

# State Of Maryland

## 2025 Bond Initiative Fact Sheet

|  |   |                      |
|--|---|----------------------|
| <b>1. Name Of Project</b>  |   |                      |
| Franklin Point at Deerborne Dog Park   |   |                      |
| <b>2. Senate Sponsor</b>   | <b>3. House Sponsor</b>                           |                      |
| C. Jackson   | Allen   |                      |
| <b>4. Jurisdiction</b> (County or Baltimore City)  | <b>5. Requested Amount</b>                        |                      |
| Baltimore County   | \$40,000  |                      |
| <b>6. Purpose of Bond Initiative</b>   |   |                      |
| the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of a dog park, including all labor and materials for tree and brush removal, clearing, pipe bedding installation, fencing, dog waste stations, and debris |   |                      |
| <b>7. Matching Fund</b>  |   |                      |
| Requirements:  | Type:   |                      |
| Grant  |   |                      |
| <b>8. Special Provisions</b>   |   |                      |
| <input type="checkbox"/> Historical Easement   | <input checked="" type="checkbox"/> Non-Sectarian |                      |
| <b>9. Contact Name and Title</b>   | <b>Contact Ph#</b>                                | <b>Email Address</b> |
| Michelle Alexander   |   | 410-645-1865         |
|  |   |                      |
|  |   |                      |
| <b>10. Description and Purpose of Organization</b> (Limit length to visible area)  |   |                      |
| Grant for the development of a dog park, including all labor and materials for tree and brush removal, clearing, pipe bedding installation, fencing, dog waste stations, and debris removal.   |   |                      |



|   |   |   |                              |
|---|---|---|------------------------------|
| <b>14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)</b>  |   |   |                              |
| <b>Begin Design</b>   | <b>Complete Design</b>  | <b>Begin Construction</b>   | <b>Complete Construction</b> |
| Completed   | Completed   | June 2025   | June 2025                    |
| <b>15. Total Private Funds and Pledges Raised</b>   | <b>16. Current Number of People Served Annually at Project Site</b> | <b>17. Number of People to be Served Annually After the Project is Complete</b> |                              |
| 0.00  | 63  | 63  |                              |
| <b>18. Other State Capital Grants to Recipients in the Past 15 Years</b>  |   |   |                              |
| <b>Legislative Session</b>  | <b>Amount</b>   | <b>Purpose</b>  |                              |
| None  |   |   |                              |
|   |   |   |                              |
|   |   |   |                              |
|   |   |   |                              |
| <b>19. Legal Name and Address of Grantee</b>  |   | <b>Project Address (If Different)</b>   |                              |
| Franklin Point At Deerborne Homeowners Association<br>c/o Pelican Property Management<br>8725 Loch Raven Blvd., Suite 201<br>Towson, MD 21286 |   | 11-33, 100-167 Ironwood Court<br>Rosedale, MD 21237                             |                              |
| <b>20. Legislative District in Which Project is Located</b>   | 6 - Baltimore County  |   |                              |
| <b>21. Legal Status of Grantee (Please Check One)</b>   |   |   |                              |
| <b>Local Govt.</b>  | <b>For Profit</b>   | <b>Non Profit</b>   | <b>Federal</b>               |
| [ ]   | [ ]   | [ X ]   | [ ]                          |
| <b>22. Grantee Legal Representative</b>   |   | <b>23. If Match Includes Real Property:</b>                                     |                              |
| <b>Name:</b>  | Craig Zaller, Esq., Law Office of Nagle & Zaller, 8840 Stanford     | <b>Has An Appraisal Been Done?</b>  | Yes/No                       |
| <b>Phone:</b>   | 410-740-8100  |   | No                           |
| <b>Address:</b>   |   | <b>If Yes, List Appraisal Dates and Value</b>                                   |                              |
|   |   |   |                              |
|   |   |   |                              |
|   |   |   |                              |
|   |   |   |                              |

| <b>24. Impact of Project on Staffing and Operating Cost at Project Site</b>                 |                                 |                                 |                                   |
|---|---------------------------------|---------------------------------|-----------------------------------|
| <b>Current # of Employees</b>   | <b>Projected # of Employees</b> | <b>Current Operating Budget</b> | <b>Projected Operating Budget</b> |
| N/A Contractor  | N/A                             |                                 |                                   |
| <b>25. Ownership of Property</b> (Info Requested by Treasurer's Office for bond purposes)   |                                 |                                 |                                   |
| <b>A. Will the grantee own or lease (pick one) the property to be improved?</b>             |                                 |                                 | Own                               |
| <b>B. If owned, does the grantee plan to sell within 15 years?</b>                          |                                 |                                 | No                                |
| <b>C. Does the grantee intend to lease any portion of the property to others?</b>           |                                 |                                 | No                                |
| <b>D. If property is owned by grantee any space is to be leased, provide the following:</b> |                                 |                                 |                                   |
| <b>Lessee</b>   | <b>Terms of Lease</b>           | <b>Cost Covered by Lease</b>    | <b>Square Footage Leased</b>      |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
| <b>E. If property is leased by grantee - Provide the following:</b>                         |                                 |                                 |                                   |
| <b>Name of Leaser</b>   | <b>Length of Lease</b>          | <b>Options to Renew</b>         |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
|   |                                 |                                 |                                   |
| <b>26. Building Square Footage:</b>   |                                 |                                 |                                   |
| <b>Current Space GSF</b>  | N/A                             |                                 |                                   |
| <b>Space to be Renovated GSF</b>  | N/A                             |                                 |                                   |
| <b>New GSF</b>  | N/A                             |                                 |                                   |

**27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion**

N/A

**28. Comments**

We have acquired a proposal from Atlantic Maintenance Group to install a dog park within our community. We are happy to provide a copy upon request. The scope of work includes the following:

- Excavate turf area approximately 8 in depth.
- Remove trees and wooded brush in area.
- Install 6 HDPE double wall pipe as showing on the attached PowerPoint.
- The newly installed pipe will outlet to the existing storm drain in front of area.
- The newly installed pipe will be surrounded by stone and wrapped in filter fabric.
- After pipe is installed, add a layer of filter fabric and approximately 4 of stone dust to fenced in dog area.
- Install a new 4 tall chain link fence with 1 gate.
- Install (2) dog waste stations.
- All turf areas disturbed during this scope of work will be restored with soil seed and straw matting.
- All resulting debris from this scope of work will be removed offsite.

Additional Notes for some of the above questions (#14, #24, #26, #27):

#14: As for "Begin Design" & "Complete Design", this project for the addition of a Dog Park. The Dog Park will be 1,750 square feet, fenced in with dog waste stations and an underdrain system that would be beneficial in the following ways:

- Any rainwater/ground water will be directed to drain to the storm water drain along the road way.
- With the addition of the drain pipe, #57 stone, filter fabric, and stone dust this will allow a rapid filtration of the fenced in dog area.
- Will help with the filtration of pet urine/feces.

Without an underdrain system and relying only on grading of an area that will get much foot/dog paw traffic pooling of water would be likely.

#24: There won't be any impact because the vendor that will install the Dog Park will supply all man power. This is included in the proposal.

#26: This project is not for a building. It is for a Dog Park and will be 1,750 square feet.

#27: This question doesn't apply to this project because it will be the addition of a Dog Park on open community common property. Details of the project are noted above. I am happy to provide a copy of the proposal upon request.

Please feel free to contact me if you have any questions or require any additional information.

Respectfully submitted,

Michelle Alexander, Community Association Manager  
Pelican Property Management