



Anne Arundel County, Maryland
**Office of the
County Auditor**

To: Councilmembers, Anne Arundel County Council
From: Office of the County Auditor
Date: April 17, 2026
Subject: County Auditor's Review of Legislation for the April 20, 2026 Council Meeting

CB 17-26 General Development Plan – Region 5 Plan & CB 18-26 Comprehensive Zoning – Region 5

Summary of Legislation

Bills 17-26 and 18-26 adopt the Region Plan and comprehensive zoning of Region Planning Area No. 5, covering all or portions of six communities in the central area of the County. Both bills require the Zoning Officer and County Council Administrative Office to keep the adopted Plan and digital zoning layer on file and authorize the Office of Planning and Zoning to amend text, maps, and related material to reflect Council amendments, correct obvious errors, and improve readability.

Review of Fiscal Impact

The Office of the County Auditor agrees with the Administration's fiscal note that these bills have no direct fiscal impact, but that implementation of the Plan and development pursuant to zoning changes could affect future County revenues and expenditures.

CB 20-26 Payment in Lieu of Taxes – Homes at Shelly, Glen Burnie, Maryland

Summary of Legislation

This bill authorizes the County Executive, on behalf of Arundel Community Development Services, Inc. (ACDS) to enter into a Payment in Lieu of Taxes (PILOT) with Homes at Shelly Limited Partnership. Under this agreement, Homes at Shelly Limited Partnership will pay an annual property tax of \$11,043 in 2027 with a 4% increase per fiscal year over a 40 year period or until fiscal year 2067, whichever date is later. This 60-unit development will provide 50 units to residents of Anne Arundel County with incomes ranging from 30 - 60% of the Area Median Income (AMI); the remaining 10 units will be available at market price.

Review of Fiscal Impact

The Office of the County Auditor agrees with the Administration's revised Fiscal Note dated April 8, 2026, which states that the bill will result in a recurring annual reduction in County property tax revenues beginning in FY2027, estimated at approximately \$33,130 per year in the first year, in exchange for a PILOT payment of \$11,043 per year, growing at 4% annually for up to 40 years.

CB 21-26 Payment in Lieu of Taxes – Odenton Junction Four, Odenton, Maryland

Summary of Legislation

This bill authorizes the County Executive, on behalf of ACDS to enter into a PILOT with Odenton Apartments Four LLC, a “twinning” project with Odenton Junction Nine consisting of two workforce housing multifamily buildings. Under this agreement, Odenton Apartments Four LLC will pay an annual property tax of \$9,841 in 2027 with a 4% increase per fiscal year over a 40 year period or until fiscal year 2067, whichever date is later. This 72-unit development will provide affordable housing to residents of Anne Arundel County with incomes ranging from 30 - 80% of the AMI.

Review of Fiscal Impact

The Office of the County Auditor agrees with the Administration’s Fiscal Note, which states that the bill will result in a recurring annual reduction in County property tax revenues beginning in FY2027, estimated at approximately \$58,289 per year in the first year, in exchange for a PILOT payment of \$9,841 per year, growing at 4% annually through at least FY2067.

CB 22-26 Payment in Lieu of Taxes – Odenton Junction Nine, Odenton, Maryland

Summary of Legislation

This bill authorizes the County Executive, on behalf of ACDS to enter into a PILOT with Odenton Apartments Nine LLC, a “twinning” project with Odenton Junction Four consisting of two workforce housing multifamily buildings. Under this agreement, Odenton Apartments Nine LLC will pay an annual property tax of \$8,815 in 2027 with a 4% increase per fiscal year over a 40 year period or until fiscal year 2067, whichever date is later. This 50-unit development will provide housing to residents of Anne Arundel County with incomes ranging from 30 - 60% of the AMI.

Review of Fiscal Impact

The Office of the County Auditor agrees with the Administration’s Fiscal Note. This bill will result in a recurring reduction in County property tax revenues beginning no earlier than FY2027, estimated at approximately \$40,706 per year in the first year, in exchange for a PILOT payment of \$8,815 per year growing at 4% annually through at least FY2067.

Resolution 8-26 approving conditional appropriation of an unappropriated grant to the Grants Special Revenue Fund – Maryland Department of Transportation, Maryland Transit Administration – Electric/Hybrid Buses, \$900,551

Summary of Legislation

This resolution seeks Council approval for the conditional appropriation of \$900,551 to the Grants Special Revenue Fund for the Office of Transportation. This expenditure includes a local match (\$180,110) approved in the FY26 budget, as required by the grant totaling \$1,080,661. This funding supports the purchase of a 35’ hybrid bus.

Review of Fiscal Impact

The Office of the County Auditor concurs with the Administration’s Fiscal Note, with qualifications. This resolution appropriates \$900,551 in federal passthrough grant funds to the Grants Special

Revenue Fund for the purchase of one hybrid diesel-electric bus for the Office of Transportation for a total program cost of \$1,080,661, inclusive of a \$180,110 County match already budgeted in FY26.

The FY26 budget currently includes \$2,268,000 appropriated to the MTA Electric Bus grant under business unit GTR11026. The Administration confirmed that this appropriation was recorded in the wrong grant unit and that the funds in GTR11026 have not been certified by the Controller, meaning no spending against that appropriation can occur. That appropriation will lapse on June 30, 2026 per § 713 of the County Charter.

Additionally, business unit GTR11024 shows an encumbrance of \$1,890,000 for FY25 and GTR11026 shows an encumbrance of \$1,080,661 for FY26. As the funds underlying these encumbrances have not been certified by the Controller, the County's financial records currently reflect outstanding obligations against appropriations that cannot be spent. OCA encourages the Administration to ensure that all purchase orders related to these business units are reconciled in accordance with applicable County policies prior to or concurrent with passage of this resolution.
