



**Office of the County Executive  
STEUART PITTMAN**

## **ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE**

### **Legislative and Fiscal Summary of Administration Legislation**

**To:** Members, Anne Arundel County Council

**From:** Ethan Hunt, Director of Government Affairs /s/

**Date:** June 16, 2025

**Subject:** Bill No. 60--25 – AN ORDINANCE concerning: Annapolis Roads  
Special Community Benefit District – Approval of Loan and Assignment  
Agreement

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This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. 60-25.

#### **Summary**

The Annapolis Roads Special Community Benefit District (“District”) is a Special Community Benefits District (“SCBD”) formed and created, pursuant to procedures set forth in Anne Arundel County Code, Article 4, Title 7. The purposes of the District are “construction, maintenance, improvement of, and snow removal from, non-County-owned roads, streets, alleys, sidewalks, curbs, street or road signs and lights, bulkheads, drainage ditches, and culverts; acquiring, improving, and maintaining community real and personal property or any interest in real property necessary to accomplish community-wide projects; providing special police protection; providing recreational activities directly related to the community; and funding the administrative expenses to carry out these purposes, including mailing expenses, secretarial costs, insurance costs, audit fees, attorney’s fees, and the repayment of any loan.”

Annapolis Roads Property Owners Association, Inc. (the “Association”) is the civic/community association that meets the requirements of Anne Arundel County Code § 4-7-101(d) that administers the District. The Association is entering into a loan agreement with Shore United Bank in the amount of \$640,000, with a term of 15 years, to be used to purchase commercial property and unimproved residential lots located at 2632, 2634, and 2638 Carrollton Road, Annapolis, MD 21403 (the “Loan”). To enable the Association to obtain the Loan from Shore United Bank by providing a source of funds for repayment of the Loan, the County is undertaking the obligation set forth in this Ordinance. Pursuant to § 4-7-201 of the County Code, a purchase of real property by a special community benefit district must be authorized by a

**Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.**

majority of property owners within the district. The purchase of the real property has been authorized by a majority of property owners within the Annapolis Roads Special Community Benefit District.

Association Meeting Minutes from February 4 and April 1, 2025, discussing the terms of the loan have been provided to the Council, along with the District's FY2026 Budget Request, the Loan Commitment Letter to the Association from Shore United Bank, and the Association Bylaws.

#### **Purpose**

The purpose of this legislation is to obligate the County to levy the special tax known as the special community benefit assessment on the Annapolis Roads Special Community Benefit District in an amount sufficient to repay a \$640,000 loan from Shore United Bank to Annapolis Roads Property Owners Association, Inc. in each of 15 years during the term of the loan.

#### **Fiscal Impact**

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

#### **Additional Information**

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Lori Blair Klasmeier, Office of Law, or Janae Moulton, Budget Office. Thank you.

cc: Honorable Steuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
Jenny Proebstle, Chief of Staff  
Chris Trumbauer, Budget Officer  
Gregory Swain, County Attorney