

# PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 7

Bill No. 26-26

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

By the County Council, April 6, 2026

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Introduced and first read on April 6, 2026  
Public Hearing set for May 4, 2026  
Bill Expires on July 10, 2026

By Order: Kaley Schultze, Administrative Officer

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## A BILL ENTITLED

1 AN ORDINANCE concerning: National Business Park – North Special Taxing District –  
2 Modification of Boundaries

3  
4 FOR the purpose of modifying the boundaries of the National Business Park – North  
5 Special Taxing District; making related changes to Bill No. 8-10; and generally related  
6 to tax increment financing and special taxing districts.

7  
8 WHEREAS, Bill No. 8-10, passed by the County Council on March 15, 2010, and  
9 approved by the County Executive on March 18, 2010 (the “National Business  
10 Park – North Special Taxing Ordinance” or “Bill No. 8-10”), among other things,  
11 created a special taxing district designated as the National Business Park – North  
12 Special Taxing District (the “Taxing District”) pursuant to the Authority of §§ 21-  
13 501 through 21-522 of the Local Government Article of the State Code, and §§ 4-  
14 8-101 through 4-8-106 of the County Code (together, the “Special Taxing District  
15 Act”), coincident with the National Business Park – North Development District,  
16 a tax increment development district located within Anne Arundel County,  
17 Maryland (the “County”), in accordance with a petition filed with the County by  
18 owners of all the property within the National Business Park – North Special  
19 Taxing District; and

20  
21 WHEREAS, the National Business Park – North Special Taxing District consists  
22 of the property described in Exhibits A-1 and A-2 to Bill No. 8-10 and all adjoining  
23 roads, highways, alleys, rights of way, parks and other similar property in order to  
24 form a contiguous area as shown on the plat previously submitted as Exhibit A-3  
25 to Bill No. 8-10; and

26  
27 WHEREAS, the Special Taxing District Act requires, among other things, that any  
28 ordinance, resolution or executive order passed or adopted in furtherance of an

1 ordinance or resolution required under the Special Taxing District Act, the bonds,  
2 the designation of a special taxing district, or the levy of a special ad valorem tax  
3 or special tax shall be subject to the request of the landowners as specified  
4 thereunder; and

5  
6 WHEREAS, the ownership of several parcels of real property has changed since  
7 the enactment of Bill No. 8-10, and (a) the owners of (i) at least two-thirds of the  
8 assessed valuation of the real property located within the National Business Park –  
9 North Special Taxing District as originally described in Bill No. 8-10, and (ii) at  
10 least two-thirds of the assessed valuation of the real property located within the  
11 National Business Park – North Special Taxing District, as hereby amended; and  
12 (b) at least two-thirds of the owners of (i) the real property located within the  
13 National Business Park – North Special Taxing District, as originally described in  
14 Bill No. 8-10, and (ii) the real property located within the National Business Park  
15 – North Special Taxing District, as hereby amended, have submitted supplemental  
16 petitions requesting that Bill No. 8-10 be amended to effect certain changes and to  
17 modify the boundaries of the National Business Park – North Special Taxing  
18 District; and

19  
20 WHEREAS, Resolution No. 12-10 was approved on March 18, 2010, to designate  
21 the National Business Park – North Development District, and Resolution No.  
22 6-26 was introduced on April 6, 2026, to amend Resolution No. 12-10 to modify  
23 the boundaries of the National Business Park – North Development District and to  
24 make certain changes related thereto; and

25  
26 WHEREAS, the purpose of this bill is to modify the boundaries of the National  
27 Business Park – North Special Taxing District and to make certain related changes  
28 to Bill No. 8-10; now, therefore,

29  
30 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
31 that Section 2 of Bill No. 8-10 be amended to read as follows:

32  
33 “SECTION 2. *And be it further enacted,* That the National Business Park –  
34 North Special Taxing District (the “Special Taxing District”) is hereby created,  
35 which Special Taxing District shall include the property described in [[Exhibit A-  
36 1 attached hereto and made a part hereof designated by tax lots listed in Exhibit A-  
37 2 to this Ordinance]] EXHIBITS AA-1 AND AA-2, ATTACHED HERETO AND MADE A  
38 PART HEREOF, and all adjoining roads, highways, alleys, rights of way and other  
39 similar property in order to form a contiguous area as shown on the map submitted  
40 to the County Council together with this Ordinance and shown in Exhibit [[A-3]]  
41 AA-3 to this Ordinance.”

42  
43 SECTION 2. *And be it further enacted,* That Bill No. 8-10 be amended by repealing  
44 and replacing Exhibits A-1, A-2 and A-3 of Bill No. 8-10 with Exhibits AA-1, AA-2 and  
45 AA-3, respectively, attached hereto.

46  
47 SECTION 3. *And be it further enacted,* That, except as specifically amended hereby,  
48 Bill No. 8-10, shall remain in full force and effect.

1       SECTION 4. *And be it further enacted*, That the provisions of this Ordinance are  
2 severable, and if any provision, sentence, clause, section or part hereof is held or  
3 determined to be illegal, invalid or unconstitutional or inapplicable to any person or  
4 circumstances, such illegality, invalidity or unconstitutionality or inapplicability shall not  
5 affect or impair any of the remaining provisions, sentences, clauses, sections or parts of  
6 this Ordinance or their application to other persons or circumstances. It is hereby declared  
7 to be the legislative intent that this Ordinance would have been adopted if such illegal,  
8 invalid, unconstitutional or inapplicable provision, sentence, clause, section or part had not  
9 been included herein and as if the person or circumstances to which this Ordinance or any  
10 part hereof are inapplicable had been specifically exempted herefrom.

11  
12       SECTION 5. *And be it further enacted*, That this Ordinance shall take effect 45 days  
13 from the date it becomes law.

**MORRIS & RITCHIE ASSOCIATES, INC.**

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,  
AND LANDSCAPE ARCHITECTS



**DESCRIPTION**

**NATIONAL BUSINESS PARK NORTH  
TIF AND SPECIAL TAXING DISTRICT**

**4th Assessment District  
Anne Arundel County, Maryland**

BEING all or part of that land as shown on a Major Subdivision Plat entitled "National Business Park North – Phase 1" prepared by Greenhorne & O'Mara and recorded among the Land Records of Anne Arundel County, Maryland in Plat Book 305, Page 3, Plat No. 15779, and as shown on a Subdivision Plat entitled "National Business Park North – Phase 2 – Section 1" prepared by Morris & Ritchie Associates, Inc. and recorded among the aforesaid Land Records in Plat Book 315, Page 7, Plat No. 16283 and as shown on a Subdivision Plat entitled "National Business Park North – Parcel 9 & Parcels 70 & 173" prepared by Morris & Ritchie Associates, Inc. and recorded among the aforesaid Land Records in Plat Book 383, Page 36, Plat No. 19712, and being more particularly described as follows:

BEGINNING on the southeasterly side of Brock Bridge Road at the end of the North 08°13'42" West 303.46 feet line as shown on sheet 3 of 4 of said Major Subdivision Plat, thence running on the southeasterly side of Brock Bridge Road, and with the outlines of said Plats, with all courses of this description referred to the meridian of the Maryland State Plane Coordinate System (NAD 83/91):

1. North 50°49'20" East 634.86 feet,
2. North 50°49'49" East 459.99 feet.
3. North 39°10'11" West 1.91 feet,
4. North 50°31'03" East 66.05 feet.
5. North 50°25'39" East 301.30 feet, thence leaving said southeasterly side of Brock Bridge Road,
6. North 50° 25' 24" East 373.69 feet,
7. South 41° 23' 00" East 84.71 feet.
8. South 48° 37' 00" West 5.00 feet,
9. South 41° 23' 00" East 125.59 feet,

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14280 Park Center Drive, Suite A, Laurel, MD 20707 (410) 792-9792 www.mragla.com

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10. North 48° 37' 00" East 15.00 feet,
11. North 50° 24' 43" East 150.00 feet,
12. North 41°40'43" West 209.99 feet to the southeasterly side of Brock Bridge Road, thence running thereon,
13. North 50°25'39" East 233.98 feet, to a point of curvature, thence leaving said southeasterly side of Brock Bridge Road,
14. 230.19 feet along said curve to the left having a radius of 630.00 feet, and being subtended by a chord bearing South 16° 50' 18" East 228.91 feet, thence
15. South 27°18'17" East 17.95 feet.
16. North 55°51'51" East 187.95 feet.
17. North 33°17'57" East 138.45 feet.
18. South 56°42'20" East 130.48 feet.
19. South 07°11'07" West 197.86 feet,
20. South 67°22'57" East 381.59 feet.
21. North 87°30'24" East 327.01 feet to the northerly side of Sellner Road, thence running thereon,
22. South 20°02'33" West 452.66 feet,
23. South 18°05'13" West 162.67 feet, to a point of curvature.
24. 114.78 feet along said curve to the left having a radius of 205.00 feet, and being subtended by a chord bearing South 02° 02' 37" West 113.28 feet, thence leaving said northerly side of Sellner Road,
25. North 17° 48' 19" East 51.04 feet,
26. North 66° 25' 13" East 800.48 feet to the westerly side of the Baltimore-Washington Parkway (MD RTE 295), thence running thereon,
27. South 19° 34' 37" West 2095.83 feet,
28. South 29°26'01" West 377.19 feet.

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29. South 28°56'12" West 1699.58 feet, thence leaving said westerly side of the Baltimore-Washington Parkway (MD RTE 295),
30. South 67°07'37" West 39.86 feet,
31. North 71°23'34" West 1790.47 feet,
32. North 63°14'23" West 142.62 feet, to a point of curvature,
33. 149.58 feet along said curve to the right having a radius of 790.00 feet, and being subtended by a chord bearing North 38° 03' 52" East 149.36 feet, thence
34. North 43°29'21" East 240.92 feet,
35. North 08° 31' 44" West 464.02 feet,
36. North 13° 28' 52" East 368.90 feet,
37. North 27° 35' 01" West 872.57 feet,
38. North 52° 34' 59" East 353.73 feet,
39. North 30° 33' 10" East 229.86 feet,
40. North 08° 13' 45" West 199.54 feet to the place of beginning.

CONTAINING 228.361 acres of land, more or less.

SAID land being shown on Exhibit 'D-3' attached hereto and made a part hereof by this reference.

The above-described lines have been compiled from the above referenced Subdivision Plats and are not a result of a new survey by Morris and Ritchie Associates, Inc.



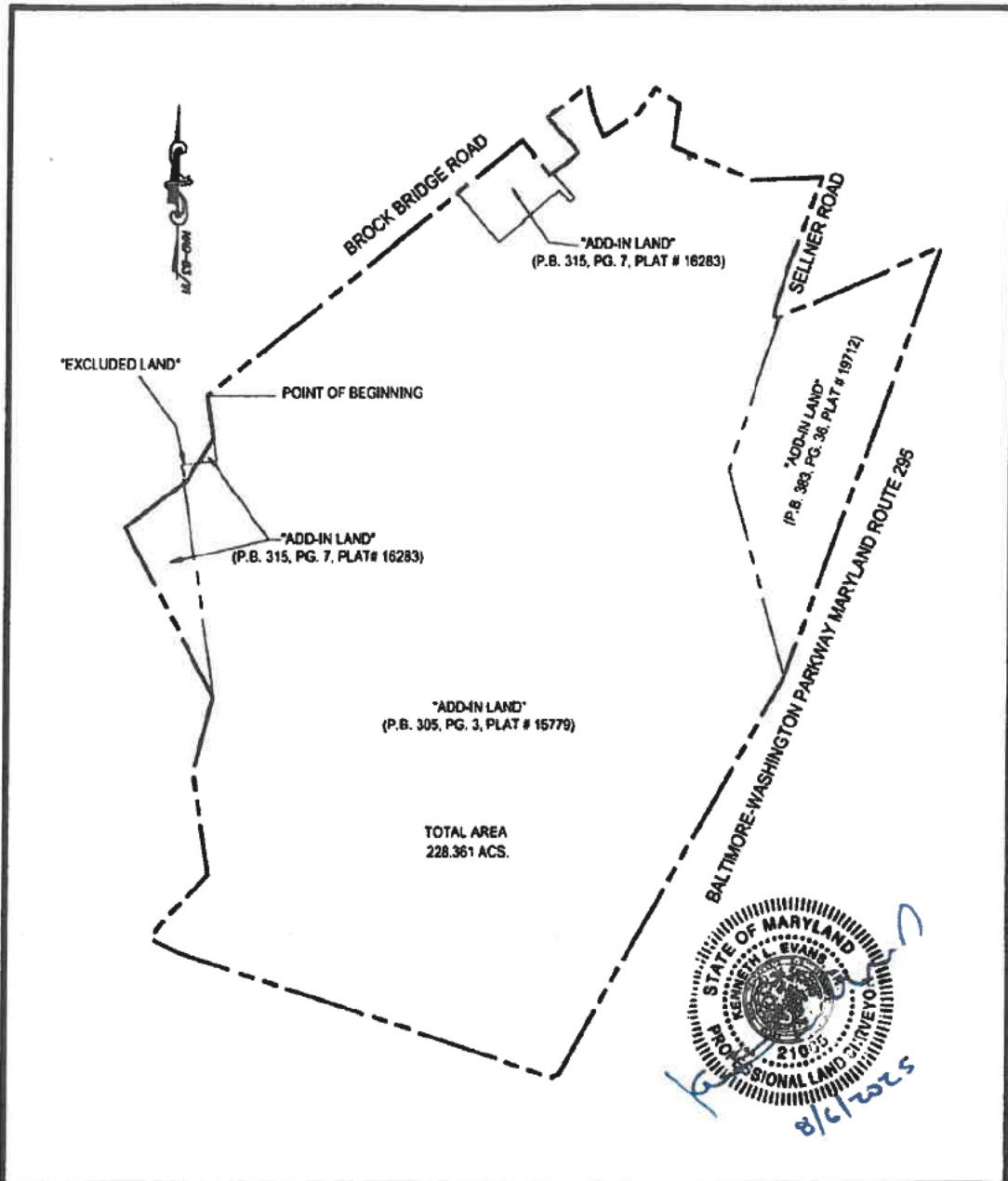
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**Land within the Revised Districts - Description/Tax Parcels**

DESCRIPTION	ACREAGE	TAX MAP	TAX ACCOUNT NUMBER
Parcel 1 - 324 Sentinel Way	13.7180	Tax Map 13, Parcel 181	04-499-90232891
Parcel 2, Lot 1R - 410 National Business Pkwy.	3.443	Tax Map 13, Parcel 181	04-499-90232892
Parcel 2, Lot 2RR - 420 National Business Pkwy.	4.809	Tax Map 13, Parcel 181	04-499-90232893
Parcel 2, Lot 3R - 430 National Business Pkwy.	10.826	Tax Map 13, Parcel 181	04-499-90232894
Parcel 3 - 405-415 National Business Pkwy.	12.388	Tax Map 13, Parcel 181	04-499-90236035
Parcel 4 - 425-445 National Business Pkwy.	9.888	Tax Map 13, Parcel 181	04-499-90236036
Parcel 5 - 515-535 National Business Pkwy.	11.659	Tax Map 13, Parcel 181	04-499-90236037
Parcel 6, Lot 1R - 540 National Business Pkwy.	4.186	Tax Map 13, Parcel 61	04-499-90238216
Parcel 6, Lot 2R - 550 National Business Pkwy.	2.382	Tax Map 13, Parcel 61	04-499-90238217
Parcel 6, Lot 3 - 520 National Business Pkwy.	2.509	Tax Map 13, Parcel 61	04-499-90240857
Parcel 7 - Bldg. 560, 7839 Brock Bridge Rd.	7.9577	Tax Map 13, Parcel 44	04-000-01998100
Parcel 8 - 545-555 National Business Pkwy.	10.32	Tax Map 13, Parcel 181	04-499-90236038
Parcel 9R (Lot 1) 610 Guardian Way	21.068	Tax Map 13, Parcel 181	04-499-90256862
Parcel 9R (Lot 2) 618 Guardian Way	25.10	Tax Map 13, Parcel 181	04-499-90256863
Parcel 9R (Lot 3) 620 Guardian Way	4.668	Tax Map 13, Parcel 181	04-499-90256864
Parcel 9R (Lot 4) 630 Guardian Way	3.896	Tax Map 13, Parcel 181	04-499-90256865
Parcel 9R (Lot 5) 640 Guardian Way	3.577	Tax Map 13, Parcel 181	04-499-90256866
Parcel 9R (Lot 6) 660 Guardian Way	2.996	Tax Map 13, Parcel 181	04-499-90256867
Parcel 9R (Lot 7) 650 Guardian Way	4.370	Tax Map 13, Parcel 181	04-499-90256868
Parcel 9R (Lot 8) 668 Guardian Way	8.170	Tax Map 13, Parcel 181	04-499-90256869
Parcel 9R (Lot 9) 670 Guardian Way	3.230	Tax Map 13, Parcel 181	04-499-90256870
Parcel 9R (Lot 10) 680 Guardian Way	5.783	Tax Map 13, Parcel 181	04-499-90256871
Lot 9-1R Open Space -600 Guardian Way	12.159	Tax Map 13, Parcel 181	04-499-90256872
Lot 9-2R Open Space - 690 Guardian Way	2.509	Tax Map 13, Parcel 181	04-499-90256873
Parcel 10R - 400 National Business Pkwy.	3.017	Tax Map 13, Parcel 181	04-499-90256888
Parcel 11R - 406 National Business Pkwy.	2.523	Tax Map 13, Parcel 181	04-499-90256889
Infrastructure	1.44	Tax Map 13, Parcel 181	04-499-90232896
Infrastructure	15.99	Tax Map 13, Parcel 181	04-499-90232897
Infrastructure	13.7793		

TOTAL ~228.361



	<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 14280 PARK CENTER DRIVE LAUREL, MD 20707 (410) 792-9792 / (301) 776-1690 MRAGTA.COM	<b>NATIONAL BUSINESS PARK NORTH</b> <b>TIF AND SPECIAL TAXING DISTRICT</b>  <b>EXHIBIT D-3</b>  ANNE ARUNDEL COUNTY, MARYLAND	
	SCALE: 1"=500' DATE: 8/8/2025 DRAWN BY: ASP DESIGN BY: KE REVIEW BY: KE JOB NO.: 15101.05		