

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 13

Bill No. 60-25

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

By the County Council, June 16, 2025

Introduced and first read on June 16, 2025
Public Hearing set for July 21, 2025
Bill Expires September 19, 2025

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Annapolis Roads 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 Annapolis Roads Special Community Benefit
6 District in an amount sufficient to repay a loan from Shore United Bank to Annapolis
7 Roads Property Owners Association, Inc. in each of 15 years during the term of the
8 loan.
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10 WHEREAS, the Annapolis Roads Special Community Benefit District has been
11 duly formed and created, pursuant to procedures set forth in Anne Arundel County
12 Code, Article 4, Title 7; and
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14 WHEREAS, pursuant to § 4-7-204(c)(2) of the Anne Arundel County Code, the
15 purposes of the Annapolis Roads Special Community Benefit District are
16 “construction, maintenance, improvement of, and snow removal from, non-County-
17 owned roads, streets, alleys, sidewalks, curbs, street or road signs and lights,
18 bulkheads, drainage ditches, and culverts; acquiring, improving, and maintaining
19 community real and personal property or any interest in real property necessary to
20 accomplish community-wide projects; providing special police protection;
21 providing recreational activities directly related to the community; and funding the
22 administrative expenses to carry out these purposes, including mailing expenses,
23 secretarial costs, insurance costs, audit fees, attorney’s fees, and the repayment of
24 any loan”; and
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26 WHEREAS, Annapolis Roads Property Owners Association, Inc. (the
27 “Association”) is the civic or community association that meets the requirements
28 of § 4-7-101(d) that administers the District; and

1 WHEREAS, the Association is entering into a loan agreement with Shore United
2 Bank in the amount of \$640,000, with a term of 15 years, to be used to purchase
3 commercial property and unimproved residential lots located at 2632, 2634, and
4 2638 Carrollton Road, Annapolis, MD 21403 (the "Loan"); and

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6 WHEREAS, pursuant to § 4-7-201 of the County Code, a purchase of real property
7 by a special community benefit district must be authorized by a majority of property
8 owners within the district; and

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10 WHEREAS, the purchase of the real property has been authorized by a majority of
11 property owners within the Annapolis Roads Special Community Benefit District;
12 and

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

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18 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
19 That the County shall be obligated to levy the special tax known as the special community
20 benefit assessment on the Annapolis Roads Special Community Benefit District in an
21 amount sufficient to repay the Loan from Shore United Bank to Annapolis Roads Property
22 Owners Association, Inc. in each of up to 15 fiscal years during the term of the Loan.

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

28
29 SECTION 3. *And be it further enacted,* That the County Executive is hereby authorized
30 to enter into such other and further agreements with the Association and Shore United Bank
31 as are necessary to disburse directly to Shore United Bank such amounts of the special
32 community benefit assessment levied on the Annapolis Roads Special Community Benefit
33 District as are collected by the County and are necessary to repay the Loan consistent with
34 this Ordinance.

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