

**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

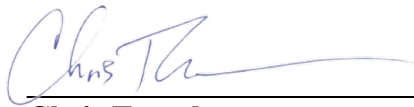
Operating Budget – Personal Services: The Department of Recreation and Parks has indicated that the operation and maintenance of the Edgewater property will have a minimal effect on its operations and can be managed within existing staffing. The Harmans facility will be managed by Anne Arundel County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

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