



**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. 61-25 – AN ORDINANCE concerning: Epping Forest 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. 61-25.

#### **Summary**

The Epping Forest 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, and repair of all non-County-owned roads, streets, alleys, sidewalks, curbs, street or road signs, street or road lights, bulkheads, drainage ditches, and culverts in the special community benefit district, including paving and snow removal; acquisition, development, improvement, and maintenance of community real and personal property; establishment and operation of a community security program; maintenance and operation of community facilities and public works, including boat ramps, parking lots, beaches, parks, playgrounds, tennis courts, community-owned piers, and clubhouse, as well as sponsorship of community recreational events and gatherings; and providing for the administrative expenses necessary to accomplish these purposes, including liability insurance covering community property and community activities, audit and bonding expenses, postage, attorney's fees, and the repayment of loans obtained to accomplish any of the purposes of the special community benefit district”.

Epping Forest, 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 Manufacturers and Traders Trust Company (known as “M & T Bank”) in the amount of \$1,500,000, with a term of ten years amortized over 20 years, to be used for renovation and replacement of the community marina (the “Loan”). To

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

enable the Association to obtain the Loan from M & T Bank by providing a source of funds for repayment of the Loan, the County is undertaking the obligation set forth in this Ordinance. Under the terms of this Ordinance, the County shall be obligated to levy the special tax known as the special community benefit assessment on the Epping Forest Special Community Benefit District in an amount sufficient to repay the Loan from M & T Bank to Epping Forest, Inc. in each of up to ten fiscal years during the term of the Loan. The County undertakes no obligation with regard to the Loan except as expressly described in this Ordinance, is neither a co-obligor nor guarantor of the Loan, and does not commit the full faith and credit of the County to repayment of the Loan.

A copy of the loan agreement between the Association and M&T Bank has been provided to the Council, along with the Commitment Letter from M&T Bank to the Association, scoping documents from Applied Technology Management for the proposed project, the Association's Bylaws, and its FY2026 Budget Request.

#### **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 Epping Forest Special Community Benefit District in an amount sufficient to repay a loan from M & T Bank to Epping Forest, Inc. in each of ten fiscal 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