

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
Bill No. 61-25											
2025-07-18 18:50:41	Amy	Morales	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	As a resident of Epping Forest community, I am writing to request that you OPPOSE county bill 61-25 which secures a loan for a community marina expansion project. This marina expansion and the associated loan was not well-communicated regarding options, scope, scale or fiscal impact, places an unfair and inequitable burden on the entire community for the benefit of a few boat owners, lacks internal controls and documented financial safeguards, hampers ongoing efforts to fund a much-needed project to connect our community to public water, as well as impacting funding of other community-wide needs. Our community needs more time to better consider options and priorities before entering into such a burdensome debt.	
2025-07-18 18:55:19	Lesley	Eschinger	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	<p>Dear Councilmembers,</p> <p>As a resident of Anne Arundel County and a member of the Epping Forest community, I urge you to vote NO on Bill 61-25, the Epping Forest Loan Approval. This proposal is flawed for the following reasons:</p> <p>1. Misuse of Public Funds: The loan would finance a new marina benefiting only 79 of over 500 property owners. Our SCBD fund was created to equitably support shared infrastructure—not to subsidize private recreation for a few. Approving this loan sets a dangerous precedent for misusing public revenue mechanisms.</p> <p>2. Budget Impact: The marina loan would consume roughly one-third of our annual SCBD budget, straining our ability to fund core services.</p> <p>3. Revenue Shortfall: Projected marina revenues fall at least \$50,000 short annually and rely on unsustainable assumptions about slip rental demand. The property is zoned MA1, restricting rentals to residents only, further limiting income.</p> <p>4. Higher Priorities: Our aging water system and deteriorating roads and stormwater infrastructure urgently need funding. Diverting resources to a luxury amenity is fiscally irresponsible, especially amid economic uncertainty.</p> <p>5. Risky Loan Terms: The loan includes a \$996,606 balloon payment in year 11 with no secured funding plan. By then, the marina will be halfway through its lifespan and we'll still owe two-thirds of its cost—with no transferable asset.</p> <p>6. Environmental and Safety Concerns: The proposed marina expansion threatens swimmer safety, disrupts small-craft boating, and poses environmental risks due to its size and location.</p> <p>7. Lack of Alternatives and Transparency: Only one costly proposal has been presented, with no serious consideration of more sustainable or affordable options.</p> <p>8. Insufficient Community Support: The loan requires a majority of property owners' approval per AAC Code § 4-7-201(a). With over 500 property owners, 115 affirmative votes falls short.</p> <p>9. Voting Irregularities: Several ballots were destroyed or mishandled, casting doubt on the integrity of the vote.</p> <p>10. Premature Legislation: A key variance needed for the marina is under appeal, and no bids have come in near the \$1.5M budget. The final scope, cost, and feasibility of the project remain uncertain.</p> <p>This proposal is not ready—and even if it were, it prioritizes the wants of a few over the needs of the many. Please protect our community and vote NO on Bill 61-25. At the very least, delay action until the legal, financial, and planning uncertainties are resolved.</p> <p>Sincerely,</p> <p>Concerned Citizen</p>	
2025-07-18 18:56:57	Jose	Morales	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	As a resident of Epping Forest community, I OPPOSE Bill 61-25 regarding a loan for a community marina expansion project. This marina expansion and the associated loan was not well-communicated or deliberated regarding options, scope, scale or fiscal impact. It places an unfair and inequitable burden on the entire community for the benefit of a few boat owners, lacks internal controls and documented financial safeguards, hampers ongoing efforts to fund a much-needed project to connect our community to public water, as well as impacting funding of other community-wide needs. Our community needs more time to better consider options and priorities before entering into such a burdensome debt.	

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2025-07-18 20:44:58	Peter	Eschinger	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	<p>Dear Councilmembers,</p> <p>As a resident of Anne Arundel County and a member of the Epping Forest community, I urge you to vote NO on Bill 61-25, the Epping Forest Loan Approval. This proposal is flawed for the following reasons:</p> <p>1. Misuse of Public Funds: The loan would finance a new marina benefiting only 79 of over 500 property owners. Our SCBD fund was created to equitably support shared infrastructure—not to subsidize private recreation for a few. Approving this loan sets a dangerous precedent for misusing public revenue mechanisms.</p> <p>2. Budget Impact: The marina loan would consume roughly one-third of our annual SCBD budget, straining our ability to fund core services.</p> <p>3. Revenue Shortfall: Projected marina revenues fall at least \$50,000 short annually and rely on unsustainable assumptions about slip rental demand. The property is zoned MA1, restricting rentals to residents only, further limiting income.</p> <p>4. Higher Priorities: Our aging water system and deteriorating roads and stormwater infrastructure urgently need funding. Diverting resources to a luxury amenity is fiscally irresponsible, especially amid economic uncertainty.</p> <p>5. Risky Loan Terms: The loan includes a \$996,606 balloon payment in year 11 with no secured funding plan. By then, the marina will be halfway through its lifespan and we'll still owe two-thirds of its cost—with no transferable asset.</p> <p>6. Environmental and Safety Concerns: The proposed marina expansion threatens swimmer safety, disrupts small-craft boating, and poses environmental risks due to its size and location.</p> <p>7. Lack of Alternatives and Transparency: Only one costly proposal has been presented, with no serious consideration of more sustainable or affordable options.</p> <p>8. Insufficient Community Support: The loan requires a majority of property owners' approval per AAC Code § 4-7-201(a). With over 500 property owners, 115 affirmative votes falls short.</p> <p>9. Voting Irregularities: Several ballots were destroyed or mishandled, casting doubt on the integrity of the vote.</p> <p>10. Premature Legislation: A key variance needed for the marina is under appeal, and no bids have come in near the \$1.5M budget. The final scope, cost, and feasibility of the project remain uncertain.</p> <p>This proposal is not ready—and even if it were, it prioritizes the wants of a few over the needs of the many. Please protect our community and vote NO on Bill 61-25. At the very least, delay action until the legal, financial, and planning uncertainties are resolved.</p> <p>Sincerely,</p> <p>Peter Eschinger</p>	
2025-07-18 20:55:35	Rachelle	Owen	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	<p>I am writing as a resident of Epping Forest to express my strong opposition to Bill No. 61-25, which threatens to undermine the character, environmental safety, and financial stability of our unique waterfront community. Authorizing a large-scale project, like the proposed expanded marina, and long-term debt repayment through a County-enforced special assessment—without the required environmental review or public accountability—circumvents the very protections § 4-7-201(a) was designed to ensure. Additional reasons in opposition to this bill are included in the attached letter. Thank you.</p>	https://www.aacounty.org/system/files/we
2025-07-20 13:01:37	Brian	Greenwald	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Support	<p>I am a resident of Epping Forest and write in strong support of the proposed Epping Forest Marina. This marina is a cornerstone of our community, offering safe and responsible access to the Severn River for boating, fishing, and family recreation. Our community is committed to protecting this resource, with ongoing investments including clean water practices, and sustainable management. I urge you to support the continued operation of the Epping Forest Marina. It reflects the best of our county's values - access to nature, responsible stewardship, and strong community ties.</p> <p>Thank you,</p> <p>Brian Greenwald, 313 Severn Road Epping Forest</p>	

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2025-07-21 4:48:04	Delia	Deschaine	Annapolis	MD	21401	Yes		Bill No. 61-25: AN ORDINANCE concerning: Epping Forest Special Community Benefit District – Approval of Loan and Assignment Agreement	Oppose	<p>[THIS TESTIMONY IS INTENDED TO BE ANONYMOUS; PLEASE REDACT MY PERSONAL IDENTITY INCLUDING MY EMAIL ADDRESS FROM ANY PUBLIC DISCLOSURE]</p> <p>Dear Councilmembers,</p> <p>As a resident of Anne Arundel County and a member of the Epping Forest community, I urge you to vote NO on Bill 61-25, the Epping Forest Loan Approval. This proposal is flawed for the following reasons:</p> <p>1.Benefits Few; Paid by All: The loan would finance a new marina benefiting only 79 of over 500 property owners. Our SCBD fund was created to equitably support shared infrastructure—not to subsidize private recreation for a few.</p> <p>2. Higher Priorities: Our aging water system and deteriorating roads and stormwater infrastructure urgently need funding. Diverting resources to a luxury amenity is fiscally irresponsible, especially amid economic uncertainty.</p> <p>3.Risky Loan Terms: The loan includes a \$996,606 balloon payment in year 11 with no secured funding plan. By then, the marina will be halfway through its lifespan and we'll still owe two-thirds of its cost—with no transferable asset.</p> <p>4. Revenue Shortfall: Projected marina revenues fall at least \$50,000 short annually and rely on unsustainable and unrealistic assumptions about slip rental demand. When marina revenues are unable to cover the cost of this new marina, we will have to take funds from roads, stormwater management, and our privately managed waterworks system.</p> <p>5. Reasonable alternatives exist: We could replace our existing marina in kind at a fraction of the cost.</p> <p>6. Premature Legislation: A key variance needed for the marina expansion is under appeal. The scope, cost and timeline of approval of this project are far from certain. Depending on the outcome of this appeal, new loan legislation may be required or this legislation may be futile. The County Council's resources should not be used to consider the myriad issues associated with this legislation at this time.</p> <p>7. Insufficient Community Support: The loan requires a majority of property owners' approval per AAC Code § 4-7-201(a). With over 500 property owners, 115 affirmative votes falls short.</p> <p>The County Council must apply the plain language of the Anne Arundel County Code which requires that all purchases of real property require a vote by the majority of the property owners in the SCBD. AAC Code § 4-7-201(a). A marina, which is permanently attached to the land, is "real property" under MD law. The proposed project here is to demolish and replace an existing marina with a much larger expanded marina. Therefore, it is the purchase of real property.</p> <p>The County Council's actions with respect to this loan legislation will not only impact property owners in Epping Forest, they will impact property owners in every Special Community Benefit District in Anne Arundel County.</p> <p>Approving this loan legislation based on approval by less than 1/5th of the property owners in the SCBD (versus the required 51%) would set a dangerous precedent.</p> <p>For the foregoing reasons, I respectfully request that you vote "NO" on this loan legislation, or the alternative, continue this hearing until the variance appeal has concluded.</p>	