

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 21

Bill No. 90-25

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

By the County Council, November 17, 2025

Introduced and first read on November 17, 2025
Public Hearing set for December 15, 2025
Bill Expires February 20, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Purchasing – Acquisition of real property by gift
2
3 FOR the purpose of approving acceptance of a partial gift of real property totaling 68.27
4 acres of land, more or less, in Edgewater, Maryland, from Glebe Bay, LLP and
5 Ardebella Fox.

6
7 WHEREAS, Section 306 of the County Charter empowers the County Council to
8 accept gifts and grants on behalf of Anne Arundel County, Maryland (the
9 “County”); and

10
11 WHEREAS, § 8-3-101 of the County Code requires that gifts of real property to
12 the County must be approved by the County Council by ordinance; and

13
14 WHEREAS, Glebe Bay, LLP and Ardebella Fox (collectively, “Grantor”) own real
15 property consisting of 68.27 acres of land, more or less, in Edgewater, Maryland,
16 described in Exhibit A, attached hereto (“Property”); and

17
18 WHEREAS, the fair market value of the Property in the amount of Five Million
19 Four Hundred and Sixty Thousand Dollars (\$5,460,000) (“Fair Market Value”) was
20 established by a real estate appraisal obtained by the County (“Appraisal”); and

21
22 WHEREAS, the County Executive is utilizing funds from the Advance Land
23 Acquisition Capital Project to purchase the Property for Four Million Five Hundred
24 Thousand (\$4,500,000) (“Purchase Price”); and

25
26 WHEREAS, the Grantor and County acknowledge that the conveyance of the
27 Property is for a purchase price less than the fair market value established by the
28 Appraisal (“Bargain Component”); and

1 WHEREAS, the Grantor intends to seek a charitable contribution deduction for the
2 Bargain Component pursuant to Section 170(h) of the Internal Revenue Code; and
3

4 WHEREAS, County desires to accept as a gift of real property from the Grantor
5 the Bargain Component in the amount of Nine Hundred Sixty Thousand Dollars
6 (\$960,000); and
7

8 WHEREAS, in accordance with § 8-3-101(b)(1) of the County Code, the County
9 Executive has identified the public purpose for the Property as conservation and
10 stewardship by the County; and
11

12 WHEREAS, in accordance with § 8-3-101(b)(2) of the County Code, the County
13 Executive ensured that the Director of Public Works conducted an environmental
14 assessment and provided a written determination of any potential hazard or future
15 remediation expense, which determination is acceptable; and
16

17 WHEREAS, in accordance with § 8-3-101(b)(3) of the County Code, the County
18 Executive ensured that the Budget Officer provided a written assessment of the
19 fiscal impact of the proposed gift, including any impact on future expenditures,
20 which assessment is acceptable; and
21

22 WHEREAS, the County Executive seeks County Council approval of the Bargain
23 Component of the conveyance of Property from the Grantor to the County in the
24 amount of Nine Hundred Sixty Thousand Dollars (\$960,000) as a gift; now,
25 therefore
26

27 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
28 That it approves acceptance of a gift of the Bargain Component of real property consisting
29 of 68.27 acres of land, more or less, in Edgewater, Maryland, as described in Exhibit A, in
30 the amount of Nine Hundred Sixty Thousand Dollars (\$960,000).
31

32 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days
33 from the date it becomes law.

EXHIBIT A
Property Description
Glebe Bay Lots

<u>Tax Acct. No.</u>	<u>Acreage</u>
01-321-04862603	3.1160
01-321-04862605	2.3590
01-321-04862608	1.8652
01-321-04862606	1.9345
01-321-04862607	2.49
01-321-04862604	2.3763
01-321-04862611	1.8365
01-321-04862612	1.3346
01-321-04862610	2.6070
01-321-04862609	2.7609
01-000-90018683	<u>45.59</u>
 TOTAL:	 68.27 acres +/-