

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
Bill No. 76-25											
2025-12-01 10:18:36	Kurt	Svendsen	ARNOLD	MD	21012	Yes		Bill No. 76-25 (As Amended): AN ORDINANCE concerning: Public Safety – Sidewalks –Removal of Snow and Ice	Oppose	Please see attached 1-page PDF with my written testimony.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/77152/testimony-bill-76-25-sidewalks-snow-removal-3.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/77152/testimony-bill-76-25-sidewalks-snow-removal-3.pdf</a>
Bill No. 81-25											
2025-12-01 10:19:37	Kurt	Svendsen	ARNOLD	MD	21012	Yes		Bill No. 81-25 (As Amended): AN ORDINANCE concerning: Subdivision and Development – Adequate Public Facilities – Adequate Transportation Facilities – Mitigation – Fees and Securities – Development Impact Fee Credits	Oppose	Please see attached 1-page PDF with my written testimony.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/77153/testimony-bill-81-25-apf-transportation-2025-12-01.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/77153/testimony-bill-81-25-apf-transportation-2025-12-01.pdf</a>

**Kaley Schultze** <ccschu24@aacounty.org>

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**Bill 76-25**

2 messages

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**Kristin Etzel** <Kristin.Etzel@aacounty.org>  
To: Kaley Schultze <ccschu24@aacounty.org>  
Cc: Allison Pickard <allison.pickard@aacounty.org>

Mon, Dec 1, 2025 at 9:00 AM

Kaley,

We received a call this morning from Dave Heckendor, voicing his opposition to Bill 76-25. He asked that his opposition be shared with the entire council.

Thank you,  
Kristin

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**Kristin M. Etzel**

Legislative Assistant

Councilwoman Allison Pickard - District 2

Council Office: 410-222-1401

To sign up to receive Councilwoman Pickard's District 2 email newsletters click [HERE](#).

**\*\*Please note:** Correspondence with the County Council Member or Legislative Aide becomes part of the public domain and may be subject to disclosure under the Maryland Public Information Act or the Anne Arundel County Charter.

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**Kaley Schultze** <ccschu24@aacounty.org>  
To: Kristin Etzel <Kristin.Etzel@aacounty.org>  
Cc: Allison Pickard <allison.pickard@aacounty.org>

Mon, Dec 1, 2025 at 9:01 AM

I will share this with the Council now.

Thanks,  
KS  
[Quoted text hidden]



Kaley Schultze &lt;ccschu24@aacounty.org&gt;

**Fwd: Letter of Support for AACo County Council Resolution No. 34-25**

2 messages

**Shannon Leadbetter** <sleadbetter@aacounty.org>

Sun, Nov 30, 2025 at 4:50 PM

To: Kaley Schultze &lt;ccschu24@aacounty.org&gt;

Cc: Jessica Ewing &lt;jewing@aacounty.org&gt;

Kaley, can you please share this with my colleagues on Monday?

Thank you.

Shannon Leadbetter  
County Councilwoman  
District 7  
410.222.2417

Subscribe to the District 7 Newsletter: <https://lp.constantcontactpages.com/su/dPd7mSX/d7newsletter>Please note my aide's contact information: Jessica Ewing, [jewling@aacounty.org](mailto:jewing@aacounty.org)

**\*\*Communications with the County Council office, County Council Member or Legislative Aide become part of the the public domain and may be subject to disclosure under the Maryland Public Information Act or the Anne Arundel County Charter - [www.aacounty.org](http://www.aacounty.org)**

----- Forwarded message -----

From: **Mayo Peninsula** <[neighborsofmayo@gmail.com](mailto:neighborsofmayo@gmail.com)>

Date: Sun, Nov 30, 2025 at 4:08 PM

Subject: Letter of Support for AACo County Council Resolution No. 34-25

To: Shannon Leadbetter <[sleadbetter@aacounty.org](mailto:sleadbetter@aacounty.org)>, Jessica Ewing <[jewling@aacounty.org](mailto:jewing@aacounty.org)>**Letter of Support for AACo County Council 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.*

Dear County Councilmember Leadbetter,

We hope that you will support this upcoming resolution for the preservation of this important 68 acre tract of land in the Loch Haven section of the Mayo Peninsula. Important considerations for the protection of this parcel are:

**Extensive Development on the Mayo Peninsula**

Since the building moratorium was lifted on the Mayo Peninsula in 2017, it has become abundantly clear that the Peninsula already has - and to a significantly greater extent *will* - experience substantially more development and further destruction of its remaining forests and wetlands. Of the 600 potential buildable sites identified at that time, a significant portion of these lots have been cleared and developed. Year-after-year the Mayo Peninsula community has fought to protect this particular property as the developer resubmitted multiple revised submissions, each one of them rejected by the OPZ as non-compliant. There are few large parcels that are still undeveloped and if Glebe Heights can be preserved it will have a long-term positive impact on our peninsula. We must secure this unique opportunity to protect this land.

**Environmentally Valuable Parcel**

- Fully-forested with 67 specimen trees; a portion of which is in the Critical Area; includes a historically designated graveyard; contains significant non-tidal wetlands, steep slopes and extensive stream buffer restrictions along Glebe Creek.
- Loss of this tract would permanently fragment one of the last privately owned, largest, contiguous sections of forest on the Mayo Peninsula.
- The parcel lies in the watershed of Glebe Creek, Glebe Bay and the South River and is an integral part of the larger Glebe Branch-Muddy Creek Greenway identified by Anne Arundel County's 2009 General Development Plan as a priority preservation area. The State has also identified the parcel as a Targeted Ecological Area.
- The parcel contains a Sensitive Species Project Review Area overlay identified by the Maryland Department of Natural Resources.

Thank you for your consideration of this resolution, overwhelmingly supported by our community.

Sincerely,

**Neighbors of the Mayo Peninsula**

Emily Parkhurst, President (410-707-1287)  
Marie Del Bianco, Secretary (443-336-6064)  
Anthony Brent, Board Member  
Michele Danoff, Board Member  
Chris Graae, Board Member  
Lloyd Lewis, Board Member  
Matt Minahan, Board Member

[neighborsofmayo@gmail.com](mailto:neighborsofmayo@gmail.com)  
[www.neighborsofthemayopeninsula.org](http://www.neighborsofthemayopeninsula.org)

# **Concerns and Recommendations Regarding Proposed Bus Facility Land Purchase on Shipley Avenue Hanover MD**

Dear Council Members:

Regarding Resolution No. 34-25, which seeks approval of the terms and conditions for acquiring real properties in Edgewater and Harman, I am writing to formally express my opposition to this proposal.

While the buses under consideration are privately owned, it is important to note that the acquisition of land would be funded by Anne Arundel taxpayers. The seller's request for an above-market purchase price raises questions about the prudent use of public funds and could be perceived as an unnecessary expenditure.

Should the county determine the property is suitable for its needs, I recommend that the county utilize its own appraisal as the basis for valuation. According to the county's assessment, the total SDAT assessed value for these properties stands at \$1,786,040. Even if the county were to offer twice this amount (\$3,572,080), the figure would more accurately reflect market value and align with the appraiser's data. It is also important to acknowledge that the land includes areas affected by superfund status, which limits buildable and usable space.

Further investigation reveals that, although a potential buyer once offered \$8.6 million for the property, a bank appraiser valued it at \$6.7 million in response to the buyer's proposed price for financing purposes. Ultimately, this transaction was not completed. Additionally, claims regarding valuations of \$967,000 per acre have not been substantiated, and there is no supporting evidence for similar property sales at that rate, countering staff recommendations based on such assertions.

Historically, the county has made lower offers on comparable properties, which were declined due to concerns like traffic patterns. The area in question presents significant

logistical challenges, including narrow roads and existing high-volume large vehicle traffic, which may complicate bus ingress and egress.

I remain concerned that the property's asking price may be significantly inflated. A comprehensive comparison should be conducted to justify any proposed increase to \$967,000 per acre, should the council consider this appropriate. Residents are already facing substantial tax burdens, and further excessive spending on land—potentially necessitating an additional \$5 to \$10 million for facility development—would exceed budgetary constraints and could create deficits in subsequent fiscal years. With the upcoming election in 2026, such expenditures will likely attract heightened scrutiny from voters. Numerous constituents have voiced their apprehension regarding excessive costs associated with land procurement, and paying \$4 to \$5 million above appraised values may adversely affect perceptions of the council's fiscal stewardship.

Alternatives to the proposed purchase include:

- Evaluating vacant land at 7114 Wright Road, Hanover, Maryland (3.2 acres), which is listed for \$2.9 million.
- Considering acquisition of a building zoned W1, such as the Deep Run Business Park at 7510 Montevideo Road, Jessup, MD, which already offers a substantial structure that could potentially be renovated for maintenance operations.

As a resident of Anne Arundel County, I respectfully join many members of my community in South County in objecting to the possibility of overpaying for the Shipley Avenue land. The purchase price should not exceed the value established by the county's independent appraiser, whose determinations serve to protect residents' interests by ensuring fair market value.

Proceeding with a purchase at \$4 million above the appraised value may leave residents feeling that their interests are not being adequately represented. Such actions could inspire calls for new representation in the forthcoming election, given the community's prioritization of fiscal responsibility and the accountable management of taxpayer resources.

I ask that my opposition be duly noted, as I represent the views of many local residents. Unfortunately, I am unable to attend the meeting due to its scheduling during a holiday period; nevertheless, I request that this correspondence be entered into the official record of the December 1 meeting.

Respectfully,

# Rejection of Proposed Land Purchase for School Bus/maintenance Facility

## Additional Considerations Regarding Location and Site Access

### Introduction

This statement is submitted out of concern for fellow bus drivers and the taxpayers of Anne Arundel County. Upon reviewing the proposed site for the new bus maintenance facility on Shipley Avenue in Hanover, Maryland, several issues have been identified that warrant careful consideration before proceeding with any purchase agreement.

It is respectfully requested that these concerns be read at the public meeting scheduled for December 1, 2025. Anonymity is requested to avoid potential backlash related to the facts presented herein.

The primary concerns include the project exceeding budget estimates, the lot size being insufficient to accommodate maintenance needs for a fleet of up to 750 buses coming and going and in need of maintenance—especially during peak summer repairs—and the site's designation as a Superfund location. There are additional risks associated with potential environmental contamination. The County is encouraged to reconsider the advisability of acquiring land that may pose environmental hazards.

Therefore:

This document provides an updated position regarding the rejection of the proposed acquisition of 7.911 acres of land for a school bus and maintenance facility on Shipley Avenue, Hanover, MD at the asking price of \$7.6 million. Further review highlights not only issues with site size, budget, and valuation, but also critical concerns regarding site access and location suitability.

Please consider this statement as part of the public hearing record and as support for a "no" vote on this purchase.

### Background

The parcel in question comprises 7.911 acres (344,600 sq. ft.), whereas the required minimum for this type of facility is 15 acres. Initially evaluated for supporting approximately 140 to 750 maintenance vehicles simultaneously, more recent assessments have revealed substantial obstacles related to area and access.

While factors such as proximity to private bus owners' routes and integration with existing transportation networks were considered during the selection process, subsequent analysis has shown that logistical and operational challenges outweigh these initial advantages. Public feedback and site visits have underscored the difficulties posed by limited accessibility and surrounding infrastructure inadequacies, particularly during peak maintenance periods in the summer.

## Reasons for Rejection

Notable discrepancies exist between county and private appraisals for the Shipley Road property:

- **Inflated Valuations:** The seller's appraisal significantly exceeds both the county's assessment and market values for comparable properties. Therefore I would consider this private appraisal as inflated and null and void for this purpose.
- **Lack of Market Support:** Sales data do not justify the sought premium, raising concerns of overpayment.
- **Due Diligence Concerns:** Variances in appraisals indicate the necessity for further due diligence to mitigate financial risk and ensure responsible use of public funds.
- **Inadequate Lot Size:** When accounting for infrastructure such as buildings, access drives, fueling stations, stormwater management, buffer zones, and parking, only 40% to 60% of the land remains available for bus storage. This equates to space for approximately 70 buses at a time—insufficient for operational needs during peak maintenance periods.
- **Budget and Valuation Issues:** The proposed \$7.6 million purchase price exceeds the school board's total budget of \$6.5–\$9 million for land and building construction. The county's appraisal of \$3.79 million more accurately reflects local market values; comparable properties in that area rarely exceed \$4 million.
- **Site Access and Location:** Shipley Avenue is notably narrow and unsuitable for regular bus traffic, presenting significant safety concerns for entry and exit. The location does not meet the requirements of a large-scale transportation or maintenance facility.
- **Availability of Better Alternatives:** Research has identified alternative vacant lots in more suitable areas, offering safer and more practical options for bus operations with superior infrastructure for frequent and large vehicle movements. I am enclosing a property for sale that would be considerably suitable.
- **Operational Limitations:** Insufficient capacity and inappropriate access would prevent the district from meeting current and future transportation requirements.

## Conclusion

Given the combination of financial, operational, and logistical considerations, along with the identification of more suitable available properties, it is recommended that the County not proceed with the purchase of the 7.911-acre parcel at the seller's asking price. The limitations and high cost, in addition to access and safety issues, render this site unsuitable for the intended school bus and maintenance facility.

## Next Steps

- Continue evaluating larger, better-located sites that fulfill operational and safety requirements.
- Involve stakeholders in refining facility requirements and gathering input on potential locations.
- Ensure all future proposals adhere to realistic budget constraints and undergo a thorough assessment of access and infrastructure compatibility.

Thank you for your time in this matter



# FOR SALE INDUSTRIAL PROPERTY

East Ordnance Road, Curtis Bay, MD 2122



±7 Acres W2

Bachman Stadium

Dennis Murphy

301-919-7012

[dmurphy@murphyre.com](mailto:dmurphy@murphyre.com)

Phil Hager

443-548-4492

[phager@hyattcommercial.com](mailto:phager@hyattcommercial.com)

Curtis Creek  
Ship Graveyard

Baltimore Beltway

MDOT MVA  
Vehicle Emissions...

## HIGHLIGHTS

- Anne Arundel County - Curtis Bay
- W2 (Industrial) Zoning
- Immediate Access to I-695 (Baltimore Beltway and Port)
- Close to Curtis Bay Industrial Area
- Designated State Priority Funding Area
- Great Development Opportunity For:
  - Outside storage
  - Warehousing
  - Contractor and construction shops/years
  - Fabrication & assembly
  - Automotive recycling and salvage

## OFFERING

### FOR SALE

#### INDUSTRIAL

**PRICE: PRICE NOT DISCLOSED**

Lot Size ----- 7.04 Acres

Property Type ----- Land

7.04 Acres





Baltimore  
Washington  
International Airport

Crew Boats To Go

SUBJECT

Curtis Bay  
USAR Center

KINDERMORGAN

value village

WALMART

COSTCO  
WHOLESALE

RAMS HEAD  
*Produce*

Walmart

LOWE'S

BEST BUY

Wendy's  
Checkers

Washington DC  
45-minute drive

**HYATT**  
COMMERCIAL  
REAL ESTATE GROUP  
THE RELIABLE GROUP

N

## REGIONAL MAP

- 22 Minutes Drive to Baltimore
- 54 Minutes Drive to Washington, DC

## DRIVE-TIME MAP

- 5 Minutes ● 10 Minutes ● 15 Minutes



## CONTACT

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