



COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

AGENDA

Legislative Session 2025, Legislative Day No. 20

Monday, November 3, 2025 – 7:00 P.M.

County Council Chambers

44 Calvert Street

Annapolis, Maryland

- A. Call to Order
- B. Invocation (Smith)
- C. Pledge of Allegiance
- D. Ethics Statement
- E. Invitation to Audience
- F. Announcement of Items Not Appearing on Agenda
- G. Preliminary Motion
- H. Approval of Minutes

October 20, 2025 – Legislative Day No. 19

October 31, 2025 – Closed Session

- I. Introduction of Bills

BILL NO. 88-25 – AN ORDINANCE concerning: Capital Budget and Program – Board of Education All Day Kindergarten and Pre-Kindergarten, Maintenance Backlog, Building Systems Renovations, Additions, and Sustainability Initiatives Capital Projects – Supplementary and Transfer of Appropriations – FOR the purpose of amending the Capital Budget for the current fiscal year by making a transfer of appropriations from the Board of Education Additions capital project to the Board of Education All Day K and Pre K Capital project; amending the Capital Budget for the current fiscal year by making supplementary appropriations of funds to the Board of Education Maintenance Backlog, Building Systems Renov, and Sustainability Initiatives capital projects; amending the Capital Program and Capital Projects Bond Ordinance for the current fiscal year; and generally relating to appropriations of funds in projects in the Capital Budget for the fiscal year ending June 30, 2026.

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

BILL NO. 89-25 – AN ORDINANCE concerning: Current Expense Budget – Fund Transfer and Supplementary Appropriations – Video Lottery Impact Aid – South River Heights Special Community Benefit District – Capital Budget and Program – Advance Land Acquisition Capital Project – FOR the purpose of transferring appropriations of funds between certain offices, departments, institutions, boards, commissions or other agencies in the general fund for the current fiscal year; making supplementary appropriations from contingent funds, and from unanticipated revenues to certain offices, departments, institutions, boards, commissions or other agencies in a funds for the current fiscal year; amending the capital budget and program for the current fiscal year by making a supplementary appropriations to the Advance Land Acquisition capital project; and generally relating to transferring appropriations of funds and making supplementary appropriations of funds in the current expense budget and amending the capital budget and capital program for the fiscal year ending June 30, 2026.

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

J. Introduction of Resolutions

RESOLUTION NO. 33-25 – RESOLUTION approving the determination as surplus and the terms of a private disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland

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

RESOLUTION NO. 34-25 – RESOLUTION approving the use of funds from Advance Land Acquisition Capital Project for the purchase of real properties in Edgewater, Maryland, from Glebe Bay, LLP and Ardebella Fox, and in Harmans, Maryland, from Craig A. Mercier

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

K. Public Hearings and Call of Bills and Resolutions for Final Reading and/or Vote

BILL NO. 83-25 – AN ORDINANCE concerning: the authorization of the issuance, sale and delivery by Anne Arundel County, Maryland (the “County”) from time to time of special taxing district refunding bonds in an aggregate principal amount not to exceed \$12,360,000 to be secured by special taxes to refund all or a portion of the County’s Special Obligation Bonds (Arundel Gateway Project), Series 2014 (Taxable); and the determination of certain terms and provisions in connection with the issuance, sale and payment of such bonds – FOR the purpose of authorizing the issuance, sale and delivery by the County from time to time pursuant to Sections 21-501 through 21-523, inclusive, of the Local Government Article of the Annotated Code of Maryland (2013 Replacement Volume and 2024 Supplement), Sections 4-8-101 through 4-8-106, inclusive, of the Anne Arundel County Code (2005, as amended) (together, the “Special Taxing District Act”) and Section 19-207 of the Local Government Article of the Annotated Code of Maryland (2013 Replacement Volume and 2024 Supplement) (the “Refunding Act”) and this Ordinance, of special taxing district refunding bonds in an aggregate principal amount not to exceed \$12,360,000 (the “Refunding Bonds”) to refund all or a portion of the County’s

Special Obligation Bonds (Arundel Gateway Project), Series 2014 (Taxable) in order to achieve debt service savings for the County in each year on a direct comparison basis; making certain findings and determinations, among others, concerning the public benefit and purpose of the Refunding Bonds; providing that the Refunding Bonds shall be payable from special taxes levied and collected from certain real and personal property located in the Arundel Gateway Special Taxing District (the “Arundel Gateway Special Tax”) and deposited in the Arundel Gateway Special Taxing District Fund created pursuant to Bill No. 16-12, adopted by the County Council of the County (the “County Council”) on March 19, 2012, approved by the County Executive of the County (the “County Executive”) on March 26, 2012, and effective, by its terms, on May 10, 2012 (“Bill No. 16-12”); providing that the Refunding Bonds shall not constitute a general obligation debt of the County or a pledge of the County’s full faith and credit or taxing power other than the Arundel Gateway Special Tax pursuant to the Special Taxing District Act, Bill No. 16-12 and this Ordinance; providing that the Refunding Bonds may be sold at private (negotiated) sale; providing for the creation of a debt service reserve fund for the Refunding Bonds, if deemed necessary at the recommendation of the financial advisor to the County or the underwriter for the Refunding Bonds, and the payment of costs and expenses related to the issuance of the Refunding Bonds; authorizing the County Executive to specify, prescribe, determine, provide for and approve certain details, forms, documents and procedures in connection with the Refunding Bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, sale and payment of the Refunding Bonds; authorizing the County Executive to take certain actions, execute certain documents and make certain commitments on behalf of the County in connection with the issuance, sale and delivery of the Refunding Bonds; and generally providing for and determining various matters in connection with the issuance, sale, delivery and payment of the Refunding Bonds.

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

[BILL NO. 86-25](#) – AN EMERGENCY ORDINANCE concerning: Personnel – Employee Relations – Police Captains – FOR the purpose of including police captains in the definition of “uniformed public safety exclusive representative”; permitting police captains to join employee organizations; permitting the filing of a petitions for certification of an employee organization in November and December; and generally relating to personnel.

Introduced by the Entire Council

[BILL NO. 76-25 \(As Amended\)\(Amendment\(s\) Proposed\)](#) – AN ORDINANCE concerning: Public Safety – Sidewalks – Removal of Snow and Ice – FOR the purpose of modifying the requirements for removal of snow and ice from sidewalks; making failure to remove snow and ice from sidewalks as required a civil offense and not a criminal offense; providing for exemptions from requirement to remove snow and ice; and generally relating to crimes, civil offenses, and fines, and public safety.

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

[BILL NO. 79-25 \(As Amended\)](#) – AN ORDINANCE concerning: Construction and Property Maintenance Codes – Civil Fines – International Property Maintenance Codes – Codes and Supplement – Air Conditioning in Multiple Dwellings – FOR the purpose of

modifying the method of imposition of certain civil fines for violations of the Property Maintenance Code for multiple dwellings; requiring multiple dwelling owners that provide air conditioning systems to tenants to keep the same in good working order and capable of meeting certain temperature levels; requiring owners of multiple dwellings to provide certain alternative cooling relief to tenants when air conditioning systems are in disrepair; allowing the County to bill property owners for providing alternative cooling systems to tenants if the owner fails to; and generally relating to the construction and property maintenance codes.

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

[BILL NO. 84-25](#) – AN ORDINANCE concerning: Planning and Development – Master Plan for Water Supply and Sewerage Systems – FOR the purpose of amending the Master Plan for Water Supply and Sewerage Systems, 2022 to alter certain text and maps; and generally relating to the Master Plan for Water Supply and Sewerage Systems.

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

[BILL NO. 85-25](#) – AN ORDINANCE concerning: Purchasing – County Government's Transition to Zero Emissions Leaf Blowers – Leading by Example – FOR the purpose of adding definitions of “gas powered leaf blower” and “zero emissions leaf blower”; requiring all County owned gas powered leaf blowers to be replaced with zero emissions leaf blowers; providing for a transition period; and generally relating to purchasing.

Introduced by Ms. Rodvien

[RESOLUTION NO. 31-25](#) – RESOLUTION supporting the Anne Arundel County Board of Education's Fiscal Year 2027 Public School Construction Capital Improvement Program request for submission to the Interagency Commission on School Construction

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

[RESOLUTION NO. 32-25](#) – RESOLUTION urging the establishment of an Adequate Public Facilities Study Group to address the need for an electrical grid impact review for new development

Introduced by Mr. Smith

[BILL NO. 81-25 \(Hearing Concluded/Eligible For Vote\)\(Amendment Proposed\)](#) – AN ORDINANCE concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits – FOR the purpose of revising the transportation adequate public facilities standards and processes to include additional modes of transportation for bicycles, pedestrians and transit; providing for mitigation for additional modes of transportation; revising the standards for granting impact fee credits for transportation improvements over and beyond mitigation requirements; amending certain titles of sections and subtitles; and generally relating to subdivision and development.

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

L. Other Business

M. Adjournment

ACCESSIBILITY POLICY

Anyone with a disability who requires a reasonable accommodation to fully participate in a Council meeting should contact the Administrative Officer at least 72 hours before the meeting to discuss your accessibility needs. The Administrative Officer may be reached by email at ccschu24@aacounty.org or by telephone at 410-222-1401. TTY users, please call Maryland Relay via 7-1-1.

Council meetings are also broadcast on Arundel TV. To find a list of local cable channels or to access Arundel TV you may visit: www.aacounty.org/services-and-programs/government-television.

For more details on all the ways to participate please visit: www.aacounty.org/services-and-programs/county-council-meeting-participation.



**ANNE ARUNDEL COUNTY
OFFICE OF THE COUNTY AUDITOR**

To: Councilmembers, Anne Arundel County Council
From: Office of the County Auditor
Date: October 31, 2025
Subject: County Auditor's Review of Legislation for the November 3, 2025 Council Meeting

**Bill 76-25: Public Safety
– Sidewalks – Removal
of Snow and Ice**

Summary of Legislation

This bill establishes updated enforcement processes for removing snow and ice from sidewalks in the County after winter weather events to enhance compliance and ensure responsible use of County resources. Specifically, this bill repeals the current snow and ice removal requirements, modifies related violations from a criminal offense to a civil offense, and provides for exemptions to specific populations.

This bill was introduced on behalf of the Department of Public Works and the Department of Inspections and Permits (I&P).

Review of Fiscal Impact

We concur with the Administration's Fiscal Note. The I&P possesses the existing capacity to absorb these additional duties with minimal impact on time and resources. While some overtime may be required during severe weather events, overall costs are not expected to increase significantly.

A review of this legislation was also included in the Auditor's Review of Legislation for the October 20, 2025 Council Meeting.

**Bill 79-25: Construction
and Property
Maintenance Codes –
Civil Fines –
International Property
Maintenance Codes –
Codes and Supplement –**

Summary of Legislation

This legislation establishes Property Maintenance Code violation fines for property owners who offer air conditioning (A/C) in dwelling units but do not provide timely maintenance and/or repairs during summer months. The bill mandates that A/C units must be able to maintain a room temperature of 78°F or at least

Air Conditioning in Multiple Dwellings

15°F below outdoor temperatures between June 1 and September 31, directs how to measure room temperature, and advises property owners on providing alternative cooling methods if a violation is found by the Health Department. It also states that if the Health Department provides cooling relief because the owner fails to do so, the County will invoice the property owner for all associated costs.

Review of Fiscal Impact

The Office of the County Auditor is unable to independently predict the projected revenue from the fines imposed using the information provided when the bill was submitted. However, we concur that there would only be a net-positive fiscal impact and any administrative costs are covered in the bill text.

**Bill 83-25:
Authorization of the Issuance, Sale and Delivery by Anne Arundel County of Special Taxing District Refunding Bonds in an Aggregate Principal Amount not to Exceed \$12,360,000 to be Secured by Special Taxes to Refund all or a Portion of the County's Special Obligation Bonds (Arundel Gateway Project), Series 2014 (Taxable)**

Summary of Legislation

The Administration seeks authorization for the issuance, sale, and delivery of special obligation refunding bonds in a principal amount not to exceed \$12.4 million to refund the Arundel Gateway Special Taxing District bonds.

Review of Fiscal Impact

The Administration's fiscal note states that "savings from the lower cost of borrowing will result in lower special tax rates being applied to property tax bills on properties within the Arundel Gateway Special Taxing Districts;" however, no additional information about the current and expected cost of borrowing was provided. The Administration anticipates that the savings from the bond will be used to cover the cost of bond issuance.

The bill specifies that the refunding bonds are not a general obligation of the County, and the full faith and credit of the County are not pledged to the repayment of the bonds.

Bill 84-25: Planning and Development – Master Plan for Water Supply and Sewerage Systems

Summary of Legislation

This bill amends the 2022 Master Plan for Water Supply and Sewerage Systems (WSMP) to provide public water and sewer services to the Joint 9-1-1 Public Safety Center and public water services to the Police Special Operations building, both of which are County-owned. Furthermore, this bill will recognize the transfer of existing service from the State to the County for the Crownsville Hospital Memorial Park site. If approved by the Council, the modified WSMP will be submitted to the Maryland

Department of Environment (MDE) for final confirmation.

Review of Fiscal Impact

We concur with the Administration's fiscal note that this bill would have no direct fiscal impact on County revenue or operating expenses. However, there are multiple active capital projects that will be affected if the updated plan is approved, and the Office of the County Auditor has not received updated project cost estimates based on the changes this plan would make.

**Resolution 31-25:
Supporting the Anne
Arundel County Board
of Education's Fiscal
Year 2027 Public School
Construction Capital
Improvement Program
request for submission
to the Interagency
Commission on School
Construction**

Summary of Legislation

This resolution is requesting support for FY27 Capital Improvement Program request for the State's Public School Construction Program. Under [§ 14.39.02.04](#) of the Code of Maryland Regulations (COMAR), each year, the county's Local Education Authority (LEA), with approval from its local board, must submit a local capital improvement program to the Interagency Commission on School Construction (IAC) for the next fiscal year. The Administration is requesting \$73.4 million in new funding and authority to utilize \$13.3 million of FY26 approved funds.

Review of Fiscal Impact

We concur with the Administration's fiscal note. However, the Administration states that for FY26 was \$76.9 million in school construction funds. That number includes the IAC funding, Built to Learn funding, and Other State Grants.

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND
Minutes of
Legislative Session 2025, Legislative Day No. 19
October 20, 2025 – 7:00 P.M.

The County Council meeting was called to order by Chair Hummer at 7:04 P.M. It was opened with the Invocation, given by Ms. Pickard, and was followed by the Pledge of Allegiance. The meeting was held in the County Council Chambers in Annapolis, Maryland. There were approximately 70 persons in the audience.

The following members of the County Council were present:

Allison Pickard	Second District
Nathan Volke	Third District
Julie K. Hummer	Fourth District
Amanda Fiedler	Fifth District
Lisa Rodvien	Sixth District
Shannon Leadbetter	Seventh District

Meredith Beach, Legislative Counsel, was present.

Pete Smith, First District, arrived at 7:20 P.M.

UN-SUNG HEROES' PRESENTATION

The Council recognized the Un-Sung Heroes of the Department of Public Works and presented citations to them.

ETHICS STATEMENT

Kaley Schultze, Administrative Officer, read aloud the Ethics Statement.

INVITATION TO AUDIENCE

The Chair opened Invitation to Audience.

The Administrative Officer stated there were twenty-three submissions for Invitation to Audience of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

The following persons spoke at Invitation to Audience:

Marcia Althoff, Pasadena
Greg Althoff, Pasadena
David Kennedy, Annapolis
Kyle Nembhard, Glen Burnie

Paul Higgins, Pasadena
Kendra Smith, Churchton
Laura Collins, Churchton
Gene Brennan, Attorney for Woodholme Community
David Dickerson, Davidsonville
Lisa Arrasmith, Hanover
Matt Minahan, Edgewater
Kurt Svendsen, Arnold

There was no one else present who wished to speak, and the Invitation to Audience was closed.

PRELIMINARY MOTION

On motion of Ms. Pickard, seconded by Mr. Smith, the Council voted that the partial reading of any bill, resolution, minutes, or amendment constitutes the reading of the whole.

APPROVAL OF MINUTES

On motion of Ms. Pickard, seconded by Mr. Smith, the minutes for October 6, 2025, Legislative Day No. 18, were approved.

Ms. Fiedler and Ms. Leadbetter asked to be added as sponsors to Bill No. 82-25.

INTRODUCTION OF BILLS

BILL NO. 87-25 – AN ORDINANCE concerning: Planning and Development – Odenton Town Center Master Plan – Amendments – FOR the purpose of amending the Odenton Town Center Master Plan, adopted February 5, 2024, to alter certain text and maps; and generally relating to the Odenton Town Center Master Plan.
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

INTRODUCTION OF RESOLUTIONS

RESOLUTION NO. 31-25 – RESOLUTION supporting the Anne Arundel County Board of Education's Fiscal Year 2027 Public School Construction Capital Improvement Program request for submission to the Interagency Commission on School Construction
Introduced by Ms. Hummer, Chair
(by request of the County Executive)

RESOLUTION NO. 32-25 – RESOLUTION urging the establishment of an Adequate Public Facilities Study Group to address the need for an electrical grid impact review for new development
Introduced by Mr. Smith

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 77-25 (As Amended)

The Chair called for Bill No. 77-25, as amended, An Ordinance concerning: Personnel – Pay Plan – Classification Plan – Department of Inspections and Permits – Department of Aging and Disabilities – Positions in the Classified Service – Police Department – Public Ethics – Financial Disclosure– FOR the purpose of approving an addition to the Personnel Officer’s pay plan for the classified service for the current fiscal year; approving amendments to the Personnel Officer’s classification plan for the classified service for the current fiscal year; requiring a certain job classification in the Police Department to file a financial disclosure statement with the Ethics Commission; decreasing certain positions in the classified service and increasing certain positions in the classified service within the Police Department, the Department of Inspections and Permits, and the Department of Aging and Disabilities; and generally relating to personnel, public ethics, and the Personnel Officer’s Classification and Pay Plans; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Anne Budowski, Personnel Officer, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 77-25, as amended.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 77-25, as amended.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 77-25, as amended, An Ordinance concerning: Personnel – Pay Plan – Classification Plan – Department of Inspections and Permits – Department of Aging and Disabilities – Positions in the Classified Service – Police Department – Public Ethics – Financial Disclosure; and the Administrative Officer read a portion of the title.

Bill No. 77-25, as amended, was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

PUBLIC HEARINGS AND CALL OF RESOLUTION FOR FINAL READING AND/OR VOTE

RESOLUTION NO. 30-25

The Chair called for Resolution No. 30-25, A Resolution proposing an amendment to the Charter of Anne Arundel County to permit all authorized employee representatives to enter into binding arbitration to resolve labor disputes relating to the terms and conditions of employment; and the Administrative Officer read the title.

Ms. Pickard explained the resolution.

Ethan Hunt, Director of Government Relations, was accompanied by Anne Budowski, Personnel Officer, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Smith asked to be added as a sponsor.

Mr. Hunt spoke on the resolution

The Chair called for the public hearing on Resolution No. 30-25.

The Administrative Officer stated there was one submission for Resolution No. 30-25 of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following persons spoke on Resolution No. 30-25:

Scott Chismar, Crofton
Kevin Nethers, Baltimore
Christian Gobel, Baltimore
Mike Akers, Pasadena
Zach Reed, Greenland Beach
Kurt Svendsen, Arnold

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Resolution No. 30-25, A Resolution proposing an amendment to the Charter of Anne Arundel County to permit all authorized employee representatives to enter into binding arbitration to resolve labor disputes relating to the terms and conditions of employment; and the Administrative Officer read the title.

Ms. Pickard thanked those who support the resolution.

Mr. Smith spoke on past union discussions.

Mr. Volke responded to the public hearing.

Ms. Rodvien expressed her support of the resolution.

Ms. Fiedler shared her thanks for those who are employed in the Department of Public Works.

Resolution No. 30-25 was adopted by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 67-25 (As Amended)

The Chair called for Bill No. 67-25, as amended, An Ordinance concerning: Floodplain Management, Erosion and Sediment Control, and Stormwater Management – Clearing and Pruning – FOR the purpose of defining “pruning” and “woody vegetation”; modifying the definitions of “clearing” and “standard grading plan”; requiring certain approved permits or plans to clear or grade property on certain steep slopes in the critical area; adding a habitat enhancement plan to those plans required for approval to clear or grade in certain circumstances; ~~requiring certain approved permits or plans to prune on property outside of the critical area, outside of a forest conservation easement, or not on steep slopes inside the critical area in certain circumstances;~~ requiring certain approved permits or plans to prune on property inside the critical area buffer, inside a forest conservation easement, or on steep slopes in the critical area in certain circumstances; providing for the use of and establishing the requirements for a standard grading plan in lieu of a grading permit that proposes pruning or clearing under certain circumstances; ~~adding certain fees;~~ providing for the use, criteria, and requirements of a habitat enhancement plan and a vegetation management plan; making the effective date of this Ordinance contingent on the approval of the Maryland Critical Area Commission; and generally relating to floodplain management, erosion and sediment control, and stormwater management; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Erik Michelsen, Senior Environmental Policy Officer/Deputy Director Bureau of Watershed Protection and Restoration, Raghavenderrao Badami, Assistant Director Inspections and Permits, Nathan Markline, Code Enforcement Administrator, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 67-25, as amended.

The Administrative Officer stated there was one submission for Bill No. 67-25, as amended, of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 67-25, as amended, An Ordinance concerning: Floodplain Management, Erosion and Sediment Control, and Stormwater Management – Clearing and Pruning; and the Administrative Officer read a portion of the title.

Ms. Fiedler asked for clarification on the pruning thresholds.

Mr. Markline answered.

Mr. Volke shared an example of tree removal.

Mr. Markline responded.

There was further discussion on the bill.

Bill No. 67-25, as amended, was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer
Nay – None

BILL NO. 68-25 (As Amended)

The Chair called for Bill No. 68-25, as amended, An Ordinance concerning: Public Safety – Zoning – Animal Rescue – the purpose of requiring an animal rescue license and establishing the application and issuance criteria for a license; defining “animal rescue”; adding an animal rescue as a conditional use and providing for the conditions in certain districts; adding an animal rescue as a home occupation in certain circumstances; and generally relating to public safety and zoning; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Lynn Miller, Assistant Planning and Zoning Officer, Claudia Roll, Director of Animal Services, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 68-25, as amended.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 68-25, as amended.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 68-25, as amended, An Ordinance concerning: Public Safety – Zoning – Animal Rescue; and the Administrative Officer read a portion of the title.

Bill No. 68-25, as amended, was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer
Nay – None

BILL NO. 71-25 (As Amended)

The Chair called for Bill No. 71-25, as amended, An Ordinance concerning: Public Campaign Financing – Disbursement of Public Contribution – Funding for Public Campaign Financing Fund – FOR the purpose of determining the deadline to file a notice of intent to participate in the public campaign financing fund; aligning the ratio of amount and number of contributions among County Executive and Council candidates; determining the threshold for the Controller to certify sufficient fund balance; providing for a second review of fund balance by the Controller during the election cycle; requiring the County Executive to appropriate sufficient funds pursuant to the Charter; modifying the required timeframe for disbursement of public contributions to the publicly funded campaign account of the participating candidate; providing for limitations on public contributions for uncontested elections; providing for minimum appropriations beginning in Fiscal Year 2028; providing for staffing for the Commission; requiring the designation of a public liaison for the public campaign financing system; requiring an audit of the public campaign financing system after a general election; and generally relating to public campaign financing; and the Administrative Officer read a portion of the title.

Ms. Hummer explained the background and purpose of the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Brian Schenck, Tax Billing Manager, Chris Trumbauer, Budget Officer, and Lori Blair Klasmeier, Deputy County Attorney.

The Administration supports.

The Chair called for the public hearing on Bill No. 71-25, as amended.

The Administrative Officer stated there were four submissions for Bill No. 71-25, as amended, of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 71-25, as amended, An Ordinance concerning: Public Campaign Financing – Disbursement of Public Contribution – Funding for Public Campaign Financing Fund; and the Administrative Officer read a portion of the title.

Mr. Volke explained his reasoning behind his support of the bill.

Mr. Smith thanked the Administration for clarifying the bill.

Ms. Leadbetter and Ms. Fiedler thanked those who worked on the bill.

Bill No. 71-25, as amended, was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

BILL NO. 78-25

The Chair called for Bill No. 78-25, An Ordinance concerning: Capital Budget and Program – Odenton MARC TOD Development Phases 1 & 2A, MD 170 Widening, MD 214 & Loch Haven Road, and Campus Improvements Capital Projects – Supplementary and Transfer of Appropriations – FOR the purpose of amending the Capital Budget for the current fiscal year by transferring an appropriation of funding source in the Odenton MARC TOD Development Phases 1 & 2A and the MD 170 Widening capital projects; amending the Capital Budget for the current fiscal year by making supplementary appropriations of funds to the MD 214 & Loch Haven Road and the Campus Improvements capital projects; amending the Capital Program and Capital Projects Bond Ordinance for the current fiscal year; and generally relating to appropriation of funds in projects in the Capital Budget for the fiscal year ending June 30, 2026; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Melissa Beardmore, VP for Learning Resources Management, AACC, Chris Trumbauer, Budget Officer, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Mr. Volke asked a clarifying question.

Ms. Beardmore answered.

The Chair called for the public hearing on Bill No. 78-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 78-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 78-25, An Ordinance concerning: Capital Budget and Program – Odenton MARC TOD Development Phases 1 & 2A, MD 170 Widening, MD 214 & Loch Haven Road, and Campus Improvements Capital Projects – Supplementary and Transfer of Appropriations; and the Administrative Officer read a portion of the title.

Bill No. 78-25 was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer
Nay – None

PUBLIC HEARINGS AND CALL OF RESOLUTION FOR FINAL READING AND/OR VOTE

RESOLUTION NO. 27-25

The Chair called for Resolution No. 27-25, A Resolution concerning a petition to the Maryland Higher Education Commission for Anne Arundel Community College funding for the Dragun Science Building; and the Administrative Officer read the title.

Ethan Hunt, Director of Government Relations, was accompanied by Melissa Beardmore, VP for Learning Resources Management, AACC, Chris Trumbauer, Budget Officer, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Hunt explained the resolution.

The Chair called for the public hearing on Resolution No. 27-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Resolution No. 27-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Resolution No. 27-25, A Resolution concerning a petition to the Maryland Higher Education Commission for Anne Arundel Community College funding for the Dragun Science Building; and the Administrative Officer read the title.

Resolution No. 27-25 was adopted by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer
Nay – None

RESOLUTION NO. 28-25

The Chair called for Resolution No. 28-25, A Resolution concerning a petition to the Maryland Higher Education Commission for Anne Arundel Community College funding for the Florestano Building; and the Administrative Officer read the title.

Ethan Hunt, Director of Government Relations, was accompanied by Melissa Beardmore, VP for Learning Resources Management, AACC, Chris Trumbauer, Budget Officer, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Hunt explained the resolution.

The Chair called for the public hearing on Resolution No. 28-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Resolution No. 28-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Resolution No. 28-25, A Resolution concerning a petition to the Maryland Higher Education Commission for Anne Arundel Community College funding for the Florestano Building; and the Administrative Officer read the title.

Resolution No. 28-25 was adopted by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 76-25 (As Amended)

The Chair called for Bill No. 76-25, as amended, An Ordinance concerning: Public Safety – Sidewalks – Removal of Snow and Ice – FOR the purpose of modifying the requirements for removal of snow and ice from sidewalks; making failure to remove snow and ice from sidewalks as required a civil offense and not a criminal offense; providing for exemptions from requirement to remove snow and ice; and generally relating to crimes, civil offenses, and fines, and public safety; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Karen Henry, Director Department of Public Works, Alex Baquie, Deputy Director Bureau of Highways, Holly Velez, Chief of Licensing, and Lori Blair Klasmeier, Deputy County Attorney.

Mr. Hunt explained the background and purpose of the bill.

Ms. Fiedler asked clarifying questions.

Ms. Velez and Mr. Baquie responded.

The Chair called for the public hearing on Bill No. 76-25, as amended.

The Administrative Officer stated there were nine submissions for Bill No. 76-25, as amended, of written testimony received through the online testimony tool, which were shared with the Council and posted on the County Council website.

The following persons spoke on Bill No. 76-25, as amended:

Paul Higgins, Pasadena
Matthew Pipkin, Annapolis
Van Mason, Severn
Kurt Svendsen, Arnold
David Morsberger, Davidsonville

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 76-25, as amended, An Ordinance concerning: Public Safety – Sidewalks – Removal of Snow and Ice; and the Administrative Officer read a portion of the title.

Amendment No. 4

The Administrative Officer read a brief summary of the amendment:

This amendment gives the Department of Inspections and Permits the discretion to waive the any fine based on the ability to pay, age, or disability.

The amendment was withdrawn.

Amendment No. 5

The Administrative Officer read a brief summary of the amendment:

This amendment applies snow and ice removal requirements to all government owned property.

Mr. Volke explained the amendment.

Mr. Smith asked about the use of the word government.

Ms. Klasmeier answered.

Mr. Hunt spoke on the amendment.

There was further discussion on the amendment.

On motion of Mr. Volke, seconded by Ms. Fiedler, Amendment No. 5 was adopted by the following roll call vote:

Aye – Ms. Leadbetter, Ms. Pickard, Mr. Volke, Ms. Fiedler
Nay – Mr. Smith, Ms. Rodvien, Ms. Hummer

Amendment No. 6

The Administrative Officer read a brief summary of the amendment:

This amendment removes the provision that passes on the expense of snow and ice removal to the property owner.

Ms. Fiedler explained the amendment.

Mr. Baquie responded.

Mr. Hunt spoke on the amendment.

There was further discussion on the amendment.

On motion of Ms. Fiedler, seconded by Mr. Volke, Amendment No. 6 was adopted by the following roll call vote:

Aye – Ms. Leadbetter, Ms. Pickard, Mr. Volke, Ms. Fiedler

Nay – Mr. Smith, Ms. Rodvien, Ms. Hummer

Amendment No. 7

The Administrative Officer read a brief summary of the amendment:

This amendment modifies the penalty for violation of the Code section.

Mr. Hunt explained the amendment.

Mr. Volke asked about the fines.

Mr. Hunt answered.

There was further discussion on the amendment.

On motion of Ms. Rodvien, seconded by Mr. Smith, Amendment No. 7 was adopted by the following roll call vote:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

Amendment No. 8

The Administrative Officer read a brief summary of the amendment:

This amendment requires streets, sidewalks and pathways owned by government entities to be cleared of snow and ice before enforcement begins.

Mr. Volke explained the amendment.

Ms. Leadbetter clarified the amendment.

Mr. Volke responded.

On motion of Mr. Volke, seconded by Ms. Leadbetter, Amendment No. 8 was defeated by the following roll call vote:

Aye – Ms. Leadbetter, Mr. Volke, Ms. Fiedler

Nay – Mr. Smith, Ms. Pickard, Ms. Rodvien, Ms. Hummer

Amendment No. 9

The Administrative Officer read a brief summary of the amendment:

This amendment gives the Department of Inspections and Permits the discretion to waive any fine.

Ms. Rodvien explained the amendment.

The Administration is comfortable with the amendment.

On motion of Ms. Rodvien, seconded by Mr. Smith, Amendment No. 9 was adopted by the following roll call vote:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

The Chair stated that Bill No. 76-25, as amended, will be heard at the next Council Meeting on November 3, 2025.

BILL NO. 82-25

The Chair called for Bill No. 82-25, An Ordinance concerning: Finance, Taxation, and Budget – Real Property Taxes – 9 1 1 Specialist Property Tax Credit – FOR the purpose of increasing the duration of the 9-1-1 specialist property tax credit; and generally relating to finance, taxation and budget; and the Administrative Officer read a portion of the title.

Ms. Pickard explained the background and purpose of the bill.

Mr. Smith spoke on the bill.

Ethan Hunt, Director of Government Relations, was accompanied by Brian Schenck, Financial Services Manager, and Kelly Kenney, Supervising County Attorney.

The Administration supports.

The Chair called for the public hearing on Bill No. 82-25.

The Administrative Officer stated there were no submissions of public testimony received ahead of time for Bill No. 82-25.

There was no one present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 82-25, An Ordinance concerning: Finance, Taxation, and Budget – Real Property Taxes – 9 1 1 Specialist Property Tax Credit; and the Administrative Officer read a portion of the title.

Bill No. 82-25 was passed by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

BILL NO. 79-25

The Chair called for Bill No. 79-25, An Ordinance concerning: Construction and Property Maintenance Codes – Civil Fines – International Property Maintenance Codes – Codes and Supplement – Air Conditioning in Multiple Dwellings – FOR the purpose of modifying the method of imposition of certain civil fines for violations of the Property Maintenance Code for multiple dwellings; requiring multiple dwelling owners that provide air conditioning systems to tenants to keep the same in good working order and capable of meeting certain temperature levels; requiring owners of multiple dwellings to provide certain alternative cooling relief to tenants when air conditioning systems are in disrepair; allowing the County to bill property owners for providing alternative cooling systems to tenants if the owner fails to; and generally relating to the construction and property maintenance codes; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Don Curtian, Director of Environmental Health, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 79-25.

The Administrative Officer stated there was one submission for Bill No. 79-25 of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following person spoke on Bill No. 79-25:

Paul Higgins, Pasadena

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Bill No. 79-25, An Ordinance concerning: Construction and Property Maintenance Codes – Civil Fines – International Property Maintenance Codes – Codes and Supplement – Air Conditioning in Multiple Dwellings; and the Administrative Officer read a portion of the title.

Amendment No. 1

The Administrative Officer read a brief summary of the amendment:

This amendment requires the Department to determine whether the owner of a multiple dwelling is making best efforts to provide alternative cooling relief before ordering the owner to provide alternative cooling relief.

Mr. Volke explained the amendment.

The Administration supports.

Ms. Rodvien asked a clarifying question.

Ms. Leadbetter responded.

There was further discussion on the amendment.

On motion of Mr. Volke, seconded by Ms. Fiedler, Amendment No. 1 was adopted by the following roll call vote:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer

Nay – None

The Chair stated that Bill No. 79-25, as amended, will be heard at the next Council Meeting on November 3, 2025.

PUBLIC HEARINGS AND CALL OF RESOLUTION FOR FINAL READING AND/OR VOTE

RESOLUTION NO. 29-25

The Chair called for Resolution No. 29-25, A Resolution requesting the Department of Inspections and Permits to develop a Forest Conservation Manual to serve as a guidebook for

property owners and homeowners associations who maintain forest conservation easements on their properties; and the Administrative Officer read the title.

Ms. Fiedler explained the resolution.

Ethan Hunt, Director of Government Relations, was accompanied by Raghavenderrao Badami, Assistant Director Inspections and Permits, and Kelly Kenney, Supervising County Attorney.

Mr. Hunt spoke on the resolution.

Mr. Badami explained the guidebook.

Ms. Fiedler responded.

Mr. Volke clarified the dollar amount to be used to create the guidebook.

The Chair called for the public hearing on Resolution No. 29-25.

The Administrative Officer stated there was one submission for Resolution No. 29-25 of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following persons spoke on Resolution No. 29-25:

Steve Miller, Annapolis
Matt Minahan, Edgewater

There was no one else present who wished to speak and the public hearing was closed.

The Chair called for Resolution No. 29-25, A Resolution requesting the Department of Inspections and Permits to develop a Forest Conservation Manual to serve as a guidebook for property owners and homeowners associations who maintain forest conservation easements on their properties; and the Administrative Officer read the title.

Resolution No. 29-25 was adopted by the following roll call:

Aye – Ms. Leadbetter, Mr. Smith, Ms. Pickard, Mr. Volke, Ms. Fiedler, Ms. Rodvien,
Ms. Hummer
Nay – None

PUBLIC HEARINGS AND CALL OF BILLS FOR FINAL READING AND/OR VOTE

BILL NO. 81-25

The Chair called for Bill No. 81-25, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits – FOR the purpose of revising the transportation adequate public facilities standards and processes to include additional modes of transportation for bicycles, pedestrians and transit; providing for mitigation for additional modes of transportation; revising the standards for granting impact fee credits for transportation improvements over and beyond mitigation requirements; amending certain titles of sections and subtitles; and generally relating to subdivision and development; and the Administrative Officer read a portion of the title.

Ethan Hunt, Director of Government Relations, was accompanied by Sarah Fowler, Planning Administrator, Transportation Developer, David Braun, Engineer Administrator, Brian Ulrich, Planning Administrator, and Greg Swain, County Attorney.

Mr. Hunt explained the background and purpose of the bill.

The Chair called for the public hearing on Bill No. 81-25.

The Administrative Officer stated there was one submission for Bill No. 81-25 of written testimony received through the online testimony tool, which was shared with the Council and posted on the County Council website.

The following persons spoke on Bill No. 81-25:

Lucy Davis, Severna Park
Jon Korin, Severna Park
Campbell Goodburn, Annapolis
Madison Watson, Crofton
Matt Minahan, Edgewater
Kurt Svendsen, Arnold

There was no one else present who wished to speak and the public hearing was closed.

Ms. Fiedler recognized the students who came to speak on the bill.

The Chair called for Bill No. 81-25, An Ordinance concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits; and the Administrative Officer read a portion of the title.

MOTION TO HOLD

On motion by Mr. Smith, seconded by Ms. Rodvien, the motion to hold Bill No. 81-25 until November 3, 2025 was passed by the following roll call vote:

Aye – Mr. Smith, Ms. Pickard, Ms. Rodvien, Ms. Hummer

Nay – Ms. Leadbetter, Mr. Volke, Ms. Fiedler

ADJOURNMENT

There being no further business, on motion of Mr. Volke, seconded by Mr. Smith, the meeting adjourned at 10:04 P.M.

Respectfully submitted,

By Anna Macaulay

For Kaley Schultze
Administrative Officer



COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Minutes of Closed Session Friday, October 31, 2025 44 Calvert Street, Room 143 Annapolis, Maryland

A closed meeting was held on October 31, 2025 in accordance with Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of Maryland to discuss a personnel matter. Chair Hummer opened the meeting at 2:05 pm and was held in Room 143 of the Arundel Center in Annapolis, Md.

Councilmembers present:

Pete Smith – District 1
Allison Pickard – District 2
Nathan Volke – District 3 (On phone)
Julie Hummer – District 4
Amanda Fiedler – District 5
Lisa Rodvien – District 6
Shannon Leadbetter – District 7

Councilmember Pickard moved that the meeting be closed in accordance with Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of Maryland to discuss a personnel matter. Councilmember Rodvien seconded the motion. The roll call vote called by the Administrative Officer was: 5-0-2, with Councilmembers Fiedler and Volke absent. The Council moved from the Chambers to Room 143 of the Arundel Center.

The motion to close the meeting in accordance with Section 3-305(b)(1) of the General Provisions Article of the Annotated Code of Maryland passed. The closed session ended at 4:00 pm.

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 20

Bill No. 88-25

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

By the County Council, November 3, 2025

Introduced and first read on November 3, 2025
Public Hearing set for December 1, 2025
Bill Expires February 6, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Capital Budget and Program – Board of Education All Day
2 Kindergarten and Pre-Kindergarten, Maintenance Backlog, Building Systems
3 Renovations, Additions, and Sustainability Initiatives Capital Projects –
4 Supplementary and Transfer of Appropriations
5

6 FOR the purpose of amending the Capital Budget for the current fiscal year by making a
7 transfer of appropriations from the Board of Education Additions capital project to the
8 Board of Education All Day K and Pre K Capital project; amending the Capital Budget
9 for the current fiscal year by making supplementary appropriations of funds to the
10 Board of Education Maintenance Backlog, Building Systems Renov, and Sustainability
11 Initiatives capital projects; amending the Capital Program and Capital Projects Bond
12 Ordinance for the current fiscal year; and generally relating to appropriations of funds
13 in projects in the Capital Budget for the fiscal year ending June 30, 2026.
14

15 BY amending: Capital Budget
16 Capital Program
17 Capital Projects Bond Ordinance
18

19 WHEREAS, the Board of Education All Day K and Pre K capital project (Project
20 No. E524100), Maintenance Backlog capital project (Project No. E538300),
21 Building Systems Renov capital project (Project No. E538200), Additions capital
22 project (Project No. E549200), and Sustainability Initiatives capital project (Project
23 No. E591700) have existing appropriations in the Capital Budget for the fiscal year
24 ending June 30, 2026; and
25

26 WHEREAS, Section 711 of the Charter provides that interproject transfers of
27 appropriations between capital projects in the capital budget may be authorized by
28 the County Council by ordinance upon request of the County Executive; and

WHEREAS, Sections 712 and 716 of the Charter provide that, upon recommendation of the County Executive, the County Council may make supplementary appropriations to the Capital Budget from revenues received from anticipated sources but in excess of budget estimates therefor, or from revenues received from sources not anticipated in the budget for the current fiscal year; and

WHEREAS, the County Executive is requesting a transfer of appropriated funds from the Board of Education Additions capital project to the Board of Education All Day K and Pre K capital project; and

WHEREAS, additional funding in the total amount of \$13,799,046 has become available for the Board of Education Maintenance Backlog, Building Systems Renov, and Sustainability Initiatives capital projects from sources anticipated in the budget, but in excess of budget estimates therefor or from sources not anticipated in the budget for the current fiscal year; and

WHEREAS, in accordance with Section 716 of the Charter, the Planning Advisory Board has recommended these amendments to the Capital Budget; and

WHEREAS, the Controller has certified in writing that the funds are available for appropriation; now, therefore,

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That the Capital Budget for the fiscal year ending June 30, 2026, is hereby amended by transferring appropriations in the amount of \$3,300,000 in the Board of Education Additions capital project (Project No. E549200) (General County Bonds) to the Board of Education All Day K and Pre K capital project (Project No. E524100) (General County Bonds).

SECTION 2. *And be it further enacted,* That the Current Expense Budget for the fiscal year ending June 30, 2026, is hereby amended by making supplementary appropriations to the following capital projects as follows:

Building Systems Renov (Project No. E538200)	
(IAC – Inter-Agency Committee)	\$ 7,458,000
Maintenance Backlog (Project No. E538300)	
(Miscellaneous)	\$ 216,330
Sustainability Initiatives (Project No. E591700)	
(Other State Grants)	\$ 4,800,958
(Miscellaneous)	\$ 1,323,758

SECTION 3. *And be it further enacted,* that the Capital Program and the Capital Projects Bond Ordinance for the fiscal year ending June 30, 2026, are hereby amended in accordance with the provisions of this Ordinance.

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

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

BILL NUMBER: 88-25

INTRO. DATE: Nov. 3, 2025

FISCAL NOTE

BILL: CAPITAL BUDGET AND PROGRAM – BOARD OF EDUCATION ALL DAY K AND PRE K, MAINTENANCE BACKLOG, BUILDING SYSTEMS RENOV, ADDITIONS, AND SUSTAINABILITY INITIATIVES CAPITAL PROJECTS – SUPPLEMENTARY AND TRANSFER OF APPROPRIATIONS

SUMMARY OF LEGISLATION

This bill proposes amendments to the Capital Budget and Program for Fiscal Year 2026.

Transferring Appropriations:

- \$3,300,000 in General County Bonds from Board of Education Additions (project E549200) to Board of Education All Day K and Pre K (project E524100).

Making Supplementary Appropriations:

- \$7,458,000 in IAC – Inter-Agency Committee grant funds to Board of Education Building Systems Renov (project E538200).
- \$216,000 in miscellaneous funds to the Board of Education Building Maintenance Backlog (project E538300). The source of miscellaneous funds is recoveries from contractor performance bonds.
- \$4,800,958 in Other State Grants and \$1,323,758 in miscellaneous funds for Board of Education Sustainability Initiatives (project E591700), for a total increase of \$6,124,716. The source of miscellaneous funds is utility rebate programs.

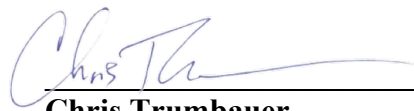
FISCAL IMPACT

The bill increases fiscal year 2026 capital authorizations by a net \$13,799,046 (see Exhibit 1).

- IAC Grants increase by \$7,458,000
- Other State Grants increase by \$4,800,958
- Miscellaneous sources increase by \$1,540,088

Exhibit 1: Summary Table of Funding Changes

Parent Proj #	Project Name	Funding Source	Prior Yr Approved	FY 26 Approved	Supplemental Request	FY 26 Adjusted Budget with Supplemental
E524100	All Day K and Pre K	General County Bonds	43,480,535	5,000,000	3,300,000	8,300,000
		IAC	48,965,000	-		
		Bond Premium	1,830,000			
E524100	Total		94,275,535	5,000,000	3,300,000	8,300,000
E538200	Building Systems Reno	General County Bonds	78,295,360			
		GF PayGo	45,470,000	16,190,057		16,190,057
		IAC	137,657,799	18,546,543	7,458,000	26,004,543
		Bond Premium	3,599,000			
		Video Lottery Impact Aid	3,000,000			
E538200	Total		\$ 268,022,159	\$ 34,736,600	\$ 7,458,000	42,194,600
E538300	Maintenance Backlog	General County Bonds	\$ 34,408,497	\$ 8,000,000		\$ 8,000,000
		GF PayGo	\$ 14,828,000			\$ -
		IAC	\$ 2,668,000			
		Other State Grants	482,694			
		Bond Premium	\$ 2,000,000			
		Miscellaneous			\$ 216,330	\$ 216,330
E538300	Total		\$ 58,731,444	\$ 8,000,000	\$ 216,330	\$ 8,216,330
E549200	Additions	General County Bonds	\$ 34,968,214		\$ (3,300,000)	\$ (3,300,000)
		GF PayGo	\$ 3,879,000			
		Ed Impact Fees Dist 6	\$ 2,800,000			
		IAC	\$ 25,701,000			
		Other State Grants	\$ 5,000,000			
		Bond Premium	\$ 3,129,000			
E549200	Total		\$ 75,477,214	\$ -	\$ (3,300,000)	\$ (3,300,000)
E591700	Sustainability Initiatives	General County Bonds	\$ 800,000	\$ 2,000,000		\$ 2,000,000
		GF PayGo	\$ 200,000			\$ -
		Bd of Ed PayGo	\$ 800,000			\$ -
		Other State Grants	\$ 2,722,349		\$ 4,800,958	\$ 4,800,958
		Miscellaneous	\$ 1,852,968		\$ 1,323,758	\$ 1,323,758
			\$ 6,375,317	\$ 2,000,000	\$ 6,124,716	\$ 8,124,716
Net Increase all sources					\$ 13,799,046	



Chris Trumbauer
Budget Officer

10/29/2025

Date

Prepared by: Neil Bergsman, Budget Analyst

cc: Billie Penley, Controller

Anne Arundel County Office of Finance

BILL NO: 88-25

INTRO. DATE: 11/03/25

CERTIFICATION OF FUNDS

In accordance with the Section 712 and Section 716 of the Anne Arundel County Charter, I certify that such funds are available for appropriation.

BILL: CAPITAL BUDGET AND PROGRAM – BOARD OF EDUCATION ALL DAY KINDERGARTEN AND PRE-KINDERGARTEN, MAINTENANCE BACKLOG, BUILDING SYSTEMS RENOVATIONS, ADDITIONS, AND SUSTAINABILITY INITIATIVES CAPITAL PROJECTS – SUPPLEMENTARY AND TRANSFER OF APPROPRIATIONS

Section 1 summarizes the transferring appropriations in the Board of Education Additions capital project to the Board of Education All Day K and Pre K capital project.

Section 1							
Transferring Appropriations							
Project	Project Name	Funding Source	Prior Year Approved	FY26 Council Approved	This Bill		Proposed
E549200	Additions	General County Bonds	\$ 34,968,214	\$ -	\$ (3,300,000)	\$	(3,300,000)
		General Fund PayGo	\$ 3,879,000	\$ -	\$ -	\$	-
		Edu. Impact Fees Dist. 6	\$ 2,800,000	\$ -	\$ -	\$	-
		IAC - Inter-Agency Com.	\$ 25,701,000	\$ -	\$ -	\$	-
		Other State Grants	\$ 5,000,000	\$ -	\$ -	\$	-
		Bond Premium	\$ 3,129,000	\$ -	\$ -	\$	-
		Total	\$ 75,477,214	\$ -	\$ (3,300,000)	\$	(3,300,000)
E524100	All Day K and Pre K	General County Bonds	\$ 43,480,535	\$ 5,000,000	\$ 3,300,000	\$	8,300,000
		IAC - Inter-Agency Com.	\$ 48,965,000	\$ -	\$ -	\$	-
		Bond Premium	\$ 1,830,000	\$ -	\$ -	\$	-
		Total	\$ 94,275,535	\$ 5,000,000	\$ 3,300,000	\$	8,300,000

Section 2 summarizes the supplementary appropriations to the Building Systems Renovation, Maintenance Backlog, and Sustainability Initiatives capital projects.

Section 1 Transferring Appropriations						
Project	Project Name	Funding Source	Prior Year Approved	FY26 Council Approved	This Bill	Proposed
E538200	Building Systems Renov	General County Bonds	\$ 78,295,360	\$ -	\$ -	\$ -
		General Fund PayGo	\$ 45,470,000	\$ 16,190,257	\$ -	\$ 16,190,257
		IAC - Inter-Agency Com.	\$ 137,657,799	\$ 18,546,543	\$ 7,458,000	\$ 26,004,543
		Bond Premium	\$ 3,599,000	\$ -	\$ -	\$ -
		Video Lottery Impact Aid	\$ 3,000,000	\$ -	\$ -	\$ -
		Total	\$ 268,022,159	\$ 34,736,800	\$ 7,458,000	\$ 42,194,800
E538300	Maintenance Backlog	General County Bonds	\$ 34,408,497	\$ 8,000,000	\$ -	\$ 8,000,000
		General Fund PayGo	\$ 14,828,000	\$ -	\$ -	\$ -
		IAC - Inter-Agency Com.	\$ 2,668,000	\$ -	\$ -	\$ -
		Other State Grants	\$ 4,826,947	\$ -	\$ -	\$ -
		Bond Premium	\$ 2,000,000	\$ -	\$ -	\$ -
		Miscellaneous	\$ -	\$ -	\$ 216,330	\$ 216,330
		Total	\$ 58,731,444	\$ 8,000,000	\$ 216,330	\$ 8,216,330
E591700	Sustainability Initiatives	General County Bonds	\$ 800,000	\$ 2,000,000	\$ -	\$ 2,000,000
		General Fund PayGo	\$ 200,000	\$ -	\$ -	\$ -
		Bd of Ed PayGo	\$ 800,000	\$ -	\$ -	\$ -
		Other State Grants	\$ 2,722,349	\$ -	\$ 4,800,958	\$ 4,800,958
		Miscellaneous	\$ 1,852,968	\$ -	\$ 1,323,758	\$ 1,323,758
		Total	\$ 6,375,317	\$ 2,000,000	\$ 6,124,716	\$ 8,124,716

DocuSigned by:

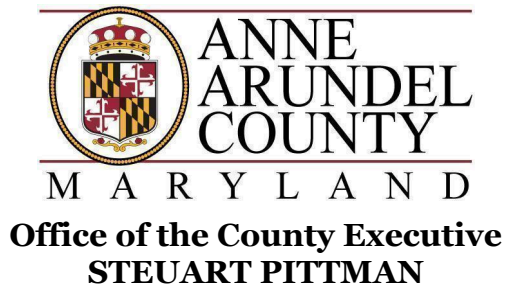
Billie Penley

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Billie Penley
Controller

Date



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: November 3, 2025

Subject: Bill No. 88 -25 – Capital Budget and Program – Board of Education All Day Kindergarten and Pre-Kindergarten, Maintenance Backlog, Building Systems Renovations, Additions, and Sustainability Initiatives capital projects – Supplementary and Transfer of Appropriations

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. 88-25.

Summary

This Bill, introduced at the request of the Administration on behalf of the Budget Office and Anne Arundel County Public Schools, proposes amendments to the Capital Budget and Program for Fiscal Year 2026. It (1) makes a transfer of appropriations from the Board of Education Additions capital project to the Board of Education All Day K and Pre K Capital project; (2) amends the Capital Budget for the current fiscal year by making supplementary appropriations of funds to the Board of Education Maintenance Backlog, Building Systems Renov, and Sustainability Initiatives capital projects; and (3) amends the Capital Program and Capital Projects Bond Ordinance for the current fiscal year. These transfers and supplementary appropriations are necessary as the result of an additional \$13,799,046 from sources anticipated in the budget, but in excess of budget estimates therefore, or from sources not anticipated in the budget for the current fiscal year. Specifically, the Interagency Commission on School Construction (IAC) has approved supplemental allocations for FY2026 Healthy School Facility Fund - \$7,458,000; by the Maryland Energy Administration (MEA), for the FY2025 Decarbonizing Schools Programs Grants - \$4,800,958, and by Miscellaneous Revenue receipts from utility programs and contractor payments- \$1,540,088. Legislation is necessary to effectuate these supplemental appropriations and transfers because Anne Arundel County Charter Section 711 provides that interproject transfers of appropriations between capital projects in the capital budget may be authorized by the County Council by ordinance upon request of the County Executive, and sections 712 and 716 provide that, upon recommendation of the County

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

Executive, the County Council may make supplementary appropriations to the Capital Budget from revenues received from anticipated sources but in excess of budget estimates therefor, or from revenues received from sources not anticipated in the budget for the current fiscal year. The Planning Advisory Board (PAB), in accordance with Section 716 of the Charter, recommended these amendments at its Oct. 22, 2025 meeting (See <https://www.youtube.com/watch?v=ReJ4fqHQQyw>) and the Board of Education approved the request at its September 3, 2025 meeting, as reflected in the minutes approved at its September 17, 2025 meeting which have been provided to the Council.

The Bill transfers appropriations in the amount of \$3,300,000 in General County Bonds from Board of Education Additions (project E549200) to Board of Education All Day K and Pre K (project E524100) to ensure that adequate construction and FF&E (furniture, fixtures, and equipment) funding is available for completion of the Carver Early Education Center project. The Bill also makes the following supplemental appropriations, as requested by the Board of Education:

- \$7,458,000 in IAC – Inter-Agency Committee grant funds to Board of Education Building Systems Renov (project E538200).
- \$216,000 in miscellaneous funds to the Board of Education Building Maintenance Backlog (project E538300). The source of miscellaneous funds is recoveries from contractor performance bonds.
- \$4,800,958 in Other State Grants and \$1,323,758 in miscellaneous funds for Board of Education Sustainability Initiatives (project E591700), for a total increase of \$6,124,716. The source of miscellaneous funds is utility rebate programs.

The Bill has no indirect costs, and increases fiscal year 2026 capital authorizations by a net \$13,799,046 as a result of unanticipated additional funds from the State

Purpose

The purpose of this Bill is to amend the Capital Budget and Program for the current fiscal year to ensure that adequate funding is available for completion of the Carver EEC project and appropriate additional funding from State sources by making a transfer of appropriations from the Board of Education Additions capital project to the Board of Education All Day K and Pre K Capital project; making supplementary appropriations of funds to the Board of Education Maintenance Backlog, Building Systems Renov, and Sustainability Initiatives capital projects; and amending the Capital Program and Capital Projects Bond Ordinance for the current fiscal year.

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 Neil Bergsman or Naomi McAllister, Budget Office, or Lori Blair Klasmeier, Office of Law,. Thank you.

cc: Honorable Steuart Pittman, County Executive
 Christine Anderson, Chief Administrative Officer
 Jenny Proebstle, Chief of Staff
 Gregory Swain, County Attorney
 Chris Trumbauer, Budget Officer
 Matt Stanski, Chief Financial Officer, Anne Arundel County Public Schools

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 20

Bill No. 89-25

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

By the County Council, November 3, 2025

Introduced and first read on November 3, 2025
Public Hearing set for December 1, 2025
Bill Expires February 6, 2026

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Current Expense Budget – Fund Transfer and
2 Supplementary Appropriations – Video Lottery Impact Aid – South River Heights
3 Special Community Benefit District – Capital Budget and Program – Advance Land
4 Acquisition Capital Project
5

6 FOR the purpose of transferring appropriations of funds between certain offices,
7 departments, institutions, boards, commissions or other agencies in the general fund for
8 the current fiscal year; making supplementary appropriations from contingent funds,
9 and from unanticipated revenues to certain offices, departments, institutions, boards,
10 commissions or other agencies in a funds for the current fiscal year; amending the
11 capital budget and program for the current fiscal year by making a supplementary
12 appropriations to the Advance Land Acquisition capital project; and generally relating
13 to transferring appropriations of funds and making supplementary appropriations of
14 funds in the current expense budget and amending the capital budget and capital
15 program for the fiscal year ending June 30, 2026.
16

17 BY amending: Current Expense Budget
18 Capital Budget
19 Capital Program
20

21 WHEREAS, under Section 711(a) of the Charter, the County Executive may
22 authorize transfers of funds within the same department and within the same fund;
23 and
24

25 WHEREAS, under Section 711(a) of the Charter, upon recommendation of the
26 County Executive, the County Council may transfer funds between offices,
27 departments, institutions, boards, commissions or other agencies of the County
28 government and within the same fund of the Current Expense Budget; and

WHEREAS, under Section 712 of the Charter, upon the recommendation of the County Executive, the County Council may make supplementary appropriations from contingent funds, from revenues received from anticipated sources but in excess of budget estimates, and from revenues received from sources not anticipated in the budget for the current fiscal year, provided that the Controller shall first certify in writing that such funds are available for appropriation; and

WHEREAS, the County Executive has recommended the transfer and supplementary appropriation of certain funds, including contingent funds, and the Controller has certified in writing that such funds are available for appropriation; and

WHEREAS, the Advance Land Acquisition capital project (Project No. C106700) has an existing appropriation in the Capital Budget for the fiscal year ending June 30, 2026; and

WHEREAS, Section 716 of the Charter authorizes the County Council, upon request of the County Executive and by affirmative vote of five members of the County Council, to amend the Capital Budget; and

WHEREAS, the County Executive has recommended amending the Capital Budget by making a supplementary appropriation to the Advance Land Acquisition capital project, Project No. C106700; and

WHEREAS, in accordance with Section 716 of the Charter, the Planning Advisory Board has recommended this amendment to the Capital Budget; now, therefore,

SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,* That the Current Expense Budget for the fiscal year ending June 30, 2026, be and it is hereby amended by making a transfer of funds in the amounts set forth from:

Video Lottery Local Impact Aid Fund	
Public Libraries	\$ 96,100

and by transferring such funds in the amounts set forth to:

Video Lottery Local Impact Aid Fund	
County Executive	
VLT Community Grants	
Grants, Contributions & Other	\$ 96,100

SECTION 2. *And be it further enacted,* That the Current Expense Budget for the fiscal year ending June 30, 2026, be and it is hereby amended by making supplementary appropriations from revenues received from sources which were not anticipated in the budget or from revenues received from anticipated sources but which are in excess of budget estimates to the South River Heights Special Community Benefit District in the amount of \$38,075.

SECTION 6. *And be it further enacted*, That this Ordinance shall take effect from the date it becomes law.

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

BILL NUMBER: 89-25

INTRO. DATE: Nov. 3, 2025

FISCAL NOTE

BILL: CAPITAL BUDGET AND PROGRAM – BOARD OF EDUCATION ALL DAY K AND PRE K, MAINTENANCE BACKLOG, BUILDING SYSTEMS RENOV, ADDITIONS, AND SUSTAINABILITY INITIATIVES CAPITAL PROJECTS – SUPPLEMENTARY AND TRANSFER OF APPROPRIATIONS

SUMMARY OF LEGISLATION

This bill proposes amendments to the Capital Budget and Program for Fiscal Year 2026.

Transferring Appropriations:

- \$3,300,000 in General County Bonds from Board of Education Additions (project E549200) to Board of Education All Day K and Pre K (project E524100).

Making Supplementary Appropriations:

- \$7,458,000 in IAC – Inter-Agency Committee grant funds to Board of Education Building Systems Renov (project E538200).
- \$216,000 in miscellaneous funds to the Board of Education Building Maintenance Backlog (project E538300). The source of miscellaneous funds is recoveries from contractor performance bonds.
- \$4,800,958 in Other State Grants and \$1,323,758 in miscellaneous funds for Board of Education Sustainability Initiatives (project E591700), for a total increase of \$6,124,716. The source of miscellaneous funds is utility rebate programs.

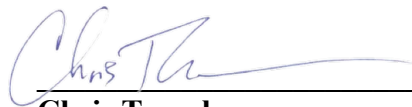
FISCAL IMPACT

The bill increases fiscal year 2026 capital authorizations by a net \$13,799,046 (see Exhibit 1).

- IAC Grants increase by \$7,458,000
- Other State Grants increase by \$4,800,958, and
- Miscellaneous sources increase by \$1,540,088.

Exhibit 1

Parent Proj #	Project Name	Funding Source	Prior Yr Approved	FY 26 Approved	Supplemental Request	FY 26 Adjusted Budget with Supplemental
E524100	All Day K and Pre K	General County Bonds	43,480,535	5,000,000	3,300,000	8,300,000
		IAC	48,965,000	-		
		Bond Premium	1,830,000			
E524100	Total		94,275,535	5,000,000	3,300,000	8,300,000
E538200	Building Systems Reno	General County Bonds	78,295,360			
		GF PayGo	45,470,000	16,190,057		16,190,057
		IAC	137,657,799	18,546,543	7,458,000	26,004,543
		Bond Premium	3,599,000			
		Video Lottery Impact Aid	3,000,000			
E538200	Total		\$ 268,022,159	\$ 34,736,600	\$ 7,458,000	42,194,600
E538300	Maintenance Backlog	General County Bonds	\$ 34,408,497	\$ 8,000,000		\$ 8,000,000
		GF PayGo	\$ 14,828,000			\$ -
		IAC	\$ 2,668,000			
		Other State Grants	4826947			
		Bond Premium	\$ 2,000,000			
		Miscellaneous			\$ 216,330	\$ 216,330
E538300	Total		\$ 58,731,444	\$ 8,000,000	\$ 216,330	\$ 8,000,000
E549200	Additions	General County Bonds	\$ 34,968,214		\$ (3,300,000)	\$ (3,300,000)
		GF PayGo	\$ 3,879,000			
		Ed Impact Fees Dist 6	\$ 2,800,000			
		IAC	\$ 25,701,000			
		Other State Grants	\$ 5,000,000			
		Bond Premium	\$ 3,129,000			
E549200	Total		\$ 75,477,214	\$ -	\$ (3,300,000)	\$ (3,300,000)
E591700	Sustainability Initiatives	General County Bonds	\$ 800,000	\$ 2,000,000		\$ 2,000,000
		GF PayGo	\$ 200,000			\$ -
		Bd of Ed PayGo	\$ 800,000			\$ -
		Other State Grants	\$ 2,722,349		\$ 4,800,958	\$ 4,800,958
		Miscellaneous	\$ 1,852,968		\$ 1,323,758	\$ 1,323,758
			\$ 6,375,317	\$ 2,000,000	\$ 6,124,716	\$ 8,124,716
Net Increase all sources					\$ 13,799,046	



Chris Trumbauer
Budget Officer

10/27/2025

Date

Prepared by: Neil Bergsman, Budget Analyst

cc: Billie Penley, Controller

Anne Arundel County Office of Finance

BILL NO: 89-25INTRO. DATE: 11/03/25

CERTIFICATION OF FUNDS

In accordance with the Section 712 and Section 716 of the Anne Arundel County Charter, I certify that such funds are available for appropriation.

**BILL: ORDINANCE CONCERNING: CURRENT EXPENSE BUDGET – FUND TRANSFER AND
SUPPLEMENTARY APPROPRIATIONS – VIDEO LOTTERY IMPACT AID – SOUTH RIVER HEIGHTS
SPECIAL COMMUNITY BENEFIT DISTRICT – CAPITAL BUDGET AND PROGRAM – ADVANCE
LAND ACQUISITION CAPITAL PROJECT**

Section 1 summarizes the Video Lottery Local Impact Aid Fund transfer of \$96,100 from the Public Libraries to the County Executive.

Section 1 Transfer of Funds	
Funding Source	Amount
Transfer From:	
Video Lottery Local Impact Aid – Public Libraries	\$ (96,100)
Total	\$ (96,100)
Transfer To:	
Video Lottery Local Impact Aid – County Executive – VLT Community Grants	
Grants, Contributions & Other	\$ 96,100
Total	\$ 96,100

Section 2 summarizes the supplementary appropriation to the South River Heights Special Community Benefit District.

Section 2 Supplementary Appropriation	
Funding Source	Amount
Transfer From:	
Unappropriated Fund Balance	\$ (38,075)
Total	\$ (38,075)
Transfer To:	
South River Heights Special Community Benefit District	\$ 38,075
Total	\$ 38,075

Section 3 summarizes the General Fund transfer of \$1,100,000 from the Chief Administrative Office Contingency to the Office of Finance – Non-Departmental.

Section 3 Supplementary Appropriation	
Funding Source	Amount
Transfer From:	
Chief Administrative Office – General Fund Appropriation Contingency	
Grants, Contributions & Other	\$ (1,100,000)
Total	\$ (1,100,000)
Transfer To:	
Office of Finance – Non-Departmental – Pay-As-You-Go	
Grants, Contributions & Other	\$ 1,100,000
Total	\$ 1,100,000

Section 4 summarizes the supplementary appropriation of \$1,100,000 to the Capital Budget.

Section 4 Supplementary Appropriation						
Project	Project Name	Funding Source	FY26 Council Approved	This Bill	Proposed	
C106700	Advance Land Acquisition	General County Bonds	\$ -	\$ -	\$ -	\$ -
		General Fund PayGo	\$ -	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000
		Other State Grants	\$ -	\$ -	\$ -	\$ -
		Bond Premium	\$ -	\$ -	\$ -	\$ -
		Total	\$ -	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000

DocuSigned by:

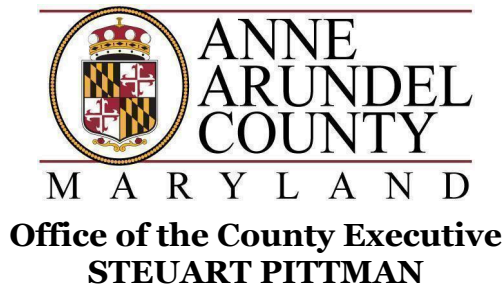
Billie Penley

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Billie Penley
Controller

10/29/2025 | 12:48 EDT

Date



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: November 3, 2025

Subject: Bill No. 89 -25 – Current Expense Budget – Fund Transfer and
Supplementary Appropriations – Video Lottery Impact Aid – South River
Heights Special Community Benefit District – Capital Budget and
Program – Advance Land Acquisition Capital Project

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. 89-25.

Summary

The purpose of this Bill, introduced at the request of the Administration, is to make transfers of appropriations and supplemental appropriations in the current expense budget and capital budget. The appropriation transfers are a transfer of \$96,100 from the Video Lottery Local Impact Aid Fund - Public Libraries to Video Lottery Local Impact Aid Fund-County Executive-VLT Community Grants-Grants, Contributions & Other; a supplementary appropriation from revenues received from sources which were not anticipated in the budget or from revenues received from anticipated sources but which are in excess of budget estimates to the South River Heights Special Community Benefit District in the amount of \$38,075; and transfer of \$1,100,000 from the CAO Contingency Fund to the Office of Finance (Non-Departmental) Pay-As-You-Go and is designated for the C106700 Advance Land Acquisition capital project..

Legislation is necessary to effectuate these transfers, as Anne Arundel County Charter Sections 11(a) and 12 provide that the upon recommendation of the County Executive, the County Council may transfer funds between offices, departments, institutions, boards, commissions or other agencies of the County government and within the same fund of the Current Expense Budget. The same sections of the Charter also provide that the Council may make supplementary appropriations from contingent funds, from revenues received from anticipated sources but in excess of budget estimates, and from revenues received from sources not anticipated in the budget for the current fiscal year, provided that the Controller shall first

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

certify in writing that such funds are available for appropriation. The County Executive has recommended the transfer and supplementary appropriation of certain funds, including contingent funds, and the Controller has certified in writing that such funds are available for appropriation. Additionally, Anne Arundel County Charter Section 716 authorizes the County Council, upon request of the County Executive and by affirmative vote of five members of the County Council, to amend the Capital Budget. The County Executive has recommended amending the Capital Budget by making a supplementary appropriation to the Advance Land Acquisition capital project, Project No. C106700. In accordance with Section 716 of the Charter, the Planning Advisory Board recommended this amendment to the Capital Budget at its October 22, 2025 meeting (See <https://www.youtube.com/watch?v=ReJ4fqHQQyw>). No alternatives were considered to effectuate these three transfers, as the Charter requires legislation for transfers and supplemental appropriations.

The appropriation transfer of \$96,100 from the Video Lottery Local Impact Aid Fund - Public Libraries to Video Lottery Local Impact Aid Fund-County Executive-VLT Community Grants-Grants, Contributions & Other is to correct the FY2026 Operating Budget. As adopted, the operating budget for the current fiscal year included an appropriation from the VLT fund to the Public Libraries for interior renovations at the Providence/Severn Library. These funds should have been appropriated to Arundel Community Development Services, as provided in the letter from the Anne Arundel County Local Development Council (LDC) dated April 2, 2025, which has been provided to the Council. These funds will still be used for interior renovations at the Providence/Severn Library and this correction has no net impact on the amount or use of LDC funding, but aligns the budget with the intent of the LDC.

The supplementary appropriation for the South River Heights Special Community Benefits District (SCBD) stems from a request from the South River Heights Residents Association, Inc., which manages the SCBD, for an appropriation of \$38,075. This funding was collected in FY25 but not dispersed because of the Association's failure to comply with county regulations. The SCBD was delinquent on several years of audits and financial statements that were required to be submitted to the County Auditor, and also failed to file annual reports/property tax filings with the State and therefore was not in "good standing" from 2019-2025. The Association has since submitted the missing filings to the County Auditor and is currently in "good standing" with the State of Maryland, and is now requesting the funds be appropriated.

The transfer of \$1,100,000.00 from the CAO Contingency Fund to the Advance Land Acquisition capital project, Project No. C106700, is to support the acquisition of two parcels of property that have become available since approval of the FY2026 Budget and which are the subject of a separate Resolution. One property, located on Shipley Ave. in Harmans, will be utilized as a bus transportation facility for Anne Arundel County Public Schools, fulfilling the need that was previously expressed via Resolution 48-24, which would have approved the acquisition of property at 1699 Millersville Road and the Administration asked to be withdrawn. The other property, Glebe Forest in Edgewater, is intended to be conserved for passive recreation and will be managed by the Department of Recreation & Parks. Should the transfer of appropriations not be approved, the County will be unable to acquire one or both of the properties.

Purpose

The purpose of this Bill is to make three transfers of appropriations and supplemental appropriations in the current expense budget and capital budget from the the Video Lottery Local Impact Aid Fund - Public Libraries to Video Lottery Local Impact Aid Fund-County Executive-VLT Community Grants-Grants, Contributions & Other; from revenues received from sources which were not anticipated in the budget or from revenues received from anticipated sources but which are in excess of budget estimates to the South River Heights Special Community Benefit District, and a transfer from the CAO Contingency Fund to the Advance Land Acquisition capital project, Project No. C106700.

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 Steven Theroux or Naomi McAllister, Budget Office, or Lori Blair Klasmeier, Office of Law,. Thank you.

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

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 20

Resolution No. 33-25

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

By the County Council, November 3, 2025

1 RESOLUTION approving the determination as surplus and the terms of a private
2 disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland

3
4 WHEREAS, the County owns a certain unimproved parcel of land comprised of
5 2,509 square feet, more or less, on Dorsey Road in Glen Burnie, Maryland, known
6 as Lot 4 in Block A, in the subdivision known as “Arundel Manor” per a plat
7 recorded among the Land Records of Anne Arundel County, Maryland (“Land
8 Records”) in Plat Book 15 at page 3, which property is more particularly described
9 in a Deed dated November 15, 1927, and recorded among the Land Records of
10 Anne Arundel County in Book FAM 175, Page 137 (“Property”); and

11
12 WHEREAS, the Central Services Officer made a preliminary determination that
13 the Property may be surplus pursuant to § 8-3-201(b)(1) of the County Code; and

14
15 WHEREAS, in accordance with § 8-3-201(b)(2)(i) of the County Code, the Real
16 Estate Division polled the Office of Central Services, the Office of Planning and
17 Zoning, the departments listed in § 2-1-103(b) of the County Code, Arundel
18 Community Development Services, Inc., and the Housing Commission of Anne
19 Arundel County as to a need for the Property; and

20
21 WHEREAS, based on the polling and pursuant to § 8-3-201(b)(2)(iii) of the County
22 Code, the Chief Administrative Officer made a final decision that the Property is
23 surplus, contingent on approval of the County Council; and

24
25 WHEREAS, pursuant to § 8-3-201(b)(3)(i) of the County Code, the value of the
26 Property was established by one independent real estate appraisal as Fifty Thousand
27 Two Hundred Dollars (\$50,200); and

28
29 WHEREAS, pursuant to § 8-3-201(b)(4)(i) of the County Code, if the appraised
30 value of the real property is less than \$100,000, the real property may be sold
31 through the negotiation of a private disposition, and the County has negotiated a
32 private disposition of the Property to Richard L. McGlaughlin, Thomas B.
33 McGlaughlin, James E. McGlaughlin, Michael R. McGlaughlin, Nora R.
34 McGlaughlin, Trustee of the Nora R. McGlaughlin Revocable Trust, Samuel H.
35 Jones, Personal Representative of the Estate of Anne S. Jones (Anne Arundel
36 County Estate #97707, also known as Anne Sulin Jones and Ann Sulin Jones),

Victor A. Sulin, Victor Richard Stevens, and Clifford Andrew Stevens (also known as Clifford Andrew Stevens, Jr.) for a sum of \$0; and

WHEREAS, in accordance with § 8-3-201(b)(5) of the County Code, the Real Estate Division gave notice that the County is planning to surplus the Property and dispose of it through a private disposition to the owners of real property within 300 feet of the lot lines of the Property, to the community association or homeowners association for the community in which the Property is located, if any, and to the Councilmember representing the district in which the Property is located; and

WHEREAS, in accordance with § 8-3-201(b)(6) of the County Code, the Real Estate Division advertised the disposition of the Property on the County's website; and

WHEREAS, the Chief Administrative Officer and the County Executive approved the proposed disposition of the Property; and

WHEREAS, in accordance with § 8-3-201(b)(9)(i) of the County Code, the Real Estate Division gave notice of the proposed disposition to the owners of real property within 300 feet of the lot lines of the Property, the community association or homeowners association for the community in which the Property is located, if any, and the Councilmember representing the district in which the Property is located, and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025; and

WHEREAS, in accordance with § 8-3-201(b)(9)(ii) of the County Code, the Real Estate Division advertised the proposed disposition on the County's website and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025; and

WHEREAS, there were no objections, and the Chief Administrative Officer determined that the proposed disposition may proceed; and

WHEREAS, the County Executive seeks the approval of the County Council by this Resolution of the determination of the Property as surplus and of the terms of the disposition of the Property; now, therefore, be it

Resolved by the County Council of Anne Arundel County, Maryland, That it hereby approves the determination that the property is surplus; and be it further

Resolved, That it approves the terms of the private disposition of the Property to Richard L. McGlaughlin, Thomas B. McGlaughlin, James E. McGlaughlin, Michael R. McGlaughlin, Nora R. McGlaughlin, Trustee of the Nora R. McGlaughlin Revocable Trust, Samuel H. Jones, Personal Representative of the Estate of Anne S. Jones (Anne Arundel County Estate #97707, also known as Anne Sulin Jones and Ann Sulin Jones),

1 Victor A. Sulin, Victor Richard Stevens, and Clifford Andrew Stevens (also known as
2 Clifford Andrew Stevens, Jr.) for a sum of \$0; and be it further

3

4 *Resolved*, That a copy of this Resolution be sent to County Executive Steuart Pittman.

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

RESOLUTION NO: 33-25

INTRO. DATE: Nov. 3, 2025

FISCAL NOTE

**RESOLUTION: APPROVING THE DETERMINATION AS SURPLUS AND THE
TERMS OF A PRIVATE DISPOSITION OF CERTAIN COUNTY-OWNED
PROPERTY ON DORSEY ROAD IN GLEN BURNIE**

SUMMARY OF LEGISLATION

The purpose of this resolution is to declare certain property surplus so the County can proceed with disposition by a negotiated private transfer, in accordance with Article 8, Title 3, Subtitle 2 of the Anne Arundel County Code.

FISCAL IMPACT

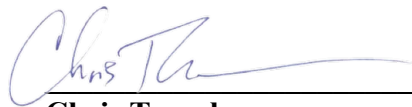
Operating Budget – Personal Services: No effect.

Operating Budget – Other Operating Costs: No effect. The property proposed to be declared surplus and transferred is approximately 2,509 square feet, which is 6/100 of one acre. Any savings in maintenance or other costs would be negligible.

Capital Budget: No effect.

Revenues: No effect. The Resolution approves the disposition of the property for zero dollars of consideration.

Indirect and future fiscal effects: None.

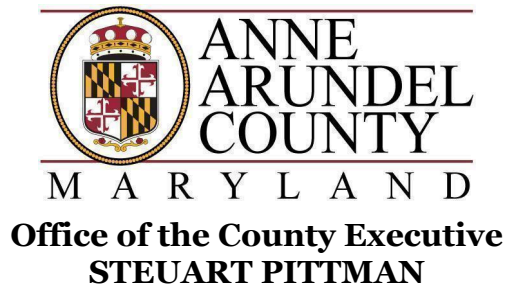


**Chris Trumbauer
Budget Officer**

9/30/2025

Date

Prepared by: Neil Bergsman, Budget Analyst
cc: Billie Penley, Controller



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: October 6, 2025

Subject: Resolution No. 33 -25 – Resolution approving the determination as surplus and the terms of a private disposition of certain County-owned property on Dorsey Road in Glen Burnie, Maryland

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 Resolution No. 33-25.

Summary

This Resolution, introduced at the request of the Administration on behalf of the Office of Central Services, approves the surplus and private disposition of a parcel of 2,509 sq. ft. more or less, on Dorsey Road in Glen Burnie known as Lot 4 in Block A, in the subdivision known as “Arundel Manor” in order to perfect a title issue.

In 1922, the United Realtors and Homebuilders Corporation recorded a plat in the Land Records for Anne Arundel County for a large subdivision on Dorsey Road in Glen Burnie to be known as “Arundel Manor.” A copy has been provided to the Council for reference. The subdivision was never developed as platted. In 1932, the owner of the parcel identified in the plat as Lot 4 in Block A, lost the property in a tax sale initiated by the Treasurer and County Commissioners of Anne Arundel County, who purchased the property. The sale was ratified by the Circuit Court of Anne Arundel County on February 17th, 1937 and a deed was recorded in the Land Records on November 15 of that same year.

In 2019, the owners of adjacent Lots 5 and 6 sold their property. The contract for sale originally called for Lot 4 to be included in the conveyance, however, the title abstractor noted that Lot 4 had never conveyed out of the tax sale in 1937. It is unclear as to when the error in state records occurred, however the owners were paying taxes on Lot 4. One of the owners contacted Real Estate to ask for a deed to perfect their ownership of Lot 4. The Office of Law advised that the donees should match all the prior owners of adjacent lots 5 and 6 as shown in the

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

title abstract, and so this resolution approves for the private disposition via donation to all prior owners of Lots 5 and 6 in order to perfect the chain of title for Lot 4.

Legislation is required for the surplus and private disposition due to the requirements of Anne Arundel County Code § 8-3-201 *et seq.* Except for real property that is to be disposed of for purposes consistent with those for which it was originally acquired, the County may not dispose of real property owned by it unless the County Executive, with the approval of the County Council by resolution, has determined that the real property is surplus property. In determining whether property is surplus property, and in addition to other procedures that the County Executive considers appropriate, the County Executive shall inquire whether any office, department, or agency of the County has a present need, or reasonably anticipates a future need, for the property.

Anne Arundel County Code § 8-3-201(b)(1) requires the Central Services Officer to make a preliminary determination that the Property may be surplus. Section 8-3-201(b)(2)(i) of the County Code requires the Real Estate Division poll the Office of Central Services, the Office of Planning and Zoning, the departments listed in § 2-1-103(b) of the County Code, Arundel Community Development Services, Inc., and the Housing Commission of Anne Arundel County as to a need for the Property. All parties responded to the poll that they had no need or use for the property, and the poll results have been provided to the Council. Under § 8-3-201(b)(3)(i) of the County Code, the value of the property was established by one independent real estate appraisal as Fifty Thousand Two Hundred Dollars (\$50,200). A copy of the appraisal has been provided to the Council. Pursuant to § 8-3-201(b)(4)(i) of the County Code, if the appraised value of the real property is less than \$100,000, the real property may be sold through the negotiation of a private disposition. The County has negotiated a private disposition of the property to Richard L. McGlaughlin, Thomas B. McGlaughlin, James E. McGlaughlin, Michael R. McGlaughlin, Nora R. McGlaughlin, Trustee of the Nora R. McGlaughlin Revocable Trust, Samuel H. Jones, Personal Representative of the Estate of Anne S. Jones (Anne Arundel County Estate #97707, also known as Anne Sulin Jones and Ann Sulin Jones), Victor A. Sulin, Victor Richard Stevens, and Clifford Andrew Stevens (also known as Clifford Andrew Stevens, Jr.) for a sum of \$0.

As required by § 8-3-201(b)(5) of the County Code, the Real Estate Division gave notice that the County is planning to surplus the Property and dispose of it through a private disposition to the owners of real property within 300 feet of the lot lines of the Property, to the community association or homeowners association for the community in which the Property is located, if any, and to the Councilmember representing the district in which the Property is located. A copy of the notice that was mailed has been provided to the Council. Also in accordance with § 8-3-201(b)(9)(i) of the County Code, the Real Estate Division gave notice on February 7, 2025 of the proposed disposition to the owners of real property within 300 feet of the lot lines of the Property, the community association or homeowners association for the community in which the Property is located, if any, and the Councilmember representing the district in which the Property is located, and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025. In accordance with § 8-3-201(b)(9)(ii) of the County Code, the Real Estate Division advertised the proposed disposition on the County's website and included a statement that objections may be submitted to the Chief Administrative Officer, including an email address and mailing address, by March 21, 2025. There were no objections, and the Chief Administrative Officer determined that the proposed disposition may proceed.

Purpose

The purpose of this resolution is to approve the surplus and private disposition of a parcel of 2,509 sq. ft. more or less, on Dorsey Road in Glen Burnie known as Lot 4 in Block A, in the undeveloped subdivision known as “Arundel Manor” in order to perfect a title issue dating back to 1937.

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 Marni Watson or Chris Daniels, Office of Central Services - Real Estate Division, or Christine Niederer, Office of Law. Thank you.

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

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 20

Resolution No. 34-25

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

By the County Council, November 3, 2025

1 RESOLUTION approving the use of funds from Advance Land Acquisition Capital
2 Project for the purchase of real properties in Edgewater, Maryland, from Glebe Bay, LLP
3 and Ardebella Fox, and in Harmans, Maryland, from Craig A. Mercier

4
5 WHEREAS, § 8-3-101(a) of the County Code empowers the County Executive to
6 purchase real property by agreement or eminent domain if an adequate
7 appropriation has been made by the County Council; and

8
9 WHEREAS, § 8-3-101(d)(2) requires that each agreement for the purchase of real
10 property utilizing funds from the Advance Land Acquisition Capital Project,
11 Project No. C106700, shall be contingent upon approval of the purchase by
12 resolution of the County Council; and

13
14 WHEREAS, § 8-3-101(d)(2) further provides that, prior to approval of the purchase
15 by resolution, the County Council shall require an independent appraisal, an
16 environmental study, and a feasibility study for the real property being purchased;
17 and

18
19 WHEREAS, the County Executive is utilizing funds from the Advance Land
20 Acquisition Capital Project to purchase the following properties: (1) from Glebe
21 Bay, LLP and Ardebella Fox, certain real properties located in Edgewater, MD
22 21037, consisting of 68.27 acres +/-, described in Exhibit A, attached hereto
23 (hereinafter referred to as “Parcel 1”); (2) from Craig A. Mercier, 7444, 7442, and
24 7454 Shipley Avenue, Harmans, MD 21077, consisting collectively of 7.911 acres
25 +/- and further described in (a) a Deed recorded in the Land Records in Book 26755,
26 Page 441, and (b) a Deed recorded in the Land Records in Book 23143, Page 92
27 (hereinafter collectively referred to as “Parcel 2”); (Parcels 1 and 2 are hereinafter
28 collectively referred to as the “Properties”); and

29
30 WHEREAS, the County’s independent real estate appraisal estimates the “as-is”
31 market value of Parcel 1 to be Five Million Four Hundred Sixty Thousand Dollars
32 (\$5,460,000.00); and

33
34 WHEREAS, the County’s independent real estate appraisal estimates the “as-is”
35 market value of Parcel 2 to be Three Million Seven Hundred Ninety Thousand
36 Dollars (\$3,790,000.00); and

1 WHEREAS, in accordance with § 8-3-101(d)(2), the Department of Public Works
2 conducted an environmental assessment and a feasibility study for the Properties;
3 and
4

5 WHEREAS, the County Executive has determined that: Parcel 1 is needed by the
6 County to conserve and protect forests, woodland and trees and to minimize adverse
7 impacts on water quality; Parcel 2 is needed by the Board of Education of Anne
8 Arundel County for use as a transportation facility; and acquisition of Parcel 1 for
9 the sum of Four Million Five Hundred Thousand Dollars (\$4,500,000.00), and
10 acquisition of Parcel 2 for the sum of Seven Million Six Hundred Fifty Thousand
11 Dollars (\$7,650,000.00), both to be paid from the Advance Land Acquisition
12 Capital Project pursuant to the terms and conditions of the respective Agreements
13 of Sale, attached hereto as Exhibits B and C, respectively, would be in the best
14 interests of the County; now, therefore, be it
15

16 *Resolved by the County Council of Anne Arundel County, Maryland, That, in*
17 *accordance with § 8-3-101(d)(2), it approves the acquisition of the Properties pursuant to*
18 *the terms and conditions as set forth in Exhibits B and C; and be it further*
19

20 *Resolved, That a copy of this Resolution be sent to County Executive Steuart Pittman.*

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 +/-

Department of Public Works
Anne Arundel County, Maryland
2660 Riva Road
Annapolis, MD 21401

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (“Agreement”), made this _____ day of _____, 2025, by and between **GLEBE BAY, LLP and ARDEBELLA FOX**, as Tenants in Common, (hereinafter called collectively "Seller") and **ANNE ARUNDEL COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland (hereinafter called "Purchaser").

WHEREAS, the Seller is the owner of all those certain parcels of land located in Edgewater, Maryland, consisting of approximately 68.23 acres, more or less, located in the First Assessment District of Anne Arundel County, which properties are further identified on Exhibit A (hereinafter referred to collectively as the “**Property**”); and

WHEREAS, the Purchaser desires to purchase the Property for the purpose of land preservation; and

WHEREAS, the Purchaser desires to purchase the Property utilizing funds, in part, from the Advanced Land Acquisition Capital Project No. C106700; and

NOW THEREFORE WITNESSETH: That for and in consideration of mutual covenants and promises herein made by the parties, the above recitals which are incorporated herein by reference and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy and accept from Seller, the Property, under the terms set forth in this Agreement.

2. The total purchase price for the Property shall be Four Million Five Hundred Thousand and 00/100 Dollars (\$4,500,000.00) (“Purchase Price”) with settlement on or before December 31, 2025, contingent on the following:

(a) Seller and Purchaser acknowledge that the conveyance of the Property is for a purchase price less than the fair market value established by a qualified independent appraisal obtained by the Seller (the “Bargain Component”). Purchaser recognizes and acknowledges that the Seller may seek to claim a charitable contribution deduction for the Bargain Component pursuant to Section 170(h) of the Internal Revenue Code. Purchaser agrees to execute and deliver IRS Form 8283 (or any successor form) solely for the purpose of acknowledging the transfer of the Property and the Seller’s donative intent, provided that such execution shall not impose upon Purchaser any obligation, liability, or representation regarding valuation, tax deductibility, or compliance with applicable tax law. Purchaser makes no representation or warranty as to (i) the amount of any charitable contribution deduction, (ii) the availability of any deduction to Seller, or (iii) Seller’s compliance with applicable tax requirements in connection with the Bargain Component.; and

(b) Seller shall be solely responsible, at Seller’s expense, for obtaining and maintaining any qualified appraisal, filing any required tax forms, and satisfying any and all legal or regulatory requirements necessary to substantiate Seller’s treatment of the Bargain Component for federal or state tax purposes. Purchaser shall have no liability for Seller’s compliance with such requirements; and

(c) Satisfactory results of the tests and studies, in Purchaser’s sole discretion, as provided under ¶ 9 of this Agreement; and

(d) Sufficient appropriation and authorization by Anne Arundel County for the purchase price of the Property and any deposits, including approval of the County Council (for funds from the Advanced Land Capital Acquisition Project) as may be required.

3. Seller shall execute this Agreement of Sale on or before **November 15, 2025**, after which time execution does not occur, this offer to purchase made by Purchaser to Seller shall be null, void, and of no effect. This Agreement may be extended by mutual written agreement of both parties.

(a) Settlement shall be held at a location in Maryland designated by Purchaser. Purchaser shall give Seller at least fourteen (14) days written notice of the date and location of the settlement.

(b) Real estate taxes, general special taxes and rents, annual front foot benefit charges, special assessment tax or other annualized charges of a like nature are to be adjusted to the date of settlement and thereafter assumed by Purchaser.

(c) Settlement costs including any title examination, title insurance, tax certificates, recordation and transfer taxes, if any, are to be paid by Purchaser.

(d) The Purchaser's financial obligations under this Agreement are contingent upon sufficient appropriations and authorization being made by the Anne Arundel County Council for the performance of this Agreement.

4. Except as otherwise noted in this Agreement, at the time of settlement, the Seller shall convey a 100% interest in the Property to Purchaser by a fee simple deed with covenants of special warranty and further assurances. Title of the Property shall be good and merchantable, insurable at regular market rates with only such exceptions as expressly agreed to by Purchaser, and free and clear of all liens and encumbrances, except for recorded easements and encumbrances,

including, publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the Property. The Parties specifically acknowledge that some of the Property is encumbered with a Forest Conservation Easement recorded among the Land Records of Anne Arundel County in Book 31013 at page 3 (the "FCE"). This FCE is associated with a forest mitigation bank established by the Sellers in 2017, and which retains approximately 13,561 square feet of forest mitigation credits as of the date of this Agreement. Seller and Purchaser acknowledge that Seller can continue to sell or transfer any remaining credits associated with the forest conservation bank until the date of the Settlement. The Purchaser also explicitly acknowledges that the Property contains the historic Collinson Cemetery. The Purchaser agrees to provide reasonable access to the Collinson Family to the Collinson Cemetery for the purpose of access, maintenance, and visitation.

In the event that Seller is unable to convey such title to Purchaser at settlement as required herein (hereinafter called a "Title Defect"), Seller, at Seller's sole expense, shall forthwith, but in no longer than one hundred twenty (120) days with extension of the settlement deadline, take such action as is required to cure Title Defect. In the event Seller is unable to do so within the one hundred twenty (120) day period, Purchaser, at Purchaser's sole option, may purchase the Property at the consideration stated in ¶ 2 with the Title Defect, may extend for a reasonable period the necessary time to complete the action undertaken to clear the Title Defect as required by this paragraph, or may declare this Agreement null, void, and of no effect, and upon such declaration, the parties shall have no further rights, responsibilities, obligations, or duties to each other hereunder.

5. Time is of the essence as to this Agreement.

6. (a) Seller and Purchaser represent and warrant to each other that the person or persons executing this Agreement on behalf of each of them possess full legal power to do so and to carry out each and every obligation of this Agreement, and that Seller is capable of transferring good, insurable, and merchantable title.

(b) Seller further represents that there are no leases, licenses, agreements, tenants or occupants that may or will impair or affect Seller's title to this Property or in any way affect or impair Seller's ability to convey this Property as set forth herein, or that will affect any right by Purchaser to use and possess the Property after settlement. Should a title examination or investigation reveal the existence of any such documentation or restriction on Purchaser's use of the Property, then Purchaser may, at Purchaser's sole option, declare this Agreement void and of no further effect.

7. Until execution and delivery of the deed by Seller to Purchaser, the risk of loss or damage to the Property or any portion thereof shall be assumed by Seller.

8. The Seller makes no representations or warranties as to the condition of the real property or any improvements thereon, and the Purchaser will be receiving the real property "as-is," with all defects which may exist, except as otherwise may be provided in this Agreement.

9. During the term of the Agreement, Purchaser, at its own expense, shall have the right to enter the Property and conduct such surveys, title abstracts, boring tests, environmental studies or tests, use feasibility studies, and such other studies to be made with respect to the Property as Purchaser deems necessary to determine the feasibility of the acquisition of the Property. In connection with the performance of its surveys, tests, abstracts and studies, if the surveys, abstracts, tests, and studies conducted by Purchaser do not permit or warrant in the reasonable discretion of the Purchaser, or its engineers, architects or consultants, the acquisition

and development of the Property, the Purchaser shall have the right, exercisable by written notice given to Seller within ninety (60) days from the date of this Agreement to terminate this Agreement ("Study Termination Period"). In that event, Purchaser shall be relieved from further liability hereunder for remainder of Property, at law or in equity, except that Purchaser's indemnification and restoration obligations set forth in this paragraph shall survive the termination. To the extent permitted by law and subject to appropriations, the Purchaser shall indemnify and hold Seller harmless against any damages, liabilities, and claims incurred by Seller as a result of Purchaser's activities upon or with respect to the Property. If the Purchaser terminates this Agreement pursuant to the provisions of this paragraph or any other provision of this Agreement, Purchaser, at its own expense, shall restore any damage to the Property caused by Purchaser making boring tests and other tests and studies, and immediately thereafter vacate. Nevertheless, and notwithstanding the foregoing, Seller represents that it has no actual knowledge of any environmental physical condition or dumping on or in the Property rendering the Property unuseable or materially lowering its market value. If dumping or environmental conditions are found by the tests and studies, Seller may, in its sole discretion, mitigate and perform the clean up at their sole cost and expense, the Purchaser and Seller may amend the purchase price to reflect this diminution of value based on the cost to cure or clean-up costs, or the Purchaser may determine in its sole discretion that the site does not warrant use for its facility and this Agreement is null and void and of no effect and Purchaser shall be entitled to a full return of the Deposit.

10. It is understood and agreed that the Purchaser shall not have any obligation or liability for the payment of any real estate brokerage commission or the Seller's legal expenses. Should any claim for a commission be established by any broker, agent, consultant or attorney of the Seller, Seller expressly agrees to hold Purchaser harmless with respect thereto.

11. All notices under this Agreement shall be in writing and shall be deemed to be duly given if hand delivered or mailed by registered or certified mail, return receipt requested, as follows:

IF TO SELLER:

Mr. James Glascock
Glebe Bay, LLP
3535 Countryside Drive
Glenwood, MD 21738
Email: jglasc6475@aol.com
Phone: (301) 717-5438

AND

Mrs. Ardebella Fox
14301 York Road
Sparks, MD 21152

WITH COPIES TO:

YVS Law, LLC
c/o Benjamin Wechsler, Esq.
185 Admiral Cochran Drive, Suite 185
Annapolis, MD 21401
bwechsler@yvslaw.com

IF TO PURCHASER:

Anne Arundel County
Real Estate Division
2660 Riva Road
3rd Floor
Annapolis, Maryland 21401

WITH COPIES TO:

Office of Law
2660 Riva Road, 4th Floor
Annapolis, Maryland 21401

The parties shall be responsible for notifying each other of any change of address.

12. This Agreement contains the complete and entire agreement between the parties relating to the Property and no agreement or understanding whether written or oral, not herein contained shall be considered part of this Agreement unless set forth in writing between the parties.

13. The terms and provisions of this Agreement shall survive settlement and the execution and delivery of a deed from Seller to Purchaser and shall not merge therein.

14. If any term, condition or covenant of this Agreement shall be declared invalid or unenforceable the remainder of the Agreement shall not be affected.

15. This Agreement shall be governed by Maryland law and be subject to the exclusive jurisdiction of the courts of Anne Arundel County, Maryland.

16. This Agreement shall inure to the benefit of the parties hereto, their heirs, personal representatives, legal representatives, successors and assigns as appropriate.

-Signature pages to follow

Witness:

Attest:

REVIEWED AND APPROVED:

Karen Henry, Director
Department of Public Works

SELLER:

ARDEBELLA FOX

Date: _____

GLEBE BAY LLP

By: _____
Name: _James Glascock
Title: _Managing Partner
Date: _____

Date: _____

PURCHASER:
ANNE ARUNDEL COUNTY,
MARYLAND

By: _____
Christine M. Anderson,
Chief Administrative Officer for
Steuart Pittman, County Executive

Date: _____

Date

REVIEWED AND APPROVED:

Susan Herrold
Central Services Officer

Date

APPROVED AS TO SUFFICIENCY AND AVAILABILITY OF FUNDS:

Billie Penley
Controller

Date

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
GREGORY J. SWAIN, COUNTY ATTORNEY

Christine B. Neiderer
Senior Assistant County Attorney

Date

Exhibit A

DESCRIPTION OF LANDS BEING CONVEYED TO ANNE ARUNDEL COUNTY, MARYLAND

All that Property described as “Parcel 4” in that Deed dated February 20, 1989, by and between The Maryland Division, The United Daughters of the Confederacy, Inc. to Ardebella Fox, recorded in Book 4796 at Page 468 (as to an undivided one half interest), as well as that property described as “Parcel 4” in that Deed dated November 14, 1989, by and between Elizabeth R. Bradshaw and Glebe Bay General Partnership (now known as Glebe Bay, LLP pursuant to the certificate of limited liability partnership filed with SDAT on April 27, 1999), recorded in Book 4970 at page 679 (as to the other undivided one half interest);

Together with

All that Property described as “Parcel 1” in that Deed dated February 20, 1989, by and between The Maryland Division, The United Daughters of the Confederacy, Inc. to Ardebella Fox, recorded in Book 4796 at Page 468 (as to an undivided one half interest), as well as that property described as “Parcel 4” in that Deed dated November 14, 1989, by and between Elizabeth R. Bradshaw and Glebe Bay General Partnership (now known as Glebe Bay, LLP pursuant to the certificate of limited liability partnership filed with SDAT on April 27, 1999), recorded in Book 4970 at page 679 (as to the other undivided one half interest), saving and excepting the following out-conveyances:

- Lot Nos. 77 and 78 conveyed to 8919, LLC by Deed dated December 15, 2011 and recorded among the Land Records of Anne Arundel County, Maryland in Book 24124 at page 155, known and designated as 3355 Oak Drive;
- Lot Nos. 87-92 conveyed to 8919, LLC by Deed dated July 23, 2010 and recorded among the Land Records of Anne Arundel County, Maryland in Book 22471 at page 15, known and designated as 3383 Oak Drive;
- Lot Nos. 178, 179, 194, 195, and part of Lot 196 conveyed to 8919, LLC by Deed dated September 27, 2010 and recorded among the Land Records of Anne Arundel County, Maryland in Book 22699 at page 33, known and designated as 3410 Glebe Drive;
- Lot Nos. 182, 183, 199, 200, part of Lot 198, and part of Lot 201 conveyed to 3603 Partnership, LLP by Deed dated September 3, 2010 and recorded among the Land Records of Anne Arundel County, Maryland in Book 22671 at page 155, known and designated as 3406 Glebe Drive;
- Lot Nos. 176, 177, 191-193 conveyed to Elizabeth Arias and Gregory B. Holsey by Deed dated March 29, 2018 and recorded among the Land Records of Anne Arundel County, Maryland in Book 31985 at page 416, known and designated as 3412 Glebe Drive;
- Lot Nos. 411-413, 497, and 498 conveyed to Eric B. Schwartz and Sara F. Schwartz by Deed dated April 12, 2021 and recorded among the Land Records of Anne Arundel County, Maryland in Book 37188 at page 467, known and designated as 3320 Glebe Drive;

- Lot Nos. 174, 175, 189, and 190 conveyed to SNYDER/TYDER, LLC by Deed dated June 6, 2022 and recorded among the Land Records of Anne Arundel County, Maryland in Book 38857 at page 500, known and designated as 3414 Glebe Drive;
- Lot Nos. 172, 173, 186-188 conveyed to SNYDER/TYDER, LLC by Deed dated February 10, 2023 and recorded among the Land Records of Anne Arundel County, Maryland in Book 39504 at page 190, known and designated as 3416 Glebe Drive;

Department of Public Works
Anne Arundel County, Maryland
2660 Riva Road
Annapolis, MD 21401

AGREEMENT OF SALE

THIS AGREEMENT OF SALE (“Agreement”), made this 13th day of October, 2025, by and between **CRAIG A. MERCIER** (hereinafter called "Seller") and **ANNE ARUNDEL COUNTY, MARYLAND**, a body corporate and politic of the State of Maryland (hereinafter called "Purchaser").

WHEREAS, the Seller is the owner of all those pieces or parcels of land known as 7444, 7442, and 7454 Shipley Ave., Harmans, MD 21077, totaling approximately 7.91 acres of land, more or less, as further described on Exhibit A (hereinafter referred to collectively as the “**Property**”); and

WHEREAS, the Purchaser desires to purchase the Property to construct a new Anne Arundel County Public Schools transportation facility; and

WHEREAS, the Purchaser desires to purchase the Property utilizing funds, in part, from the Advanced Land Acquisition Capital Project No. C106700.

NOW THEREFORE WITNESSETH: That for and in consideration of mutual covenants and promises herein made by the parties, the above recitals which are incorporated herein by reference and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Seller agrees to sell and convey to Purchaser, and Purchaser agrees to buy and accept from Seller, all of the Seller’s rights to and interest in the Property subject to the terms and conditions set forth in this Agreement.

2. The total purchase price for the Property shall be Seven Million, Six Hundred Fifty Thousand and 00/100 Dollars (\$7,650,000.00) ("Purchase Price") with settlement on or before December 30th, 2025, contingent on the following:

(a) Satisfactory results of the tests and studies, in Purchaser's sole discretion, as provided under paragraph 9 of this Agreement.

(b) Sufficient appropriation and authorization by Anne Arundel County for the purchase price of the Property and any deposits, including approval of the County Council (for funds from the Advanced Land Capital Acquisition Project) as may be required.

3. Seller shall execute this Agreement of Sale on or before September 30, 2025, after which time execution does not occur, this offer to purchase made by Purchaser to Seller shall be null, void, and of no effect. This Agreement may be extended by mutual written agreement of both parties.

(a) Settlement shall be held at a location in Maryland designated by Purchaser. Purchaser shall give Seller at least fourteen (14) days written notice of the date and location of the settlement.

(b) Real estate taxes, general special taxes and rents, annual front foot benefit charges, special assessment tax or other annualized charges of a like nature are to be adjusted to the date of settlement and thereafter assumed by Purchaser.

(c) All settlement costs including any title examination, title insurance, tax certificates, recordation and transfer taxes, if any, are to be paid by Purchaser.

(d) The Purchaser's financial obligations under this Agreement are contingent upon sufficient appropriations and authorization being made by the Anne Arundel County Council for the performance of this Agreement.

4. At the time of settlement, the Seller shall convey a 100% interest in the Property to Purchaser by a fee simple deed with covenants of special warranty and further assurances. Title of the Property shall be good and merchantable, insurable at regular market rates with only such exceptions as expressly agreed to by Purchaser, and free and clear of all liens and encumbrances, except for recorded easements, including, publicly recorded easements for public utilities and any other easements which may be observed by an inspection of the Property.

In the event that Seller is unable to convey such title to Purchaser at settlement as required herein (hereinafter called a "Title Defect"), Seller, at Seller's sole expense, shall forthwith, but in no longer than one hundred twenty (120) days with extension of the settlement deadline, take such action as is required to cure Title Defect. In the event Seller is unable to do so within the one hundred twenty (120) day period, Purchaser, at Purchaser's sole option: 1) may purchase the Property at the consideration stated in Paragraph 2 with the Title Defect, 2) may extend for a reasonable time if agreed by the Seller in writing to complete the action undertaken to clear the Title Defect as required by this paragraph, 3) or may declare this Agreement null, void, and of no effect, and upon such declaration, the parties shall have no further rights, responsibilities, obligations, or duties to each other hereunder.

5. Time is of the essence as to this Agreement.

6. (a) Seller and Purchaser represent and warrant to each other that the person or persons executing this Agreement on behalf of each of them possess full legal power to do so and to carry out each and every obligation of this Agreement, and that Seller is capable of transferring good, insurable, and merchantable title.

(b) Seller further represents that there are no leases, licenses, agreements, tenants or occupants that may or will impair or affect Seller's title to this Property or in any way

affect or impair Seller's ability to convey this Property as set forth herein, or that will affect any right by Purchaser to use and possess the Property after settlement. Should a title examination or investigation reveal the existence of any such documentation or restriction on Purchaser's use of the Property, then Purchaser may, at Purchaser's sole option, declare this Agreement void and of no further effect.

7. Until execution and delivery of the deed by Seller to Purchaser, the risk of loss or damage to the Property or any portion thereof shall be assumed by Seller.

8. The Seller makes no representations or warranties as to the condition of the real property or any improvements thereon, and the Purchaser will be receiving the real property "as-is," with all defects which may exist, except as otherwise may be provided in this Agreement.

9. During the term of the Agreement, Purchaser, at its own expense, shall have the right to cause surveys, title abstracts, boring tests, environmental studies or tests, use feasibility studies, and such other studies to be made with respect to the Property as Purchaser deems necessary to determine the feasibility of the acquisition of the Property. In connection with the performance of its surveys, tests, abstracts and studies, if the surveys, abstracts, tests, and studies conducted by Purchaser do not permit or warrant in the sole discretion of the Purchaser, or its engineers, architects or consultants, the acquisition and development of the Property, the Purchaser shall have the right, exercisable by written notice given to Seller within sixty (60) days from the date of this Agreement to terminate this Agreement ("Study Termination Period"). If Purchaser exercises its right to terminate this Agreement, Purchaser shall assign all of Purchaser's Property Materials (as hereinafter defined) to Seller, provided that, in such case, such assignment shall be made at no additional cost to Seller. Purchaser will assign and deliver to Seller without recourse or representation or warranty of any kind from Purchaser or Purchaser's representatives, advisors

or consultants, (i) surveys, plans, studies, reports, and other professional work product developed or obtained by Purchaser and (ii) all due diligence studies and reports obtained by Purchaser in connection with Purchaser's Investigations (collectively, "**Purchaser's Property Materials**"). Purchaser's obligation to assign Purchaser's Property Materials to Seller in the event of termination of this Agreement shall survive termination of this Agreement. In that event, Purchaser and Seller shall be relieved from further liability hereunder for remainder of Property, at law or in equity, except that Purchaser's indemnification and restoration obligations set forth in this paragraph shall survive the termination. To the extent permitted by law and subject to appropriations, the Purchaser shall indemnify and hold Seller harmless against any damages, liabilities, and claims incurred by Seller as a result of Purchaser's activities upon or with respect to the Property. If the Purchaser terminates this Agreement, pursuant to the provisions of this paragraph or any other provision of this Agreement, Purchaser, at its own expense, shall restore any damage to the Property caused by Purchaser making boring tests and other tests and studies, and immediately thereafter vacate. Nevertheless, and notwithstanding the foregoing, Seller represents that it has no actual knowledge of any environmental physical condition or dumping on or in the Property rendering the Property un-useable or materially lowering its market value, but notes that the abutting and adjacent property on Shipley Avenue was subject to prior environmental contamination and has been an EPA superfund site since approximately 1978. See <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0300243>. If dumping or environmental conditions are found by the tests and studies, Seller may, in its sole discretion, choose to mitigate and perform the clean up at their sole cost and expense. The Purchaser and Seller may amend the purchase price to reflect this diminution of value based on the cost to cure

or clean up costs, or the Purchaser may determine in its sole discretion that the site does not warrant use for its facility and this Agreement is null and void and of no effect.

10. The Seller and Purchaser represent that they have worked exclusively with MacKenzie Commercial Real Estate Services, LLC representing the Purchaser, and Cushman & Wakefield of Maryland, LLC representing the Seller (collectively, the “Brokers”) on this transaction. Seller shall be responsible for paying the Brokers a commission pursuant to a separate agreement between the Seller’s Broker and Purchaser’s Broker, It is understood and agreed that the Purchaser shall not have any obligation or liability for the payment of any real estate brokerage commission or the Seller’s legal expenses. Should any claim for a commission be established by any broker, agent, consultant or attorney of the Seller, Seller expressly agrees to hold Purchaser harmless with respect thereto.

11. All notices under this Agreement shall be in writing and shall be deemed to be duly given if hand delivered or mailed by registered or certified mail, return receipt requested, as follows:

IF TO SELLER:

Craig A. Mercier
839 Woods Road
Pasadena, Maryland 21122
Email: craig.mercier@outlook.com
Phone: 443-253-1910

WITH COPIES TO:

Brian D. Lyman, Esquire
Hillman, Brown & Darrow, PA
221 Duke of Gloucester Street
Annapolis Maryland 21401
Email: bdl@hbdlaw.com
Phone: 410-263-3131

IF TO PURCHASER:

Anne Arundel County
Real Estate Division
2660 Riva Road
3rd Floor
Annapolis, Maryland 21401

WITH COPIES TO:

Office of Law
2660 Riva Road, 4th Floor
Annapolis, Maryland 21401

The parties shall be responsible for notifying each other of any change of address.

12. This Agreement contains the complete and entire agreement between the parties relating to the Property and no agreement or understanding whether written or oral, not herein contained shall be considered part of this Agreement unless set forth in writing between the parties.

13. The terms and provisions of this Agreement shall survive settlement and the execution and delivery of a deed from Seller to Purchaser and shall not merge therein.

14. If any term, condition or covenant of this Agreement shall be declared invalid or unenforceable the remainder of the Agreement shall not be affected.

15. This Agreement shall be governed by Maryland law and be subject to the exclusive jurisdiction of the courts of Anne Arundel County, Maryland.

16. This Agreement shall inure to the benefit of the parties hereto, their heirs, personal representatives, legal representatives, successors and assigns as appropriate.

-Signature pages to follow-

Witness:

Coleen Mercier

SELLER:

Craig A. Mercier

Craig A. Mercier, individually

Date: 9/30/2025

Attest:

PURCHASER:

ANNE ARUNDEL COUNTY,
MARYLAND

DocuSigned by:

Christine M. Anderson

By:

Christine M. Anderson,
Chief Administrative Officer for
Steuart Pittman, County Executive

Date: 10/13/2025 | 10:48 EDT

REVIEWED AND APPROVED:

DocuSigned by:

Karen Henry

ED136CBAD3C8477
Karen Henry, Director
Department of Public Works

10/9/2025 | 08:31 PDT

Date

DocuSigned by:

Susan Herrold

539D566AD5774F8
Susan Herrold
Central Services Officer

10/9/2025 | 10:01 EDT

Date

APPROVED AS TO SUFFICIENCY AND AVAILABILITY OF FUNDS:

DocuSigned by:  991B74E9C997467...	10/13/2025 10:36 EDT
Billie Penley	Date
Controller	

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
GREGORY J. SWAIN, COUNTY ATTORNEY

DocuSigned by:  D8E737E6AE14BD...	10/9/2025 06:52 PDT
Christine B. Neiderer	Date
Senior Assistant County Attorney	

Exhibit A

DESCRIPTION OF LANDS BEING CONVEYED TO ANNE ARUNDEL COUNTY, MARYLAND

“PARCELS ONE AND TWO” BEING the same lot of ground and improvements conveyed between Criag Mercier and Gwendolyn Mercier and Craig Mercier by a Deed dated October 3, 2013 and recorded among the Land Records of Anne Arundel County at book: 26755, page:441 and more particularly described as:

PARCEL ONE

BEGINNING for the same on Northwest side of Shipley Avenue, at the end of the first line of a lot described by Edward Hall, Jr., June 1942 as “the second parcel to be conveyed to Margaret Hopkins” which point of beginning is with Magnetic Meridian referred to June 1942 North 11 degrees 43 minutes East 260 feet from a pipe previously set at the beginning, thence leaving said parcel and with said Avenue North 11 degrees 43 minutes East 140 feet to a stake set on said side of said Avenue thence leaving said Avenue North 79 degrees 53 minutes West 185.65 feet to a spike set on the Southeast side of a large leaning gum tree and North 79 degrees 53 minutes West 465 feet more or less to intersect the North 20 degrees 25 minutes West line of Shipley property as shown on a plat of same (recorded as above mentioned) thence with said line reversed to intersect a line drawn North 78 degrees 17 minutes West from the beginning thence with said line South 78 degree 17 minutes East 587 feet more or less to the point of beginning. Containing 2 acres more or less.

BEING, the same lot of ground described in a deed dated November 28, 2000 and recorded among the Land Records of Anne Arundel County in book 10078, page 607 from Gerald Clark McLean, unto Craig Mercier and Gwendolyn J. Mercier.

The improvements thereon being known as 7444 Shipley Avenue.

Said parcel of land known as **Tax ID No. 05-000-90046328**.

PARCEL TWO

BEGINNING, for the same first of said Lot at a stake set on the Northwest side of Shipley Avenue, which point of beginning is with magnetic meridian referred to June 1942, North 11 degrees 43 minutes East 400 feet from a pipe previously set on said side of said Avenue North 11 degrees 43’ East 602.65 feet from a pipe previously set at the intersection of said side of said Avenue with the Northeast corner of the school lot, as shown on the plat of Shipley Property recorded in cabinet 2, Rod B9, Folio 176, etc., which pipe is also South 79 degrees 7’ East 244 feet from a pipe previously set on the Southwest side of a large white oak tree; thence binding on said side of Shipley Avenue North 11 degrees 43’ East 175 feet to a pipe; thence leaving said road North 79 degrees 53’ West 600 feet more or less to intersect the North 20

degrees 25' West line of the whole tract as shown on the Plat hereinbefore referred to; thence with said line to intersect a line drawn North 79 degrees 53' West to the place of beginning; thence with said line South 79 degrees 53' West 156.5 feet to a pipe on the East side of a marsh; and North 79 degrees 53' West 465 feet, more or less, to a spike set in the East side of a leaning gum tree; and South 79 degrees 53' East 185.63 feet to the place of beginning. Containing 2.83 acres, more or less, according to a survey by Edward Hall, Jr. in January 1944, with meridian corrected as hereinbefore referred to.

BEING, the same land described in a Deed dated July 16, 2003 and recorded in Liber 13438, at folio 798 among the Land Records of Anne Arundel County, Maryland, by and between George Edwards, Jr. and Kimberly J. Lawson unto Craig Mercier and Gwendolyn J. Mercier.

The improvements thereon being known as 7442 Shipley Avenue.

Said parcel of land known as **Tax ID No. 05-000-06481200**.

CONTAINING in aggregate 2.83 acres more or less.

PARCEL THREE

Tax Map 8, Block 17, Parcel 393
Fifth Tax District, Anne Arundel County, Maryland
Tax #5000 9004 6327

BEGINNING for the same at a point in the west side of Shipley Avenue (55'R/W) at the same point of beginning of the conveyance to John R. Russell, Jr., and Monica M. Russell, trustees of the John and Monica Russell Trust, by a deed dated September 20, 1998 and as recorded among the Land Records of Anne Arundel County in Liber 8753 at Folio 799.

THENCE from the said point of beginning being so fixed and leaving Shipley Avenue, and with the fifth (5th) and sixth (6th) or South 79° 07' East, lines of conveyance to Russell (8753/799), reversely, and with Bearings referenced to the Plat of "Block B, Baltimore Common Business Park", dated November 30, 1974, and recorded in the Plat Records of Anne Arundel County in Plat Book 58 at Folio 48, North 85° 03' 16" west, 462.01 feet to intersect the Tract Boundary of Baltimore Commons Business Park (PB 58, P48)

THENCE, with part of said boundary the following two (2) courses and distances:

- 1.) North 17° 01' 09" West, 209.05 Feet, and
- 2.) North 26° 01' 06" West, 77.11 Feet

THENCE, leaving said Tract Boundary and with the Line of Division between the conveyance to Russell Trustees (8753/799) and a conveyance to Craig A. Mercer, et ux, by a deed dated November 28, 2000, and as recorded among the Land Records of Anne Arundel County in Book 10078 at Page 607, South 85° 03' 16" East, 579.88 feet to intersect the aforementioned side of Shipley Avenue

THENCE with the said side of Shipley Avenue, South 04° 56' 44" West, 260.00 feet to the point of beginning.

BEING, the same lot of ground described in a deed dated January 20th, 2011 and recorded among the Land Records of Anne Arundel County in book 23143, page 92 from John R. Russell, Jr., and Monica M. Russell, trustees of the John and Monica Russell Trust, unto Craig Mercier.

The improvements thereon being known as 7454 Shipley Avenue.

Said parcel of land known as **Tax ID No. 05-000-90046327**.

CONTAINING: 134,185 sq.ft, or 3.081 AC more or less.

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

RESOLUTION NO: 34-25

INTRO. DATE: Nov. 3, 2025

FISCAL NOTE

**RESOLUTION: APPROVING THE TERMS AND CONDITIONS OF THE
ACQUISITION OF REAL PROPERTIES IN EDGEWATER AND
HARMANS UTILIZING FUNDS FROM THE ADVANCE LAND
ACQUISITION CAPITAL PROJECT**

SUMMARY OF LEGISLATION

The purpose of this legislation is to approve the acquisition of two parcels of real property totaling using \$9,600,000 from the C106700 Advanced Land Acquisition (ALA) capital project and \$2,500,000 from other sources.

The County would acquire contiguous parcels totaling 68.27 acres in Edgewater for \$4,500,000. This includes \$2,000,000 from the ALA, \$2,000,000 from Program Open Space, and \$500,000 from reforestation funds. The appraisal of the land from the combined parcels was valued at \$5,430,000 by an independent appraiser. The land will be an extension of the existing Lock Haven Community Park, and would be used for passive recreation. This could include natural walking/hiking paths, bird watching and a small parking lot.

The County would acquire a 7.911-acre parcel on Shipley Avenue in Harmans for \$7,600,000 from ALA. The most current independent appraisal of the land was valued at \$6,735,000. However, County staff have estimated a market value of approximately \$7.6 million based on the \$967,000 per acre average of comparable properties. This site is planned for the proposed E591800 Board of Education School Bus Facility/Lot capital project.

FISCAL IMPACT

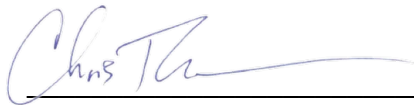
Operating Budget – Personal Services: The Department of Recreation and Parks has indicated that the operation and maintenance of the Edgewater property will have a minimal effect on its operations and can be managed within existing staffing. The Harmans facility will be managed by Anne Arundel County Public Schools (AACPS).

Operating Budget – Other Operating Costs: The Department of Recreation and Parks has indicated that the operation and maintenance of the Edgewater property will have a minimal effect on its operations and can be managed within existing resources. The Harmans facility will be managed by AACPS.

Capital Budget: C106700 has an available balance of \$8,854,536. This resolution authorizes the expenditure of \$9,600,000 from ALA for proposed purchases, which would exhaust the available balance. Bill 89-25, currently pending before the Council, would transfer \$1,100,000 into C106700 to bring the available balance to \$9,954,536 (before the two property purchases).

Revenues: No effect.

Indirect and future fiscal effects: Recreation and Parks has indicated future operational costs of the Edgewater property as a Natural Area will be minimal. The operations of the future transportation facility on the Harmans property will fall under the Board of Education budget. AACPS has indicated operations of the new site would be largely cost-neutral, as employees from the Millersville and Waterford bus lots would be moved to the new location.

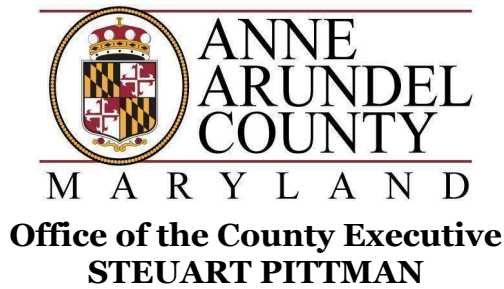


Chris Trumbauer
Budget Officer

10/31/2025

Date

Prepared by: Neil Bergsman, Budget Analyst
cc: Billie Penley, Controller



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: November 3, 2025

Subject: Resolution No. 34 -25 – Approving The Terms And Conditions Of The Acquisition Of Real Properties In Edgewater And Harmans Utilizing Funds From The Advance Land Acquisition Capital Project

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. 34-25.

Summary

This Resolution, introduced at the request of the Administration, approves the acquisition of two parcels of real property for the County. One parcel, a 68.27-acre parcel in Edgewater, will be an extension of the existing Lock Haven Community Park, to be used for passive recreation only. This could include natural walking/hiking paths, bird watching and a small parking lot. It will be purchased for \$4,500,000, utilizing a combination of \$2,000,000 from the Advanced Land Acquisition, \$2,000,000 from Program Open Space, and \$500,000 from reforestation funds. The other parcel, a 7.911-acre parcel on Shipley Avenue in Harmans, is to be used as the site of the proposed E591800 Board of Education School Bus Facility/Lot capital project. The purchase price is \$7,600,000 from Advanced Land Acquisition.

Legislation is required because Anne Arundel County Code §8-3-101(a) empowers the County Executive to purchase real property by agreement if an adequate appropriation has been made by the County Council and §8-3-101(d)(2) requires that each agreement for the purchase of real property utilizing funds from the Advance Land Acquisition Capital Project, Project No. C10670, shall be contingent upon approval of the purchase by resolution of the County Council. There is no alternative method under the Anne Arundel County Charter to approve purchases of real property. In accordance with Section 716 of the Charter, the Planning Advisory Board recommended an amendment to the Capital Budget at its October 22, 2025 meeting (See <https://www.youtube.com/watch?v=ReJ4fqHQQyw>) to transfer funds to support the acquisition of these two properties.

Anne Arundel County Public Schools has been in search of a property to utilize as a bus

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

facility/lot for several years. The County previously attempted to acquire property at 1699 Millersville Road via Resolution 48-24, however that legislation was withdrawn due to environmental and traffic concerns, and the County continued to search for property that would meet the needs of the school system. This property is not adjacent to a major intersection or tributary, and is zoned W-2, Light Industrial.

Independent appraisals and environmental studies for the two parcels have been completed and provided to the Council. Pursuant to Anne Arundel County Code §8-3-101(d)(2) feasibility studies will be completed prior to any approval of this resolution.

Purpose

The purpose of this legislation is to approve the acquisition of two pieces of real property; a 68.27-acre parcel in Edgewater as an extension of the existing Lock Haven Community Park, to be used for passive recreation, and a 7.911-acre parcel at 7442, 7444, & 7454 Shipley Avenue in Harmans, to be used by Anne Arundel County Public Schools as a bus/transportation facility.

Fiscal Impact

Please see the Fiscal Note prepared by the Budget Office for an analysis of the direct and indirect costs of these property acquisitions.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Chris Daniels, Real Estate Manager, Office of Central Services, or Greg Swain, Office of Law. Thank you.

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

**AMENDMENT TO BILL NO. 76-25, AS AMENDED
(Public Safety – Sidewalks – Removal of Snow and Ice)**

November 3, 2025

Introduced by Ms. Fiedler

Amendment No. 10

On page 1 of the amended bill, in line 3, after “of” insert “defining “fronting”;”.

On page 2, after line 12, insert:

“(A) Definitions.

FOR PURPOSES OF THIS SUBTITLE, “FRONTING” MEANS FACING THE ROAD THAT PROVIDES ACCESS TO THE PROPERTY, FACING SIDE LOT LINES, AND FACING CORNER SIDE LOT LINES.”;

in line 14, strike “(A)” and substitute “(B)”; in line 29, strike “(B)” and substitute “(C)”; in line 34, strike “(C)” and substitute “(D)”.

On page 3, in line 4, strike “(D)” and substitute “(E)”.

(This amendment adds a definition of “fronting”.)

AMENDMENT TO BILL NO. 76-25, AS AMENDED
(Public Safety – Sidewalks – Removal of Snow and Ice)

November 3, 2025

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

Amendment No. 11

On page 3 of the amended bill, in line 2, before the period, insert “AT THE EXPENSE OF THE OWNER OF THE ABUTTING PROPERTY, WHICH SHALL INCLUDE ALL COSTS AND EXPENSES ASSOCIATED WITH THE REMOVAL. THE COSTS AND EXPENSES OF REMOVAL OF SNOW OR ICE FROM THE SIDEWALK SHALL CONSTITUTE A LIEN ON THE ABUTTING PROPERTY AND SHALL BE COLLECTED IN THE SAME MANNER AS PROVIDED FOR BY LAW FOR THE COLLECTION OF TAXES”.

(This amendment restores the provision making the expense of snow or ice by the Department of Public Works the responsibility of the abutting property owner.)

AMENDMENT TO BILL NO. 76-25, AS AMENDED
(Public Safety – Sidewalks – Removal of Snow and Ice)

November 3, 2025

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

Amendment No. 12

On page 2 of the amended bill, strike lines 49 through line 2 on page 3, in their entirety.

(This amendment removes the provision for the Department of Public Works to arrange for the removal of snow from sidewalks when in violation of the provisions of the section.)

AMENDMENT TO BILL NO. 81-25
(Subdivision and Development – Adequate Public Facilities – Adequate Transportation
Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits)

November 3, 2025

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

Amendment No. 1

On page 3 of the proposed bill, in line 18, after the second comma, insert “CONCEPT PLAN”; and, in line 20, strike “JUNE 1, 2025,” and substitute “MARCH 1, 2026”.

(This amendment adds an application for a concept plan to those applications grandfathered and extends the grandfathering provisions for certain applications to March 1, 2026.)