

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2026, Legislative Day No. 7

Resolution No. 6-26

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

By the County Council, April 6, 2026

1 RESOLUTION amending Resolution No. 12-10 to modify the boundaries of the
2 National Business Park – North Development District

3
4 WHEREAS, Resolution No. 12-10, passed by the County Council on March 15,
5 2010, and approved by the County Executive on March 18, 2010 (the “National
6 Business Park – North Development District Financing Resolution” or “Resolution
7 No. 12-10”), among other things, designated a contiguous area within Anne
8 Arundel County, Maryland (the “County”) to be known as the “National Business
9 Park – North Development District” (the “development district”) and provided for
10 the creation of a special tax increment fund with respect to the development district
11 in accordance with the Tax Increment Financing Act set forth in §§12-201 through
12 12-213 of the Economic Development Article of the State Code (the “Act”); and

13
14 WHEREAS, the National Business Park – North Development District consists of
15 the property described in Exhibits 1 and 2 to Resolution No. 12-10 and all adjoining
16 roads, highways, alleys, rights of way, parks and other similar property that form
17 the contiguous area shown on the map previously submitted by the County Council
18 together with Resolution No. 12-10 and designated as Exhibit 3 to Resolution No.
19 12-10; and

20
21 WHEREAS, a Supplemental Petition has been submitted, in accordance with
22 Section 4 of Resolution No. 12-10, to modify the boundaries of the National
23 Business Park – North Development District by including the Add-In Land and
24 excluding the Excluded Land (each as defined herein) and to make certain related
25 changes to Resolution No. 12-10; now, therefore, be it

26
27 SECTION 1. *Resolved by the County Council of Anne Arundel County, Maryland, That*
28 Section 1 of Resolution No. 12-10 be amended to read as follows:

29
30 “SECTION 1. *Be it resolved by the County Council of Anne Arundel County,*
31 *Maryland, That, for the purposes of this Resolution, the following terms shall have*
32 *the meanings set forth below:*

33
34 (1) “ADD-IN LAND” MEANS THE EIGHT PARCELS OF LAND ADJOINING THE
35 DEVELOPMENT DISTRICT AS ORIGINALLY DESIGNATED BY RESOLUTION NO. 12-10,
36 AGGREGATING APPROXIMATELY 24.5126 ACRES OF ADDITIONAL LAND

1 CONSISTING OF: 0.4821 ACRE PARCEL (DEED BOOK 22408/184); 1.05 ACRE PARCEL
2 (DEED BOOK 22408/189); 0.6055 ACRE PARCEL (DEED BOOK 22408/196); 0.357 ACRE
3 PARCEL (DEED BOOK 22408/199); LOT 2 - 0.100 ACRE PARCEL AND LOT 3 – 3.3449 ACRE
4 PARCEL (DEED BOOK 22812/44); 13.711 ACRE PARCEL DESIGNATED PARCEL 173
5 (DEED BOOK 40291/272); AND 4.862 ACRE PARCEL DESIGNATED PARCEL 70 (DEED
6 BOOK 40291/278).

7
8 **[[1]]** (2) “Adjusted Assessable Base” means the fair market value of real
9 property that qualifies for a farm or agricultural use under Section 8-209 of the Tax-
10 Property Article of the Annotated Code of Maryland, without regard to its
11 agricultural use assessment **[[as of January 1 of the year preceding the effective
12 date of this Resolution]]** (A) WITH RESPECT TO THE DEVELOPMENT DISTRICT AS
13 ORIGINALLY DESIGNATED BY RESOLUTION NO. 12-10, AS OF JANUARY 1, 2009; AND
14 (B) WITH RESPECT TO THE ADD-IN LAND, AS OF JANUARY 1, 2025.

15
16 **[[2]]** (3) “Assessable Base” means the total assessable base, as determined
17 by the Supervisor of Assessments, of all real property subject to taxation in the
18 Development District.

19
20 **[[3]]** (4) “Assessment Ratio” means a real property tax assessment ratio,
21 however designated or calculated, that is used under applicable general law in
22 determining the Assessable Base, including the assessment percentage specified
23 under Section 8-103(c) of the Tax-Property Article of the Annotated Code of
24 Maryland.

25
26 **[[4]]** (5) “Bonds” means revenue bonds, notes or other similar instruments
27 issued by the County pursuant to an ordinance enacted by the County in accordance
28 with the Act for the purpose of providing funds for the development,
29 redevelopment, revitalization and renovation of the Development District.

30
31 **[[5]]** (6) “Development District” means the contiguous area in the County
32 designated in Section 3 of this Resolution as a development district.

33
34 (7) “EXCLUDED LAND” MEANS THE ONE PARCEL OF LAND ADJOINING THE
35 DEVELOPMENT DISTRICT AS ORIGINALLY DESIGNATED BY RESOLUTION NO. 12-10,
36 CONSISTING OF 0.081 ACRE (DEED BOOK 25375/275).

37
38 **[[6]]** (8) “Original Assessable Base” means, (A) WITH RESPECT TO THE
39 DEVELOPMENT DISTRICT AS ORIGINALLY DESIGNATED BY RESOLUTION NO. 12-10,
40 the Assessable Base as of January 1, 2009; AND (B) WITH RESPECT TO THE ADD- IN
41 LAND, THE ASSESSABLE BASE AS OF JANUARY 1, 2025.

42
43 **[[7]]** (9) “Original Full Cash Value” means the dollar amount which is
44 determined by dividing the Original Assessable Base by the Assessment Ratio used
45 to determine the Original Assessable Base.

46
47 **[[8]]** (10) “Original Taxable Value” means, for any Tax Year, the dollar
48 amount that is:

1 (a) the Adjusted Assessable Base if an Adjusted Assessable Base
2 applies; or

3
4 (b) in all other cases, the lesser of:

5
6 (i) the product obtained by multiplying the Original Full Cash Value
7 by the Assessment Ratio applicable to that Tax Year; and

8
9 (ii) the Original Assessable Base.

10
11 ~~[(9)]~~ (11) “Special Fund” means the special tax increment fund established
12 in Section 5 of this Resolution.

13
14 ~~[(10)]~~ (12) “Tax Increment” means, for any Tax Year, the amount by which
15 the Assessable Base as of January 1 of the preceding Tax Year exceeds the Original
16 Taxable Value divided by the Assessment Ratio used to determine the Original
17 Taxable Value.

18
19 ~~[(11)]~~ (13) “Tax Year” means the period from July 1 of a calendar year
20 through June 30 of the next calendar year.”.

21
22 SECTION 2. *And be it further resolved*, That Section 3 of Resolution No. 12-10 be
23 amended to read as follows:

24
25 “SECTION 3. *And be it further resolved*, That a contiguous area of the County
26 consisting of the tax lots and other property ~~[[set forth below]]~~ DESCRIBED AS
27 FOLLOWS is hereby designated as a “Development District” to be known as the
28 “National Business Park – North Development District” pursuant to ~~[[Section]]~~ §
29 12-203 of the Act~~[[. The Development District shall consist of]]~~ the property listed
30 in Exhibit ~~[[2]]~~ AA-1 to this Resolution designated by tax lots listed in Exhibit ~~[[1]]~~
31 AA-2 to this Resolution and all adjoining roads, highways, alleys, rights of way,
32 parks and other similar property in order to form a contiguous area as shown on the
33 ~~[[maps]]~~ MAP submitted to the County Council together with this Resolution and
34 ~~[[shown in]]~~ DESIGNATED AS Exhibit ~~[[3]]~~ AA-3 to this Resolution.”.

35
36 SECTION 3. *And be it further resolved*, That Resolution No. 12-10 be amended by
37 replacing Exhibits 1, 2, and 3 to Resolution No. 12-10, respectively, with Exhibits AA-1,
38 AA-2 and AA-3 attached hereto, respectively.

39
40 SECTION 4. *And be it further resolved*, That, except as specifically amended hereby,
41 Resolution No. 12-10, shall remain in full force and effect.

42
43 SECTION 5. *And be it further resolved*, That the provisions of this Resolution are
44 severable, and if any provision, sentence, clause, section or part hereof is held or
45 determined to be illegal, invalid or unconstitutional or inapplicable to any person or
46 circumstances, such illegality, invalidity or unconstitutionality or inapplicability shall not

1 affect or impair any of the remaining provisions, sentences, clauses, sections or parts of
2 this Resolution or their application to other persons or circumstances. It is hereby declared
3 to be the legislative intent that this Resolution would have been adopted if such illegal,
4 invalid, unconstitutional or inapplicable provision, sentence, clause, section or part had not
5 been included herein and as if the person or circumstances to which this Resolution or any
6 part hereof are inapplicable had been specifically exempted herefrom.

7

8 SECTION 6. *And be it further resolved*, That this Resolution is administrative in nature
9 and shall take effect upon its approval by the County Executive.

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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Abingdon, MD + Baltimore, MD + Laurel, MD + Towson, MD + Georgetown, DE + New Castle, DE + Purcellville, VA + Raleigh, NC + Orlando, FL
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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.



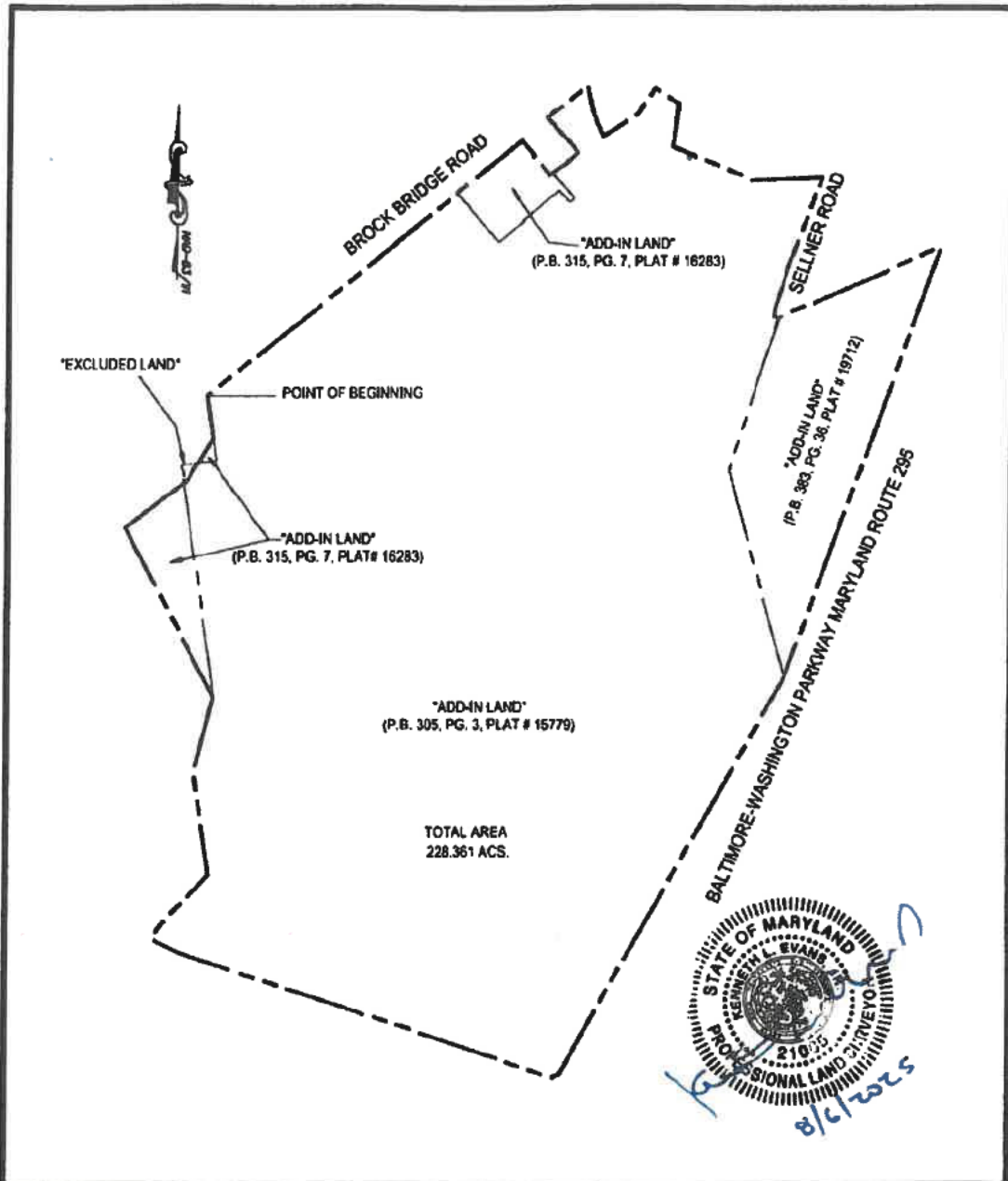
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Land within the Revised Districts - Description/Tax Parcels

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



	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		