



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: February 9, 2026

Subject: Bill No. 14-26 – Purchasing – Acquisition of real property by gift

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. 14-26.

Summary

This legislation, introduced at the request of the Administration, approves acceptance of a gift of real property, known as “Eagle Hill” totaling 240.77 acres of land, in Pasadena, Maryland, from the Looper Estate Revocable Trust, for conservation and recreational purposes by the County. Legislation is necessary for the acceptance of this gift as Anne Arundel County Charter Section 306 empowers the County Council to accept gifts and grants on behalf of the County and § 8-3-101 of the County Code requires that gifts of real property to the County must be approved by the County Council by ordinance. The fair market value of the property to be acquired was established by a real estate appraisal obtained by the County as \$5,300,000.

The contiguous parcels are adjacent to the Magothy Greenway Natural Area. The property is located at North Shore Road and 263 Eagle Hill Road, Pasadena, MD 21122. This property would be a gift to the County from the Looper Estate Revocable Trust. The Grantor's Trust Estate states that the property shall be distributed to the Maryland Environmental Trust (MET) with the intention that the property be used for recreational purposes. MET and the Magothy River Land Trust shall be parties to a conservation easement placed on the property. The County will ultimately be gifted the land from the MET, therefore, the County does not have to provide any funding to the landowners as part of this land transaction.

The benefits of this gift acquisition include:

- Expansion of the Magothy Greenway to further the goals of the Green Infrastructure Plan. These parcels are already included in the Green Infrastructure mapping.

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

- Conservation of 240.77+- acres of land. Notedly, this property is listed on the Scenic Rivers Land Trust Top 100 properties to acquire for land preservation based on the environmental features present on-site.
- Expansion of recreational parkland to further the 2022 Land Preservation Parks and Recreation Plan, which has a stated goal to acquire an additional 500 acres for parkland and open space throughout the County.
- Creation of additional public water access on the Magothy River.

Costs associated with this transaction have been limited to completing due diligence on the property. The County's expenses to date related to this transaction have been less than \$7,500.00 for the completion of the appraisals and the Environmental Phase 1 Assessment.

Anne Arundel County Code § 8-3-101(b)(2) requires the Director of Public Works conduct an environmental assessment and provide a written determination of any potential hazard or future remediation expense, which determination is acceptable. Section 8-3-101(b)(3) of the County Code requires the Budget Officer to provide a written assessment of the fiscal impact of the proposed gift, including any impact on future expenditures, which assessment is acceptable. Both documents have been provided to the Council.

Purpose

The purpose of this legislation is to approve the acceptance of a gift of real property totaling 240.771 acres of land, in Pasadena, Maryland, from the Looper Estate Revocable Trust for the purpose of conservation and recreation by the County.

Fiscal Impact

Please see the Fiscal Note that the Budget Office has prepared for an explanation of the fiscal impact.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Erica Jackson Matthews, Anne Arundel County Recreation & Parks, Deputy Director or to 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
Chris Trumbauer, Budget Officer
Jessica Leys, Director