

PROPOSED

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 7

Bill No. 27-26

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

By the County Council, April 6, 2026

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

By Order: Kaley Schultze, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Special Obligation Refunding Bonds – National Business
2 Park - North Development District – National Business Park - North Special Taxing
3 District

4
5 FOR the purpose of amending Bill No. 6-18 to include changes to Resolution No. 12-10
6 and Bill No. 8-10, as amended, that modify the boundaries of the National Business
7 Park – North Development District and the National Business Park – North Special
8 Taxing District.

9
10 WHEREAS, Resolution No. 12-10 passed by the County Council of the County on
11 March 15, 2010, and approved by the County Executive on March 18, 2010
12 (“Resolution No. 12-10”), created the National Business Park - North Development
13 District (the “Development District”) and the special fund known as the “National
14 Business Park - North Development District Tax Increment Fund” (the
15 “Development District Special Fund”); and

16
17 WHEREAS, Bill No. 8-10, passed by the County Council on March 15, 2010, and
18 approved by the County Executive on March 18, 2010 (“Bill No. 8-10”),
19 established the National Business Park - North Special Taxing District Fund (the
20 “Special Tax Fund”) and authorized the levy and imposition of a special tax to be
21 known as the “National Business Park - North District Special Tax” (the “Special
22 Tax”) upon all real and personal property within the National Business Park - North
23 Special Taxing District (the “special taxing district”); and

24
25 WHEREAS, Bill No. 6-18, passed by the County Council on March 5, 2018, and
26 approved by the County Executive and enacted on March 12, 2018, among other
27 things, authorized the issuance, sale, and delivery of special obligation refunding
28 bonds payable from the tax increment on the property in the National Business Park

1 - North Development District, and, if the tax increment is insufficient to meet the
2 debt service needed for the repayment of the bonds, from tax imposed on property
3 in the National Business Park - North Special Taxing District; and
4

5 WHEREAS, the National Business Park - North Development District and the
6 National Business Park - North Special Taxing District are geographically
7 coincident, and, since enactment of Bill No. 8-10 and Resolution No. 12-10, the
8 ownership of several parcels of real property changed; and
9

10 WHEREAS, Resolution No. 6-26 was passed by the County Council on [____],
11 2026, and approved by the County Executive on [____], 2026, to amend Resolution
12 No. 12-10 to modify the boundaries of the National Business Park - North
13 Development District and to make certain related changes, including replacing
14 Exhibits 1, 2, and 3 to Resolution No. 12-10 with Exhibits A-1, A-2, and A-3,
15 respectively, attached thereto; and
16

17 WHEREAS, Bill No. 26-26 was passed by the County Council on [____], 2026,
18 and approved by the County Executive and enacted on [____], 2026, to amend Bill
19 No. 8-10 to modify the boundaries of the National Business Park - North Special
20 Taxing District and to make certain related changes, including replacing Exhibits
21 A-1, A-2, and A-3 to Bill No. 8-10 with Exhibits AA-1, AA-2, and AA-3,
22 respectively, attached thereto; and
23

24 WHEREAS, modifications to Bill No. 6-18 are necessary to comport Bill No. 6-18
25 with Resolution No. 12-10 and Bill No. 8-10, as amended; now, therefore,
26

27 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
28 That the first two paragraphs of the “RECITALS” on page 3 of Bill No. 6-18 be amended
29 to read as follows:
30

31 “Resolution No. 12-10 passed by the County Council of the County (the
32 “County Council”) on March 15, 2010, and approved by the County Executive of
33 the County (the “County Executive”) on March 18, 2010, AS AMENDED BY
34 RESOLUTION NO. 6-26, PASSED BY THE COUNTY COUNCIL ON [____], 2026, AND
35 APPROVED BY THE COUNTY EXECUTIVE ON [____], 2026 (the “Development
36 District Resolution” or “Resolution No. 12-10”), created the National Business
37 Park - North Development District and the special fund known as the “National
38 Business Park - North Development District Tax Increment Fund” (the
39 “Development District Special Fund”).
40

41 Bill No. 8-10, passed by the County Council on March 15, 2010, and approved
42 by the County Executive and enacted on March 18, 2010, AS AMENDED BY BILL
43 NO. 26-26, PASSED BY THE COUNTY COUNCIL ON [____], 2026, APPROVED BY THE
44 COUNTY EXECUTIVE AND ENACTED ON [____], 2026 (“Bill No. 8-10” and, together
45 with Resolution No. 12-10, the “Prior Authorizations”), established the National
46 Business Park - North Special Taxing District Fund (the “Special Tax Fund”) and
47 authorized the levy and imposition of a special tax to be known as the “National
48 Business Park - North District Special Tax” (the “Special Tax”) upon all real and
49 personal property within the National Business Park - North Special Taxing District

1 (the “Special Taxing District”) in the manner and through the application of the
2 Rate and Method of Apportionment of Special Taxes (the “Rate and Method”),
3 attached as Exhibit C to Bill No. 8-10 and made apart thereof. The National
4 Business Park - North Development District and the National Business Park - North
5 Special Taxing District (together, the “District”) are geographically coincident.”.

6
7 SECTION 2. *And be it further enacted*, That, except as specifically amended hereby,
8 Bill No. 6-18, shall remain in full force and effect.

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

20
21 SECTION 4. *And be it further enacted*, That all references in this Ordinance to
22 “[_____], 2026”, or words to that effect, shall upon codification, be replaced with the
23 actual date on which the referenced event takes place as certified by the Administrative
24 Officer to the County Council.

25
26 SECTION 5. *And be it further enacted*, That this Ordinance shall take effect 45 days
27 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.



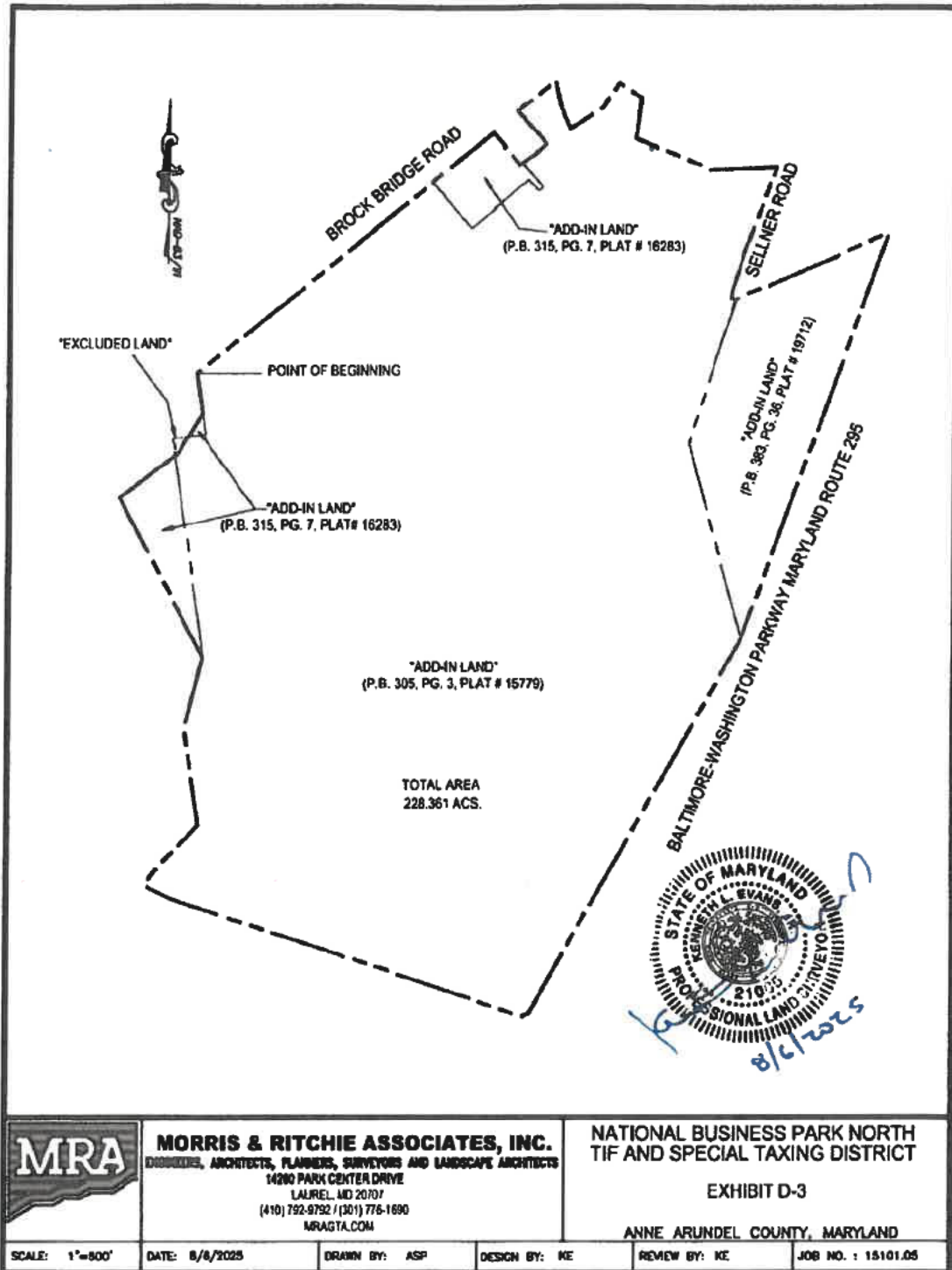
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Land within the Revised Districts - Description/Tax Parcels

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	04-499-902326035
Parcel 4 - 425-445 National Business Pkwy.	9.888	Tax Map 13, Parcel 181	04-499-902326036
Parcel 5 - 515-535 National Business Pkwy.	11.659	Tax Map 13, Parcel 181	04-499-902326037
Parcel 6, Lot 1R - 540 National Business Pkwy.	4.186	Tax Map 13, Parcel 61	04-499-902328216
Parcel 6, Lot 2R - 550 National Business Pkwy.	2.382	Tax Map 13, Parcel 61	04-499-902328217
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	04-499-902326038
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



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