

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 7

Bill No. 27-25

Introduced by Ms. Hummer, Chair
(by request of the County Executive)

By the County Council, April 7, 2025

Introduced and first read on April 7, 2025
Public Hearing set for May 5, 2025
Bill Expires July 11, 2025

By Order: Kaley Schultze, Administrative Officer

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 District
6 in an amount sufficient to repay a loan from First-Citizens Bank & Trust Company to
7 the Indian Hills Community Association, Inc. in each of up to six (6) fiscal years during
8 the term of the loan.
9

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

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

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

5 WHEREAS, the Association is entering into a loan agreement with First-Citizens
6 Bank & Trust Company in the amount of \$190,000, with a term of 69 months, to
7 be used for renovation of the community playground (the “Loan”); and
8

9 WHEREAS, to enable the Association to obtain the Loan from First-Citizens Bank
10 & Trust Company by providing a source of funds for repayment of the Loan, the
11 County is undertaking the obligation set forth in this Ordinance; now, therefore,
12

13 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
14 That the County shall be obligated to levy the special tax known as the special community
15 benefit assessment on the Indian Hills Special Community Benefit District in an amount
16 sufficient to repay the Loan from First-Citizens Bank & Trust Company to Indian Hills
17 Community Improvement Association, Inc. in each of up to six (6) fiscal years during the
18 term of the Loan.
19

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

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

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