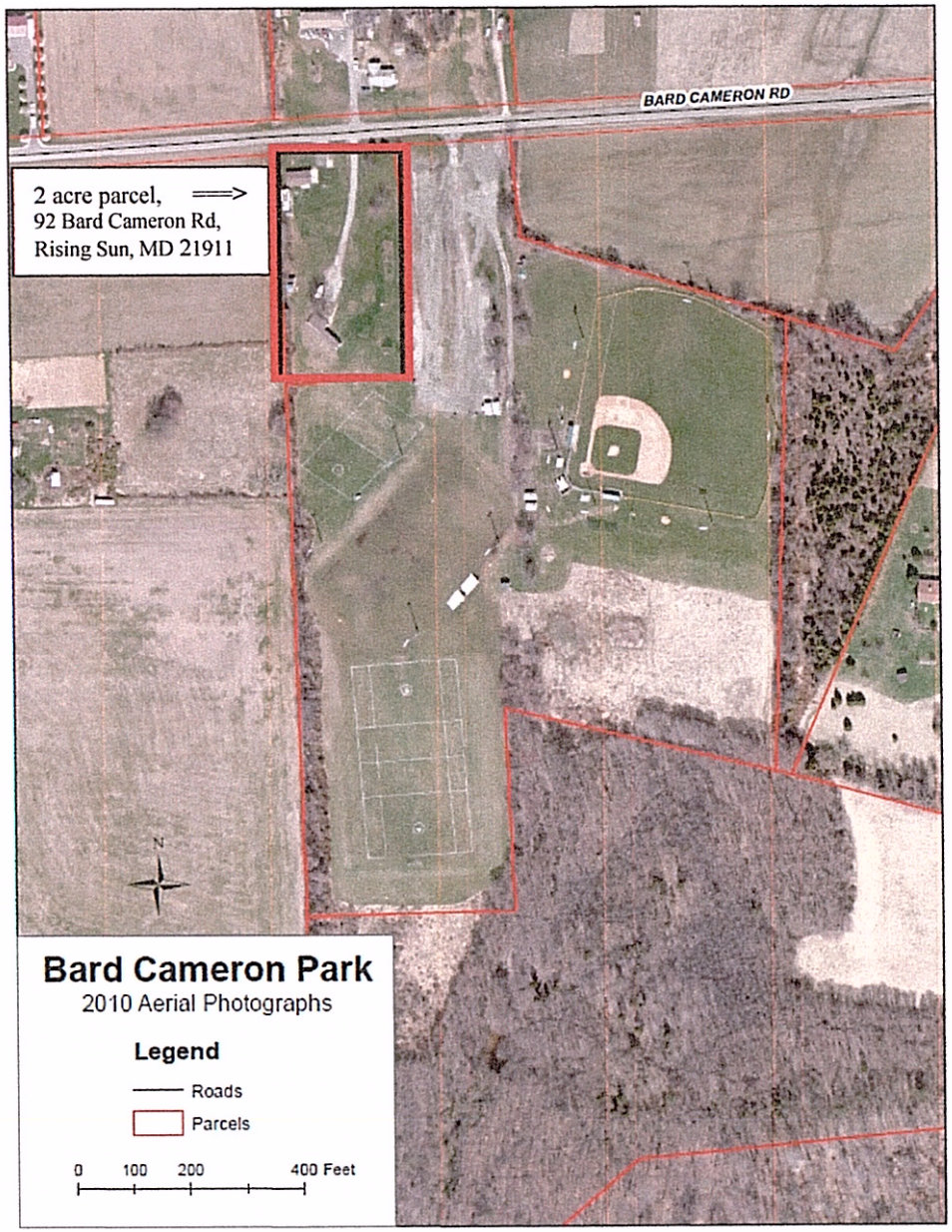
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	**Special Tax Recapture:**
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

This page reserved for map of Cecil Sports Complex



Fiscal 2016 Acquisition Project

PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR ACQUISITION
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State (POS	Federal
Cecil County	**Reserved for future land acquisition projects**						**$652,375**	**-0-**
	Calvert Regional Park							
	Potential acquisition of .9 acres adjacent to Calvert Regional Park for parking and/or future access road.	112	113	.9			**$155,000 estimated**	**-0-**

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Search Result for CECIL COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: **District - 09 Account Number - 015450**

Owner Information

Owner Name:	TYREE KAREN GALE	**Use:**	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	C/O LEROY DAVIS 103 BREWSTER DR NEWARK DE 19711-6635	**Deed Reference:**	/00245/ 00795

Location & Structure Information

Premises Address:	331 BRICK MEETINGHOUSE RD NORTH EAST 21501-0000	**Legal Description:**	.5023 ACRE 331 BRICK MEETINGHOUSE E OF CALVERT

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	MS1679
0012	0001	0354		0000				2014	Plat Ref:	

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	5
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1933	1,318 SF		39,251 SF	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
1	YES	STANDARD UNIT	SIDING	1 full		

Value Information

	Base Value	Value As of 01/01/2014	Phase-In Assessments As of 07/01/2014	As of 07/01/2015
Land:	92,100	92,100		
Improvements	59,000	62,800		
Total:	151,100	154,900	152,367	153,633
Preferential Land:	0			0

Transfer Information

Seller: LOMBARDI, MICHAEL & TYREE, KAREN G	Date: 09/06/1583	Price: $5,746
Type: NON-ARMS LENGTH OTHER	Deed1: NDS /00245/ 00795	Deed2:
Seller: DELANO, RAYMOND P JR & AUDREY S	Date: 03/27/1586	Price: $35,000
Type: ARMS LENGTH IMPROVED	Deed1: NDS /00160/ 00438	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

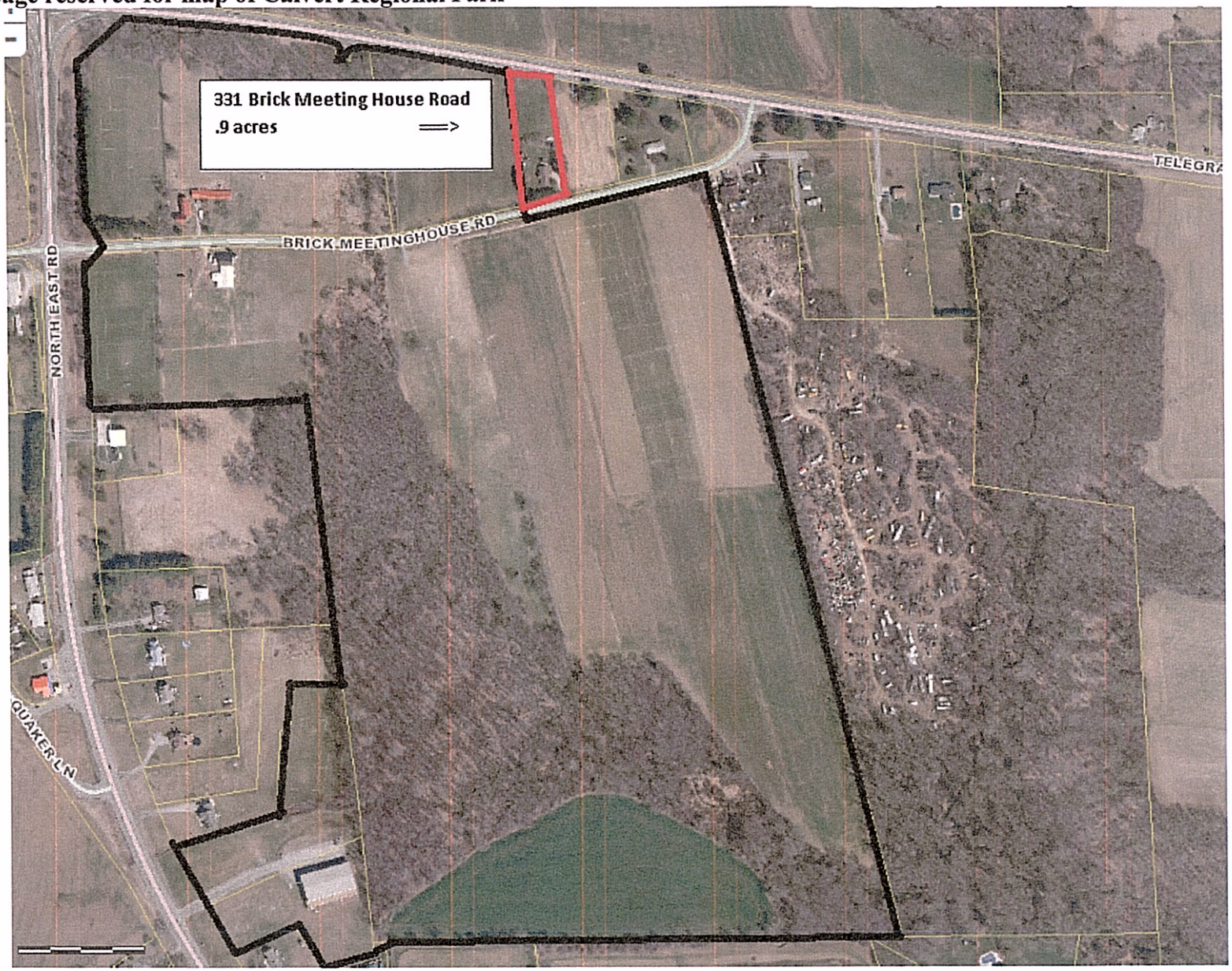
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

This page reserved for map of Calvert Regional Park



Fiscal 2016 Acquisition Project

PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR ACQUISITION
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State (POS	Federal
Cecil County	**Reserved for future land acquisition projects**						**$652,375**	**-0-**
	Bittersweet Golf Course (formerly)							
	Potential acquisition of 55 acres, former golf course for development into fields and trails.	0	55	55			**$500,000 estimated**	**-0-**

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Real Property Data Search (w2) Guide to searching the database

Search Result for CECIL COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: **District - 02 Account Number -** 025465

Owner Information

Owner Name:	213 FARMS LLC	**Use:**	COMMERCIAL
		Principal Residence:	NO
Mailing Address:	633 EAST CYPRESS ST KENNETT SQUARE PA 19348-0000	**Deed Reference:**	/03636/ 00124

Location & Structure Information

Premises Address:	AUGUSTINE HERMAN HWY ELKTON 21921-0000	**Legal Description:**	145.7593 ACRES E/S AUGUSTINE HERMAN HWY S OF ELKTON

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0038	0011	0539		0000				2013	Plat Ref:

Special Tax Areas:		**Town:**	NONE
		Ad Valorem:	3
		Tax Class:	

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1981	5832		145.7500 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		COUNTRY CLUB				

Value Information

	Base Value	Value As of 01/01/2013	Phase-In Assessments As of 07/01/2014	As of 07/01/2015
Land:	728,500	656,000		
Improvements	587,300	328,000		
Total:	1,315,200	984,000	984,000	984,000
Preferential Land:	0			0

Transfer Information

Seller: NOVO REALTY LLC	Date: 10/22/2014	Price: $855,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03636/ 00124	Deed2:
Seller: 1150 AUGUSTINE HERMAN LC	Date: 05/28/2014	Price: $775,000
Type: NON-ARMS LENGTH OTHER	Deed1: /03574/ 00147	Deed2:
Seller: BRANTWOOD DEVELOPMENT	Date: 02/27/2006	Price: $3,550,000
Type: ARMS LENGTH MULTIPLE	Deed1: WLB /02066/ 00257	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Tax Exempt:	**Special Tax Recapture:**
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

This page reserved for map of former Bittersweet Golf Course

Fiscal 2016 Development Project

PROGRAM OPEN SPACE
ANNUAL PROGRAM FOR DEVELOPMENT
FISCAL YEAR 2016

Sponsor	**Project Name,** Project Description	Acreage			Source of Funds for Annual Program Only			
		Existing	Ultimate	Project	Total	Local	State (POS	Federal
Cecil County	**Calvert Regional Park Development Phase I**	**112**	**113**	**112**	**2.5**	**2,009,781**	**$231,781**	**-0-**
	Inclusion of 1 Synthetic Turf Field, 7 Natural Grass Fields, Parking, Walking Trail, Pavilions, Playgrounds, Basketball Courts							

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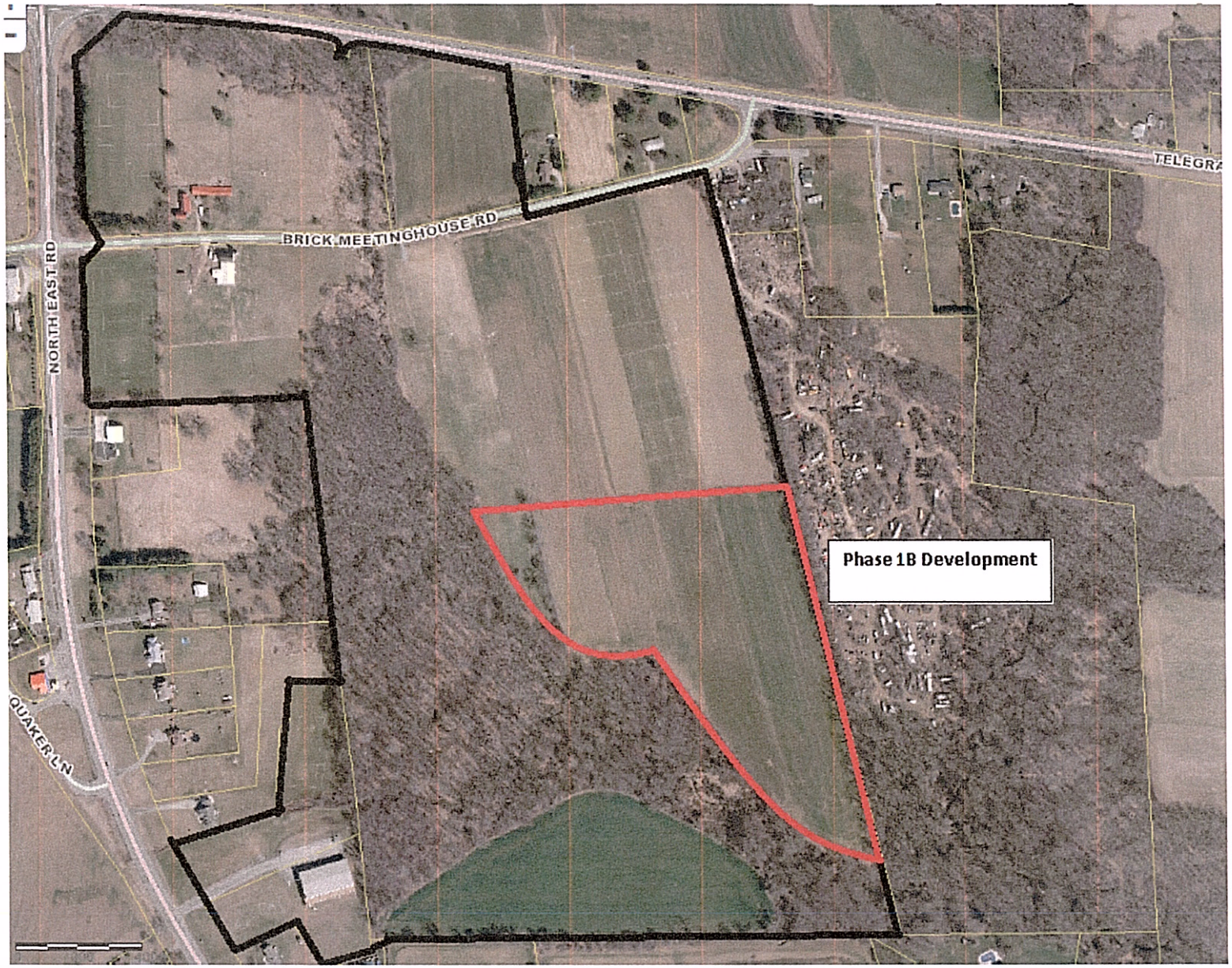

Summary

PROGRAM OPEN SPACE
REVENUE

	OPEN SPACE REVENUE 12300000-334580	OUTSIDE DONATIONS 12300000-365390	OPERATING TRANSFERS 12300000-394001	FUND BALANCE AVAILABLE 12300000-399110	TOTALS
Acquisition Reserve Funding	652,375	0	0	0	652,375
Development Reserve Funding	231,781	0	0	0	231,781
Totals	884,156	0	0	0	884,156

PROGRAM OPEN SPACE
EXPENDITURES

	PROFESS. SERVICES 12361900-504400	LAND ACQUIS. 12361900-508100	BUILDINGS AND IMPRS. 12361900-508200	SUPPLIES 12361900-503100	TOTALS
Acquisition Funding	**0**	**652,375**	**0**	**0**	**652,375**
Cecil Sports Complex-potential acquisition	**0**	**120,000-potential**	**0**	**0**	**120,000**
Calvert Regional Park-potential acquisition	**0**	**155,000-potential**	**0**	**0**	**155,000**
Former Bittersweet Golf Course-potential acquisition	**0**	**500,000-potential**	**0**	**0**	**500,000**
Development Funding	**0**	**0**	**231.781**	**0**	**231,781**
Calvert Regional Park	**0**	**0**	**231,781**	**0**	**231,781**
Totals	**0**	**652,375**	**0**	**0**	**652,375**