

**FINAL**

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 29

Bill No. 57-15

Introduced by Mr. Walker, Chairman  
(by request of the County Executive)

By the County Council, June 1, 2015

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Introduced and first read on June 1, 2015  
Public Hearing set and held on for July 6, 2015  
Bill Expires September 4, 2015

By Order: Elizabeth E. Jones, Administrative Officer

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A BILL ENTITLED

1 AN ORDINANCE concerning: Indian Hills Special Community Benefit District –  
2 Approval of Loan and Assignment Agreement  
3

4 FOR the purpose of obligating the County to levy the special tax known as the special  
5 community benefit assessment on the Indian Hills Special Community Benefit  
6 District in an amount sufficient to repay a loan from First Citizens Bank to the Indian  
7 Hills Community Association, Inc., in each of eleven (11) fiscal years during the term  
8 of the loan.  
9

10 WHEREAS, the Indian Hills Special Community Benefit District has been duly  
11 formed and created, pursuant to procedures set forth in Anne Arundel County  
12 Code, Article 4, Title 7; and  
13

14 WHEREAS, pursuant to § 4-7-204(ii) (2) and (3) of the Anne Arundel County  
15 Code, the purposes of the Indian Hills Special Community Benefit District  
16 include “the construction, operation, maintenance, and repair of certain  
17 community-owned property and improvements within the boundaries of the  
18 district, including resurfacing and sealing of the existing tennis courts; installation  
19 of drainage pipe and drainage systems; installation of a basketball court;  
20 renovation of the log cabin by removing partitions, paneling walls, installing new  
21 windows, repairing ceilings, repairing and carpeting floor, correcting water  
22 problem in the basement, installing a new septic system, installing, replacing, and  
23 repairing recreation equipment as necessary; and renovation and reconstruction of  
24 the community pool and its related facilities, including all related equipment, and  
25 the payment of the pool's yearly operational and maintenance expenses” and that  
26 “[s]pecial community benefit taxes collected for the district shall be used to  
27 defray the costs of construction, including the repayment of any loans and interest

1 therefor, and the maintenance of facilities in accordance with a budget of the  
2 Indian Hills Community Association, Inc.”; and  
3

4 WHEREAS, the Indian Hills Community Association, Inc. (the “Association”) is  
5 the civic or community association that meets the requirements of § 4-7-101(d)  
6 that administers the District; and  
7

8 WHEREAS, the Association is entering into a loan agreement with First Citizens  
9 Bank in the amount of \$310,000, with a term of eleven (11) years, to be used to  
10 provide funding for improvements to community property and to pay the balance  
11 on an existing loan for improvements to community property (the “Loan”); and  
12

13 WHEREAS, to enable the Association to obtain the Loan from First Citizens  
14 Bank by providing a source of funds for repayment of the Loan, the County is  
15 undertaking the obligation set forth in this Ordinance; now, therefore,  
16

17 SECTION 1. *Be it enacted by the County Council of Anne Arundel County,*  
18 *Maryland,* That the County shall be obligated to levy the special tax known as the special  
19 community benefit assessment on the Indian Hills Special Community Benefit District in  
20 an amount sufficient to repay the Loan from First Citizens Bank to Indian Hills  
21 Community Association, Inc., in each of up to eleven (11) fiscal years during the term of  
22 the Loan, beginning in the County’s Fiscal Year 2016.  
23

24 SECTION 2. *And be it further enacted,* That the County undertakes no obligation  
25 with regard to the Loan except as expressly described in this Ordinance, is neither a co-  
26 obligor nor guarantor of the Loan, and does not commit the full faith and credit of the  
27 County to repayment of the Loan.  
28

29 SECTION 3. *And be it further enacted,* That the County Executive is hereby  
30 authorized to enter into such other and further agreements with the Association and First  
31 Citizens Bank as are necessary to disburse directly to First Citizens Bank such amounts  
32 of the special community benefit assessment levied on the Indian Hills Special  
33 Community Benefit District as are collected by the County and are necessary to repay the  
34 Loan consistent with this Ordinance.  
35

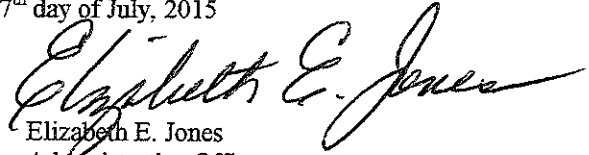
36 SECTION 4. *And be it further enacted,* That this Ordinance shall take effect 45 days  
37 from the date it becomes law.

READ AND PASSED this 6<sup>th</sup> day of July, 2015


By Order:

  
Elizabeth E. Jones  
Administrative Officer

PRESENTED to the County Executive for his approval this 7<sup>th</sup> day of July, 2015

  
Elizabeth E. Jones  
Administrative Officer

APPROVED AND ENACTED this 13 day of July, 2015

  
Steven R. Schuh  
County Executive

EFFECTIVE DATE: August 27, 2015

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.  
57-15 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

  
Elizabeth E. Jones  
Administrative Officer