TENTATIVE#1

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 21
DECEMBER 15, 2025 6:00 P.M.

WORK SESSION – DECEMBER 9, 2025, 4 P.M.

CEB = CURRENT EXPENSE BUDGET
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE

A. **MOMENT OF SILENT MEDITATION**
PLEDGE OF ALLEGIANCE TO THE FLAG

B. **APPROVAL OF JOURNAL** – Meeting of December 1, 2025

C. **ENROLLMENT OF BILLS** – Bill 79-25, 80-25 & 81-25

D. **INTRODUCTION OF BILLS**

E. **CALL OF BILLS FOR FINAL READING AND VOTE**

Bill 82-25 – Mr. Ertel(By Req.) – CEB – 988 Crisis Hotline Services
Bill 83-25 – Mr. Ertel(By Req.) – CEB – Crisis Services Development/Expansion Program
Bill 84-25 – Mr. Ertel(By Req.) – CEB – Long-Term & Dementia Care Program
Bill 85-25 – Mr. Ertel(By Req.) – CEB – HSGP
Bill 86-25 – Mr. Ertel(By Req.) – CEB – Assistance to Firefighters
WITHDRAWN ~~Bill 87-25 – Mr. Ertel(By Req.) – CC221P403 Energy and Sustainability Programs~~
Bill 88-25 – Mr. Ertel(By Req.) & Cnclmbrs. Crandell, Jones, Marks, Kach & Patoka – Property Tax Credits for Eligible Port Property
Bill 89-25 – Mr. Ertel(By Req.) – Bond Ordinance
Bill 90-25 – Mr. Marks – Zoning Regulations – Honeygo Area – Sidewalks

F. **BILLS FOR FIRST CONSIDERATION**

Bill 91-25 – Mr. Kach – Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center
Bill 92-25 – Mr. Ertel – University Housing District – Rental Housing License Density Limits
Bill 93-25 – Mr. Ertel – Development Impact Fees and Surcharges – Exemptions for Affordable Housing

G. **APPROVAL OF FISCAL MATTERS/CONTRACTS**

1. Contract – Urban Development Solutions, Inc. – Prisoner transportation services
2. Contracts – (3) – On-call HVAC services

H. **MISCELLANEOUS BUSINESS**

1. Correspondence - (a) (2) - Non-Competitive Awards (November 17, 2025)
2. Appointment – Mr. Ertel(By Req.) – Baltimore Co. Agricultural Preservation Advisory Board – Mark Travers
3. Reappointment – Mr. Ertel(By Req.) – Baltimore Co. Agricultural Preservation Advisory Board – Brenda Strohmer
4. Reappointment – Mr. Ertel(By Req.) – Community Reinvestment and Repair Commission – Katie Rouse
5. Reappointment – Mr. Ertel(By Req.) – Community Reinvestment and Repair Commission – Selisa Jefferson
6. Reappointment – Mr. Ertel(By Req.) – Community Reinvestment and Repair Commission – Dr. Tecoya Farrakhan
7. Reappointment – Mr. Ertel(By Req.) – Planning Board – Derick Johnson

BALTIMORE COUNTY COUNCIL

NOTES TO THE AGENDA
LEGISLATIVE SESSION 2025

Issued: December 4, 2025
Work Session: December 9, 2025
Legislative Day No. 21: December 15, 2025

The accompanying notes provide analysis of unaudited information obtained from the Administration and other sources; most notes for Administration-submitted agenda items are prepared primarily by the Office of the County Auditor, while most notes for Council-initiated agenda items are prepared primarily by the Office of the Legislative Counsel to the County Council.

BALTIMORE COUNTY MARYLAND

OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

December 15, 2025

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BY REQ. = AT REQUEST OF COUNTY EXECUTIVE

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CALL OF BILLS FOR FINAL READING AND VOTE

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2. Appointment – Mr. Ertel(By Req.) – Baltimore Co. Agricultural Preservation Advisory Board – Mark Travers
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7. Reappointment – Mr. Ertel(By Req.) – Planning Board – Derick Johnson

Lawrence Richardson **Fiscal Note** December 15, 2025

Bill 82-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Health and Human Services

988 Crisis Hotline Services

The Administration is requesting a supplemental appropriation of state funds totaling $1,485,889 (as amended) to the 988 Trust Fund Crisis Hotline Services Gifts and Grants Fund program (as amended). The Department advised that the funds will be used to support costs associated with operating the 988 Lifeline Call Center. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State [1]	$ 1,485,889	$ 600,000	$ 2,085,889
Federal	--	--	--
Other	--	--	--
Total	$ 1,485,889	$ 600,000	$ 2,085,889

[1] Maryland Department of Health, Behavioral Health Administration funds. No County matching funds are required.

Analysis

The Department advised that funding will be used to support costs (e.g., counselors, equipment, training, electronic health records) associated with operating the 988 Lifeline Call Center (the local call center for the National Suicide Lifeline) which serves Baltimore County residents who are seeking behavioral health support. The County contracts with Affiliated Santé Group, Inc. to manage the call center 24 hours per day, 365 days per year. The call center is a component of the Baltimore County Crisis Response System (BCCRS). The Department advised that the BCCRS was established in 2001 to provide an accessible, coordinated, and comprehensive system of emergency behavioral health services for County residents at no cost to the individual. BCCRS is a partnership between The Affiliated Santé Group, Inc., the Department's Bureau of Behavioral Health, and the Police Department as part of the State's Mental Health Crisis Response Program. Services are intended to fill service gaps in the system, offering alternatives to dependency on the hospital emergency room and a diversion to arrest, and are designed not to duplicate existing community services. The Department estimates that the 988 Lifeline Call Center will serve 14,000 County residents during FY 2026.

The FY 2026 Adopted Operating Budget included a $600,000 appropriation to the 988 Trust Fund Crisis Hotline Services Gifts and Grants Fund program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill (as amended) appropriates the additional $1,485,889 to the program, increasing the total appropriation to the actual $2,085,889 grant award.

Bill 83-25 on this agenda is a supplemental appropriation to the Crisis Services Development/ Expansion Program Gifts and Grants Fund program for similar purposes.

The grant period is July 1, 2025 through June 30, 2026. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 82-25 will take effect December 28, 2025.

Executive Summary

988 Trust Fund Crisis Hotline Services

The Baltimore County Department of Health is seeking a supplemental appropriation in the amount of $1,485,889.

PURPOSE
This funding will be used to support the 988 Lifeline Call Center for Baltimore County residents who are seeking behavioral health support. Baltimore County has a contract with Affiliated Sante Group for the implementation of the Baltimore County Crisis Response System (BCCRS). Maryland Department of Health, Behavioral Health Administration is awarding additional funds to Baltimore County for the operation of the 988 Call Center.

BACKGROUND
Since 2023, ASG has served as the Baltimore County 988 Call Center for the National Suicide Lifeline. The service provides behavioral health support with linkage to services and follow-up care as needed. The 988 Call Center manages calls from residents 24-hours per day, seven days per week, and 365 days per year. The 988 Call Center is a component of the BCCRS. Since 2001, the Bureau of Behavioral Health (BBH) has overseen the implementation of the BCCRS program. BCCRS is a partnership between Baltimore County Health Department's Bureau of Behavioral Health, the vendor, Affiliated Santé Group, and the Baltimore County Police Department. The goal of the BCCRS is to provide an accessible, coordinated and comprehensive system of behavioral health emergency services for Baltimore County to fill services gaps in the emergency system, offering alternatives to the emergency room, which compliment, but are not a duplicate of existing community services and are short-term and time limited. BCCRS services are available for all residents of Baltimore County at no cost. BCCRS offers a number of different services that make up the crisis system: Hotline/Operation Center (OPS), Mobile Crisis Team (MCT), In-Home Intervention Team (IHIT), Urgent Care Center (UCC), Critical Incident Stress Management (CISM), Community Education (CE), 911 Call Center Clinician program and Crisis Intervention Team (CIT) training for Baltimore County Law Enforcement.

FISCAL
Funding $1,485,889.

Maryland Department of Health, Behavioral Health Administration to Baltimore County Department of Health and Human Services.

Prepared by: Department of Health and Human Services

Bill 83-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Health and Human Services

Crisis Services Development/Expansion Program

The Administration is requesting a supplemental appropriation of federal funds totaling $34,794 (as amended) to the Crisis Services Development/Expansion Program Gifts and Grants Fund program. The Department advised that the funds will be used to support costs associated with operating the 988 Lifeline Call Center. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal (1)	$ 34,794	$ 250,000	$ 284,794
Other	--	--	--
Total	$ 34,794	$ 250,000	$ 284,794

(1) U.S. Department of Health and Human Services, Substance Abuse and Mental Health Services Administration funds passed through the Maryland Department of Health, Behavioral Health Administration. No County matching funds are required.

Analysis

The Department advised that funding will be used to support costs (e.g., counselors, equipment, training, electronic health records) associated with operating the 988 Lifeline Call Center (the local call center for the National Suicide Lifeline) which serves Baltimore County residents who are seeking behavioral health support. The County contracts with Affiliated Santé Group, Inc. to manage the call center 24 hours per day, 365 days per year. The call center is a component of the Baltimore County Crisis Response System (BCCRS). The Department advised that the BCCRS was established in 2001 to provide an accessible, coordinated, and comprehensive system of emergency behavioral health services for County residents at no cost to the individual. BCCRS is a partnership between The Affiliated Santé Group, Inc., the Department's Bureau of Behavioral Health, and the Police Department as part of the State's Mental Health Crisis Response Program. Services are intended to fill service gaps in the system, offering alternatives to dependency on the hospital emergency room and a diversion to arrest, and are designed not to duplicate existing community services. The Department estimates that the 988 Lifeline Call Center will serve 14,000 County residents during FY 2026.

The FY 2026 Adopted Operating Budget included a $250,000 appropriation to the Crisis Services Development/Expansion Program Gifts and Grants Fund program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill (as amended) appropriates the additional $34,794 to the program, increasing the total appropriation to the actual $284,794 grant award.

Bill 82-25 on this agenda is a supplemental appropriation to the 988 Trust Fund Crisis Hotline Services Grant Gifts and Grants Fund program for similar purposes.

The grant period is July 1, 2025 through June 30, 2026. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 83-25 will take effect December 28, 2025.

Executive Summary

Crisis Services Development/Expansion Program

The Baltimore County Department of Health is seeking a supplemental appropriation in the amount of $34,794.

PURPOSE

This funding will be used to support the 988 Lifeline Call Center for Baltimore County residents who are seeking behavioral health support. Baltimore County has a contract with Affiliated Santé Group for the implementation of the Baltimore County Crisis Response System (BCCRS). Maryland Department of Health, Behavioral Health Administration is awarding additional funds to Baltimore County for the operation of the 988 Call Center.

BACKGROUND

Since 2023, ASG has served as the Baltimore County 988 Call Center for the National Suicide Lifeline. The service provides behavioral health support with linkage to services and follow-up care as needed. The 988 Call Center manages calls from residents 24-hours per day, seven days per week, and 365 days per year. The 988 Call Center is a component of the BCCRS. Since 2001, the Bureau of Behavioral Health (BBH) has overseen the implementation of the BCCRS program. BCCRS is a partnership between Baltimore County Health Department's Bureau of Behavioral Health, the vendor, Affiliated Santé Group, and the Baltimore County Police Department. The goal of the BCCRS is to provide an accessible, coordinated and comprehensive system of behavioral health emergency services for Baltimore County to fill services gaps in the emergency system, offering alternatives to the emergency room, which compliment, but are not a duplicate of existing community services and are short-term and time limited. BCCRS services are available for all residents of Baltimore County at no cost. BCCRS offers a number of different services that make up the crisis system: Hotline/Operation Center (OPS), Mobile Crisis Team (MCT), In-Home Intervention Team (IHIT), Urgent Care Center (UCC), Critical Incident Stress Management (CISM), Community Education (CE), 911 Call Center Clinician program and Crisis Intervention Team (CIT) training for Baltimore County Law Enforcement.

FISCAL

Funding $34,794

Funding from Substance Abuse and Mental Health Services Administration passthrough Maryland Department of Health, Behavioral Health Administration, Federal State & Territory Improvement grant to Baltimore County Department of Health and Human Services.

Prepared by: Department of Health and Human Services

Bill 84-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Aging

Long-Term & Dementia Care Program

The Administration is requesting a supplemental appropriation of State funds totaling $179,916 to the Long-Term & Dementia Care Program Gifts and Grants Fund program. The funds will be used primarily toward the salary and benefits of a full-time Senior Affairs Associate II, a full-time Human Services Associate, and a 34-hours-per-week Dementia Navigator to provide navigation services that enhance the ability of persons with cognitive decline and dementia and their caregivers to access information, assistance, and long-term services and supports. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State [1]	$ 179,916	$ 126,950	$ 306,866
Federal	--	--	--
Other	--	--	--
Total	$ 179,916	$ 126,950	$ 306,866

[1] Maryland Department of Aging. No County matching funds are required.

Analysis

The Department's Long-Term and Dementia Care program provides navigation services that enhance the abilities of persons with cognitive decline and dementia and their caregivers to access information, assistance, and long-term services and supports. The Department advised that it plans to use the proposed supplemental appropriation, together with previously appropriated funds, primarily toward the salary and benefits ($231,746) of a full-time Senior Affairs Associate II ($79,508), a full-time Human Services Associate ($78,015), and a new 34-hours-per-week Dementia Navigator ($74,223) to provide these services. The Department further advised that it will also provide grants for 8 partner memory cafés ($54,400) and utilize the remaining funds for event speakers, training, travel, and other expenses ($20,720). The Department expects the program will serve 100 individuals and/or caregivers in FY 2026.

The FY 2026 Adopted Operating Budget included a $126,950 appropriation to the Long-Term & Dementia Care Program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates the additional $179,916 to the program, increasing the total appropriation to the actual $306,866 grant award. The grant period is July 1, 2025 through June 30, 2026. No County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 84-25 will take effect December 28, 2025.

Executive Summary

Supplemental Appropriation

Long-Term & Dementia Care Navigation

The Baltimore County Department of Aging is requesting approval of a supplemental appropriation of $179,916 for the ***Long-Term & Dementia Care Navigation*** program.

The Long-Term & Dementia Care Navigation program is funded by the Maryland Department of Aging to provide navigation services that enhance the ability of persons with cognitive decline and dementia and their caregivers to access information, assistance, and long-term services and supports.

Prepared by: Department of Aging

Bill 85-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Fire Department

HSGP

The Administration is requesting a supplemental appropriation of federal funds totaling $12,499 (as amended) to the HSGP [Homeland Security Grant Program] Gifts and Grants Fund program. The Department advised that the proposed grant funds will be used to provide election-related incident management training to Incident Management Team/Incident Command System members as well as provide police observation device (POD) cameras at the County's Board of Elections Office. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal [(1)]	$ 12,499	$ 400,000	$ 412,499
Other	--	--	--
Total	$ 12,499	$ 400,000	$ 412,499

[(1)] U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) funds passed through the Maryland Department of Emergency Management. The Department advised that no County matching funds are required.

Analysis

The Department advised that the proposed grant funds will be used to provide incident management training to eight to ten Incident Management Team/Incident Command System members to prepare for election-related incidents. The Department further advised that the proposed grant funds will also be used to enhance the security of the County's Board of Elections Office with POD cameras that will deter and record criminal activity, as well as provide real time information to the Office of Emergency Management, Police Department, Fire Department, and Board of Elections personnel who monitor incidents and other situational awareness inputs to ensure safety and security of voters and election officials.

The FY 2026 Adopted Operating Budget included a $400,000 appropriation to the HSGP [Homeland Security Grant Program] program based on the estimated amount of the grant award at the time the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill (as amended) appropriates the additional $12,499 to the program, increasing the total appropriation to the actual $412,499 grant award. The grant period is September 1, 2024 to May 31, 2027. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 85-25 will take effect December 28, 2025.

Executive Summary

The State Homeland Security Program (SHSP), through the Maryland Department of Emergency Management, has awarded the Baltimore County Fire Department $12,499.11 to support Police Observation Devices (POD) cameras used to deter and record criminal activity, as well as additional training for Office of Emergency Management (OEM), Police Department (PD), Fire Department (FD) and Board of Elections (BOE).

The Department advised that the proposed grant funds will be used to provide incident management training to eight to ten Incident Management Team/Incident Command System members to prepare for election-related incidents. The Department further advised that the proposed grant funds will also be used to enhance the security of the County's Board of Elections Office with POD cameras that will deter and record criminal activity, as well as provide real time information to the Office of Emergency Management, Police Department, Fire Department, and Board of Elections personnel who monitor incidents and other situational awareness inputs to ensure safety and security of voters and election officials.

There will be no future encumbrance or match required for this grant award.

Prepared by: Fire Department

Assistant Chief Scott Ebbert **Fiscal Note** December 15, 2025

Bill 86-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Fire Department

Assistance to Firefighters

The Administration is requesting a supplemental appropriation of $1,368,000 in federal funds ($1,243,636) and County contingency funds ($124,364 from the FY 2026 Local Share Program) to the Assistance to Firefighters Grant Gifts and Grants Fund program. The Department advised that the funds will be used to provide safety, survival, and rescue training for Department personnel. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [1]	$ 124,364	--	$ 124,364
State	--	--	--
Federal [2]	1,243,636	--	1,243,636
Other	--	--	--
Total	$ 1,368,000 [3]	--	$ 1,368,000

[1] The County is required to provide a 10% match. The Department advised that the matching requirement will be met through available contingency funds of $124,364 within the FY 2026 Local Share program budget.
[2] U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) funds.
[3] The County received a total award of $1,243,636 in federal funds to be utilized over a 2-year period, together with the 10% ($124,364) County match, for a total budget of $1,368,000; this bill appropriates both years' federal funding and the corresponding County match.

Analysis

The Department advised that the proposed grant funds, together with County matching funds, will be used to provide safety, survival, and rescue training (e.g., survival and self-rescue, advanced firefighter rescue techniques, and use of thermal imaging cameras), as part of the Department's Firefighter Safety and Survival Training Initiative. The Department further advised that the initiative will be made available to career and volunteer firefighters.

The County received a total award of $1,243,636 in federal funds to be utilized over a 2-year period; the County is required to provide a 10% match ($124,364), for a total budget of $1,368,000. The grant period is October 2, 2025 through October 1, 2027. The Department advised that the matching requirement will be met from available contingency funds within the Local Share Program.

With the affirmative vote of five members of the County Council, Bill 86-25 will take effect December 28, 2025.

Executive Summary

SUPP-FIR-2025-1365
FY2026 Current Expense Budget
Assistance to Firefighters (AFG) Federal Grant Award: EMW-2024-FG-01401

200-C160000-GR1385 $1,368,000

Baltimore County Fire Department is requesting an amendment for the 2026 Current Expense Budget by appropriating to the Gifts and Grants Special Revenue Fund monies derived from federal funds made available to Baltimore County through the Assistance to Firefighters (AFG) grant from the Department of Homeland Security, Federal Emergency Management Agency (FEMA). All matching funds are derived from *Local Shares (RC45200, RC45210)*. FEMA has made an award of federal funds available to the Baltimore County Fire Department to be used for a training initiative to better enhance our team.

This award supports a Training Initiative focused on Advanced Firefighter Rescue and Survival and Thermal Imaging Camera (TIC) operations. The program is designed to enhance the safety, survivability, and effectiveness of firefighters operating in high-risk environments.

Through this grant, the Department will deliver NFPA-compliant advanced rescue and survival training and engage nationally recognized third-party experts to provide instruction on the tactical and life-saving applications of thermal imaging cameras in fireground operations. This initiative reinforces our ongoing commitment to firefighter safety, continuous improvement, and operational excellence.

This grant period is October 2, 2025 through October 1, 2027. The appropriation is a split funding opportunity with a 90%-FEMA / 10% County matching award. The total supplemental is in the amount of $1,368,000, comprised of federal funds in the amount of $1,243,636 with a matching cost to Baltimore County local shares of $124,364 for 2 years.

Prepared by: Fire Department

Bill 88-25 **Council District(s) _ All_**

Mr. Ertel (By Req.) & Councilmembers Crandell, Jones, Marks, Kach & Patoka

Administrative Office

Property Tax Credits for Eligible Port Property

Bill 88-25 establishes a property tax credit for eligible port property in order to promote the potential for development of container terminals in the County. Specifically, the bill creates a real property tax credit for certain marine trade waterfront property, using the authority in § 9-251 of the Tax-Property Article of the Annotated Code of Maryland, and creates a personal property tax credit for certain property located in a foreign trade zone, using the authority in § 9-231 of the Tax-Property Article of the Annotated Code of Maryland. See Exhibit A.

State Port Real Property Tax Credit

Under § 9-251 of the State Tax-Property Article, the governing body of a county or of a municipal corporation may grant, by law, a tax credit against the county or municipal corporation property tax imposed on marine trade waterfront property. State law defines a "marine trade waterfront property" as real property that: (i) is adjacent to the tidal waters of the State; (ii) is used primarily for an activity or business that requires direct access to, or location in, marine waters due to the nature of the activity or business; and (iii) for the most recent 3-year period, has produced an average annual gross income of at least $1,000. "Marine trade waterfront property" includes marinas, boat ramps, boat hauling and repair facilities, fishing facilities, and any other boating facilities, and land that is adjacent to or under improvements used primarily for an activity or business that requires access to, or location in, marine waters due to the nature of the activity or business.

Also, the governing body of a county or of a municipal corporation may provide, by law, for the amount and duration of the tax credit; additional eligibility criteria for the tax credit; regulations and procedures for the application and uniform processing of requests for the tax credit; and any other provision necessary to carry out the credit.

County-Eligible Port Real Property Tax Credit

Bill 88-25 establishes a property tax credit against County real property tax imposed on eligible port property. In order to qualify for the tax credit, the owner of an eligible port property must submit an application under oath to the Director of Budget and Finance. An "eligible port property" means marine trade waterfront property, as defined in § 9-251 of the State Tax-Property Article. However, the eligible port property must be used primarily for container operations, which is defined as the loading and unloading of intermodal containers to and from commercial marine vessels, and the related movement, storage, and transloading of such intermodal containers.

Within 30 days after receiving an application, the Director must grant or deny the application, provide notice of the decision to the Applicant, and, in the case of a denial, state in such notice the reasons for the denial. If the Director does not grant or deny the tax credit within 30 days after receiving the application, the application is deemed to be approved.

The property tax credit begins in the tax year in which the eligible port property was determined to be operational, as set forth in a written agreement and notice, as described below, and continues for a total of 50 years. According to the bill as introduced, for each tax year of the tax credit, the taxpayer must pay County property tax on the eligible port property in an amount equal to the required payment amount and receive a tax credit of 100% against all County property tax imposed on the eligible port property in excess of the required payment amount.

The required payment amount for the first tax year of the tax credit is three times the amount of the real property tax imposed on the eligible port property for the tax year immediately preceding the tax year in which construction of facilities for container operations at the eligible port property commenced. For each of the second through 10th tax years of the 50-year tax credit period, the required payment amount is the amount in effect for the prior tax year plus 2%. For each of the 11th through 50th tax years of the tax credit, the required payment amount is the amount in effect for the prior tax year plus 3%.

After the application is approved or deemed to be approved, but before the credit may begin, the taxpayer and the County must enter into a written agreement. The agreement must require the County and taxpayer to execute a subsequent written notice confirming: the date the eligible port property was determined to be in use for container operations; the tax year in which the 50-year credit will commence; and the tax year in which the 50-year period will expire. Also, the agreement must confirm:

- the taxpayer's agreement to make the required payment in consideration of the County granting the eligible port property tax credits;
- the requirements for the eligible port property to be considered operational and that the tax credit will commence in the immediately subsequent tax year;
- that the eligible port property must be in substantially continuous use for container operations for the duration of the 50-year tax credit period and establishing an annual inspection process to validate such continuous operation; and
- that the taxpayer's right to receive such tax credits, for the entire 50-year tax credit period, constitutes a property right of the taxpayer and is vested when the eligible port property is used for container operations, as specified in the agreement.

Last, the property tax credit runs with the property, and a change in ownership does not result in a lapse of the tax credit, so long as the eligible port property is used for container operations.

<u>State Port Personal Property Tax Credit</u>
Under § 9-231 of the State Tax-Property Article the governing body of a county or municipal corporation may grant, by law, a property tax credit against the county or municipal property tax imposed on personal property, other than operating personal property of a public utility, if the personal property is located in a foreign trade zone that is within that county or municipal corporation. A "foreign trade zone" means the entire area designated as foreign-trade zone no. 74 under federal law.

<u>County-Eligible Port Personal Property Tax Credit</u>
Bill 88-25 establishes a property tax credit of 100% against all County personal property tax imposed on container handling equipment used in connection with container operations at eligible port property in the foreign trade zone for which an eligible port real property tax credit has been granted. "Container handling equipment" means the specialized machinery necessary for the safe, secure, and efficient movement of shipping containers at a port, including:

- ship to shore cranes to load and unload containers from ships;
- terminal tractors and associated trailers to move containers within the port terminal;
- rail mounted gantry cranes to load and unload containers from railcars within the terminal intermodal yard;
- container handlers;
- forklifts having a load capacity greater than 5 tons;
- reach stackers and other specialized vehicles that lift, lower, and stack containers; and

- straddle carriers and rubber tire gantries that can straddle a container stack and lift containers from the ground or vehicles.

A taxpayer claiming a port personal tax credit must provide to the Director, upon request, an itemized list of the container handling equipment for which the taxpayer claimed the credit.

The Administration has advised that Bill 88-25 is intended to serve as an economic development incentive and is expected to attract significant investment to Baltimore County. While the bill's fiscal and economic impacts are challenging to predict, the structure of the real property tax credit and the associated required payment (alongside an approved application to and separate agreement with the County) potentially would yield an increase to General Fund revenues at the inception of the 50-year credit period, which would partially offset the foregone tax revenue as the property value increases. Based on the anticipated ranges provided by the Administration, the estimated fiscal impacts of Bill 88-25 include:

- a stream of revenues from required payments, which could range from approximately $400,000 to $500,000 in the first year (based on an assumed initial assessed value of $12 million to $15 million) and increase each year as stipulated in Bill 88-25; and
- a stream of foregone property tax revenues, with estimated foregone property tax revenue which would total approximately $4.8 million, in nominal terms, in the first year of full build-out, assuming that real and personal property are each valued at $125 million. This amount would increase over time as the value of the property increases, and it would be partially offset by an anticipated stream of increased property tax revenues from surrounding parcels.

The Administration noted that in the absence of this incentive, there would be not be any revenue increase or foregone revenue. Further, the Administration anticipates that a container terminal of the size this bill is expected to attract will create thousands of new jobs, encourage vertical development, spur higher property values on neighboring properties, and ultimately generate an annual economic impact exceeding $1 billion.

At the November 25, 2025 work session, the Administration advised that it is open to discussing potential amendments to address accounting clarity and implementation.

With the affirmative vote of five members of the County Council, Bill 88-25 will take effect December 29, 2025.

Property Tax Credits for Port Property:
Executive Summary

The Administration is requesting County Council support for legislation to establish property tax incentives for eligible port property, with the goal of supporting the development of privately operated container terminals in Baltimore County. Doing so would likely draw a billion-dollar investment, generate a significant economic impact across the region, create thousands of new jobs, and position Baltimore County as a regional and national leader in global port commerce.

A container terminal would boost Baltimore County's standing as a regional leader in logistics and commerce, elevating one of the County's most critical industries. Industrial properties with port access can garner interest in shipping terminals, including container terminals and Roll On/Roll Off (RORO) terminals. Container Terminals require significant capital improvements, but attract a greater diversity of goods and jobs.

As container terminals are exclusively publicly operated nationally and are wholly exempt from real and personal property taxes, a privately operated container terminal would require significant tax credits to be financially viable and competitive against publicly operated container terminals. A new container terminal would likely generate over $1 billion of capital investment in Baltimore County, create approximately 7,000 jobs and have a net positive tax revenue impact due to the ability to support vertical development on adjacent parcels not receiving the tax credit.

Absent appropriate incentives, it is more likely that a RORO terminal would be established, which would have a lesser economic impact. RORO terminals require lower startup costs but a lower overall economic ceiling.

Overview of Tax Credits

The Administration's proposal lays out real property tax credits to support capital improvements, as well as personal property tax credits to support the acquisition of key equipment necessary to operate a container terminal.

Real Property Tax Credit

Under the proposed real property tax credit, the applicant would pay three times the amount of the property tax bill from the tax year before the improvements are made, with a two percent escalator for the first ten years. Following that ten-year period, the tax would increase annually with a three percent escalator for the next 40 years. This methodology was developed in order to attract developers with significant capital to absorb higher hits in the early years of the tax credit, guaranteeing the County an immediate increase in tax revenue while supporting over a billion-dollar private economic investment.

By tripling the tax bill in year one of the program, the County grows its revenue in the short term, while partially offsetting deferred revenue losses in the out years. It should be noted that that any “foregone” revenue would also be unrealized revenue in the base scenario, with no incentives.

Personal Property Tax Credit

The personal property tax credit of 100 percent would apply to industrial equipment and machinery, including ship to shore cranes to load and unload containers from ships, terminal tractors and trailers, rail mounted cranes to load and unload containers from railcars within the terminal intermodal yard, container handlers, and reach stackers. An estimate of foregone revenue from the personal property tax credit is difficult to estimate.

Economic and Fiscal Impact

County revenues rise significantly in early years of the tax credit. As operations begin, the container terminal generates new economic activity, promotes vertical development, and expands the tax base, generating additional tax revenue.

Assuming a 150-acre property is assessed at a value of $12 million to $15 million, the annual property tax would be $132,000 to $165,000. Tripled, the payment would be roughly $400,000 to $500,000, which would increase two percent annually for ten years, before rising three percent annually for the remaining 40 years. Under this structure, the property would pay more than $40 million over 50 years.

In the same time period, a container terminal would generate tens of billions in economic impact. Neighboring properties would likely see vertical development, higher-intensity uses, and higher property values, creating additional jobs and revenue for the County. A container terminal of this size likely provides an annual economic impact exceeding $1 billion, generating more than $40 billion over 50 years.

Prepared by: Administration

Kevin Reed **Fiscal Note** December 15, 2025

Bill 89-25 **Council District(s) _All_**

Mr. Ertel (By Req.)

Office of Budget and Finance

Bond Ordinance

The Administration is requesting approval of an ordinance that authorizes the issuance, sale, and delivery of: up to $358 million in (short-term) bond anticipation notes (BANs) for Consolidated Public Improvements ($198 million) and Metropolitan District ($160 million) projects; $358 million in (the associated long-term) General Obligation (G.O.) bonds; and $3,437,395,000 in refunding bonds (related to the entire callable amount of G.O. bond debt issued by the County between 2010 and 2025, which then could be refinanced). This ordinance also authorizes the County to purchase development rights (Installment Purchase Agreement Program) and to pursue the use of tax-advantaged bond status. The ordinance sets a $358 million limit on the aggregate principal amount of BANs outstanding at one time. The Office of Budget and Finance advised that the Administration will submit technical amendments to correct several errors in Chart I of the bill, as well as the project classification number for Countywide Improvements in Section 20 of the ordinance.

Fiscal Summary

Proposed Debt Issuance	Maximum Amount	
Consolidated Public Improvement (CPI)	$ 198,000,000	
Metropolitan District	160,000,000	
Total – General Obligation Bonds	$ 358,000,000	(1)
CPI Bond Anticipation Notes (BANs)	$ 198,000,000	
Metropolitan District BANs	160,000,000	
Total – BANs	$ 358,000,000	(2)
CPI/Metro District Bonds (Refunding Series)	$ 3,437,395,000	(3)

(1) Authorization for issuance expires on the latter of December 31, 2026 or upon the expiration of any outstanding BANs.

(2) BANs are limited to no more than this amount outstanding at one time.

(3) Represents 130% of outstanding bonds authorized to be refunded totaling $2,644,150,000. Amount to be issued depends on interest rates, issuance costs, and other variables at the time of refunding.

Analysis

This bill authorizes the County to issue up to $358 million in new G.O. debt, to consist of $198 million for Consolidated Public Improvements (CPI) and $160 million for the Metropolitan District. Specifically, the bill authorizes the issuance, sale, and delivery of: up to $358 million in (short-term) bond anticipation notes (BANs) for CPI ($198 million) and Metropolitan District ($160 million) projects; $358 million in (the associated long-term) G.O. bonds; and $3,437,395,000 in refunding bonds (related to the entire callable amount of G.O. debt issued by the County between 2010 and 2025, which then could be refinanced). In addition, this bill authorizes the County to purchase development rights (Installment Purchase Agreement Program) and to pursue the use of tax-advantaged bond status.

Bond Anticipation Notes (BANs): BANs are short-term notes sold in anticipation of issuing long-term bonds at a later date when more favorable market conditions may occur. When issued, long-term bond proceeds are used to retire the BANs. The bill limits the aggregate principal amount of BANs outstanding to no more than $358 million at one time. The bill further provides that the face value of all BANs outstanding may from time to time exceed the limit. According to the bill, the BANs may be issued at a private sale in the nature of commercial paper or other variable rate demand notes, which are more flexible than issuing fixed-rate notes. Proceeds from the sale of BANs are reinvested until the funds are needed, thereby creating a legal arbitrage profit (i.e., interest earnings from investments exceeding interest cost on BANs). Issuing BANs also allows capital projects to proceed while awaiting more favorable market conditions for issuing long-term bonds. The Office advised that there are no current plans to issue commercial paper BANs; in the event that the County issues BANs, it plans to continue with non-commercial-paper, fixed-rate BANs. However, this ordinance retains the authority to issue commercial paper for flexibility purposes.

Consolidated Public Improvement (CPI) Bonds: This bill authorizes the issuance of CPI bonds, up to the following amounts, for the following types of capital improvements:

Type of Improvement	Maximum Amount
Schools	$ 123,000,000
Public Works (roads, bridges, sidewalks, storm drains)	34,000,000
Waterway Improvements	21,000,000
Parks, Preservation, Greenways	8,000,000
Community College	4,000,000
Agricultural Land Preservation	3,000,000
Community Improvements	3,000,000
Refuse Disposal	2,000,000
Total	$ 198,000,000

The voters previously authorized this borrowing on prior-year referenda; the Baltimore County Charter, Section 718 requires that such voter authorization occur prior to the debt issuance. The Council subsequently approved the borrowing as a capital budget funding source.

Repayment of the principal and interest (collectively known as debt service) on the County's CPI debt is guaranteed by the irrevocable pledge of the full faith and credit – and unlimited taxing powers – of the County. This debt service cost is financed by General Fund revenues and is subject to the Spending Affordability Committee's (SAC) debt service guideline, which states that County debt service, including non-general obligation debt, should not exceed 10.5% of General Fund revenues. In addition, the County's debt policy states that the County will maintain a Debt Service to General Fund Revenues ratio in the range of 9.5% to 10.5%.

The bonds must be sold at competitive bid, except for $3 million in Agricultural Preservation bonds (see next section, below) that may be designated for agricultural property owners according to the Installment Purchase Agreement (IPA) Program and any bonds designated as financed from the Maryland Water Infrastructure Financing Administration (MWIFA).

Agricultural Preservation Bonds/Installment Purchase Agreement (IPA) Program: In lieu of issuing all or any of the CPI bonds under the Agricultural Land Preservation Borrowing Plan Ordinance, the bill authorizes the issuance of IPAs to purchase development rights in accordance with Section 12-902 of the Local Government Article.

The IPA option was established in June 2007 to encourage agricultural landowners to sell land or land preservation easements to the County. Many landowners would have to pay high capital gains tax when selling land or easements for cash. Through the IPA Program, the County pays the purchase price in a lump sum after a period of up to 30 years, thus allowing the seller to defer capital gains tax, and the seller receives tax-exempt interest at a pre-established rate on the purchase price in the interim. The interest paid by the County is exempt from both federal and State income tax. The Office advised that other benefits of IPA bonds for landowners include better estate planning since heirs can use cash from the sale to pay estate taxes. Landowners can also sell IPAs to bond investors for cash prior to their maturities. An IPA has two payment components, interest paid semi-annually and a balloon principal payment after a period of up to 30 years. The Office advised that the County has not utilized the IPA tool in over a decade.

Metropolitan District Bonds: The purpose of the Metropolitan District bonds is to finance the construction of improvements to the Metropolitan District sewer and water system. The debt service on these bonds is financed by sewer and water assessments and charges levied against all users in the Metropolitan District. If the sewer and water revenues are insufficient to finance the debt service, the County may levy a tax on all properties in the Metropolitan District or in the County to finance any deficiency. Metropolitan District debt does not require voter approval. The total outstanding balance of Metropolitan District debt as of September 30, 2025, plus the net of additional Metropolitan District debt authorized by this bill, totals $2,610,066,073. This level of Metropolitan District debt is compliant with the County Code limitation (3.2% of assessed property value).

General Obligation Refunding Bonds: This bill also authorizes the County to sell $3,437,395,000 of refunding bonds to refinance the callable amounts of outstanding CPI and Metropolitan District bonds issued between 2010 and 2025, which total $2,644,150,000. Exhibits

A and B, respectively, list the callable bonds by issuance date for CPI bonds ($1,285,690,000) and Metropolitan District bonds ($1,358,460,000). The refunding bond authority totals 130% of the outstanding principal amount.

Under a refunding, the outstanding debt is "defeased" (nullified) by the issuance of new debt, the proceeds of which are placed in a trust fund. The amount of proceeds required depends on factors such as current interest rates, the remaining term of the original bonds, bid discount, and costs of issuance. The trust fund invests the proceeds in U.S. Government obligations and guarantees the debt service (interest and redemption payments) on the original debt. The County is then obligated to make debt service payments only on the new issue. Approval of the refunding is requested without an expiration date so that the Office can access the credit market as favorable market conditions occur. The benefit to the County is derived from the difference between the interest rate paid on the original debt, and the related costs and the rate to be paid on the issuance of the refunding bonds. The debt service savings to be realized due to this refinancing authorization are dependent upon the timing of the refunding and the applicable interest rates and, therefore, cannot be determined at this time.

The refunding bonds may be sold at such times and in such manner as shall be determined by the County Executive; the Executive must give the County Council prior notice of such issuance. The refunding bonds may be sold at a private, negotiated sale unless the County Executive determines that it is in the best interest of the County to sell the bonds through a competitive bid process. The Office advised that the County's most recent refunding, which occurred via a private, negotiated sale on September 4, 2024, consisted of $72,855,000 of Metropolitan District bonds and $104,175,000 of CPI bonds with a net present value savings of $2.12 million.

Tax-Advantaged Obligations: As in the past, the Administration is requesting authority to take necessary action, when entitled, to ensure bonds and notes authorized by this ordinance are afforded a tax-advantaged status. The necessary actions may include, but are not limited to, covenants or agreements relating to proceeds and earnings and elections and designations as required under the Internal Revenue Code (IRC) to assure proper entitlement to a subsidy or tax credit benefit for both the issuer and holder. The County has previously issued tax-advantaged obligations (e.g., Qualified School Construction Bonds and Build America Bonds); these programs expired on December 31, 2010. However, the Office previously advised that retaining the authority to issue tax-advantaged obligations is in the best interest of the County in the event that Congress should choose to renew these provisions.

The Office advised that in September 2024, the County refinanced the last of its outstanding Build America Bonds that were originally sold in 2010.

Administrative Costs: The Office advised that estimated one-time administrative costs associated with this borrowing ordinance total $524,000 as follows:

Rating agencies	$ 450,000
Bond counsel	55,000
BAN auction agent	15,000
Financial printing, advertising, other	4,000
Total	$ 524,000

The Office further advised that rating agency fees for the G.O. bonds will be paid from the premium proceeds anticipated from each issuance.

Other: The bill states that any premium funds received from the sale of bonds and BANs shall be set apart in a separate account and can be used for the first interest payments on those bonds and BANs or allocated for other expenditure purposes permitted under federal income tax law. The bill also states that any earnings from the investment of proceeds of CPI bonds and BANs and Metropolitan District bonds and BANs may be treated as general revenues and applied to the general purposes of the County and Baltimore County Metropolitan District, respectively. The bill further states that the County Executive or County Administrative Officer may designate specific expenditures to be paid from such earnings. The Office previously advised that such language regarding the use of premium funds and earnings constitutes appropriation authority, despite its lack of specificity as to the amount(s), program(s), and fiscal year(s) of the expenditure authorization.

In March 2025, the County issued $168 million in CPI bonds (new debt) at a true interest cost of 3.75% and $179 million in Metropolitan District bonds (new debt) at a true interest cost of 4.25%, with a 5% interest rate payable by the County for both the CPI and Metropolitan District bonds. The Office advised that the County received a total of $19.6 million in CPI bond premium and $16.3 million in Metro bond premium funds from the issuance (net of underwriter's discount and issuance costs). The premiums were used to fund capital projects. The Office further advised that it chose long-term bonds over short-term BANS for issuing new debt because short-term rate increases made the ability to lock in long-term rates a more favorable option. The Office also advised that the decision to issue bonds or BANS in March 2026 will be determined at the time of sale.

<u>Planned Issuance</u>
The Office advised that in March 2026, it plans to issue up to $198 million in CPI bonds and up to $160 million in Metropolitan District and Maryland Water Infrastructure Financing Administration (MWIFA) bonds. The Office further advised that the Metropolitan District and CPI bond issuances will be structured to have level total payments after the first year. The Office anticipates that its March 2026 CPI bonds and Metropolitan District bonds issuances will have true interest costs of 3.70% and 4.27%, respectively, and each will have an anticipated coupon rate of 5.0%. True interest costs are subject to the market environment at the time of sale.

The Office advised that it currently projects premiums of $24.7 million and $10.3 million, respectively, from the March 2026 CPI and Metropolitan District bond issuances. The Office noted that the premiums will be based on bids from the underwriter. The Office further advised that the premiums will be used to pay rating agency fees (estimated at $524,000), and the balance will be used to fund capital projects. In addition, the County expects to commit approximately $50 million in MWIFA bonds at an anticipated interest rate of 1.6% to 2.0%, with issuances to occur at various times throughout the year.

Interest payments from the March 2026 CPI and Metropolitan District bond issuances are anticipated to begin in September 2026; principal payments from the March 2026 CPI and Metropolitan District bond issuances are anticipated to begin in March 2027. The Office advised that if the County were to issue BANs in March 2026, there would be no principal payments due in FY 2027; the decision of whether to sell BANs will be determined based on the interest rate environment at the time of sale.

The bill indicates that the outstanding balance of County G.O. debt as of September 30, 2025 plus the net balance of additional G.O. debt authorized by this bill, totals $2,515,875,000. This level of outstanding debt (including pension obligation debt) is compliant with the County Charter limitation (4% of assessed property value). Projected debt as of June 30, 2026 subject to the guidelines adopted by the Spending Affordability Committee (excluding pension obligation debt) remains within maximum recommended levels. See Exhibit C.

According to the County's financial consultant Public Resources Advisory Group (PRAG) in its 2025 Debt Study (dated November 14, 2025), the County is anticipating a net-tax supported debt position of $2.321 billion at the end of FY 2030, an increase of $11.0 million from the net-tax supported debt position of $2.310 billion that was anticipated at the end of FY 2030 in the 2024 Debt Study. Future debt ratios, as projected by PRAG, fall within legal limits and comply with the debt affordability guidelines of the County's Spending Affordability Committee (SAC).

The 2025 PRAG study noted that Baltimore County is one of 50 counties in the nation and ten in Maryland with triple triple-A bond ratings. The study further noted that, given the emphasis on the County's reserves and General Fund balance by the rating agencies, the County may consider increasing the targeted level of Unreserved General Fund balance (inclusive of the Revenue Stabilization Account) from the current level of 10% to 15% of revenues, while raising the floor from 7% to 10%; the study indicates that the Unreserved General Fund balance was estimated to be approximately 23.3% of General Fund Revenues as of June 30, 2025.

The authority to issue the G.O. bonds proposed by Bill 89-25 expires on the latter of December 31, 2026 or upon expiration of any outstanding BANs.

Bill 89-25 will take effect 45 days after its enactment.

CHART II			
Outstanding Issues	**Dated Date**	**Callable Maturities**	**Aggregate Principal Amount of Callable Bonds**
Baltimore County Consolidated Public Improvement Bonds – 2010 Series B (QSCBs)	11/9/10	11/1/29	$19,950,000
Baltimore County Taxable General Obligation Bonds – 2012 Series	12/13/12	8/1/24-8/1/27, 8/1/32, 8/1/42	$179,645,000
Baltimore County Consolidated Public Improvement Bonds – 2015 Refunding Series	6/30/15	8/1/26-8/1/27	$17,735,000
Baltimore County Consolidated Public Improvement Bonds – 2016 Series	3/8/16	2/1/27-2/1/36	$58,000,000
Baltimore County Taxable General Obligation Bonds – 2016 Series	8/3/16	7/1/24-7/1/36, 7/1/46	$117,660,000
Baltimore County Consolidated Public Improvement Bonds – 2017 Series	3/15/17	3/1/28-3/1/37	$52,100,000
Baltimore County Consolidated Public Improvement Bonds – 2018 Series	3/16/18	3/1/29-3/1/38	$77,310,000
Baltimore County Consolidated Public Improvement Bonds – 2019 Series	3/18/19	3/1/30-3/1/39	$152,425,000
Baltimore County Consolidated Public Improvement Bonds – 2020 Series	3/19/20	3/1/31-3/1/40	$157,180,000
Baltimore County Consolidated Public Improvement Bonds – 2021 Series	3/22/21	3/1/32-3/1/41	$89,845,000
Baltimore County Consolidated Public Improvement Bonds – 2021 Refunding Series	3/22/21	8/1/32	$11,055,000
Baltimore County Consolidated Public Improvement Bonds – 2022 Series	3/23/22	3/1/33-3/1/42	$139,415,000
Baltimore County Consolidated Public Improvement Bonds – 2023 Series	3/24/23	3/1/34-3/1/43	$18,590,000
Baltimore County Consolidated Public Improvement Bonds – 2024 Series	7/24/24	7/1/35-7/1/44	$82,095,000
Baltimore County Consolidated Public Improvement Bonds – 2024 Refunding Series	7/2/24	2/1/35	$5,340,000
Baltimore County Consolidated Public Improvement Bonds – 2025 Series	4/1/25	3/1/36-3/1/45	$107,345,000
Total			$1,285,690,000

CHART III			
Outstanding Issues	**Dated Date**	**Callable Maturities**	**Aggregate Principal Amount of Callable Bonds**
Baltimore County Metropolitan District Bonds (75th Issue)	12/12/12	8/1/33-8/1/39, 8/1/42	$20,000,000
Baltimore County Metropolitan District Bonds 2012 Refunding Series	12/12/12	8/1/28-8/1/32	$8,205,000
Baltimore County Metropolitan District Bonds 2015 Refunding Series	6/30/15	8/1/26-8/1/30	$47,865,000
Baltimore County Metropolitan District Bonds (78th Issue)	3/8/16	2/1/27-2/1/41, 2/1/46	$58,000,000
Baltimore County Metropolitan District Bonds 2016 Refunding Series	3/8/16	2/1/27-2/1/38	$64,205,000
Baltimore County Metropolitan District Bonds (79th Issue)	3/15/17	3/1/28-3/1/37, 3/1/42, 3/1/47	$68,000,000
Baltimore County Metropolitan District Bonds (80th Issue)	3/16/18	3/1/29-3/1/45, 3/1/48	$185,190,000
Baltimore County Metropolitan District Bonds (81st Issue)	3/18/19	3/1/30-3/1/40, 3/1/44, 3/1/49	$203,275,000
Baltimore County Metropolitan District Bonds 2019 Refunding Series	8/6/19	11/1/30-11/1/39	$32,315,000
Baltimore County Metropolitan District Bonds (82nd Issue)	3/19/20	3/1/31-3/1/50	$34,050,000
Baltimore County Metropolitan District Bonds (83rd Issue)	3/22/21	3/1/32-3/1/51	$167,010,000
Baltimore County Metropolitan District Bonds 2021 Refunding Series	3/22/21	8/1/32-8/1/41	$33,505,000
Baltimore County Metropolitan District Bonds (84th Issue)	3/24/23	3/1/34-3/1/53	$182,405,000
Baltimore County Metropolitan District Bonds (85th Issue)	7/24/24	7/1/35-7/1/54	$36,480,000
Baltimore County Metropolitan District Bonds 2024 Refunding Series	7/24/24	2/1/35-2/1/45	$43,115,000
Baltimore County Metropolitan District Bonds 2024A Refunding Series	9/17/24	1/1/36-1/1/41, 1/1/43, 1/1/44	$27,505,000
Baltimore County Metropolitan District Bonds (86th Issue)	4/1/25	3/1/36-3/1/55	$147,335,000
Total			$1,358,460,000

CAPITAL BUDGET- DEBT AFFORDABILITY GUIDELINES

Debt Service[1] as % of General Fund Revenue

Guideline - 10.5% of General Fund Revenue [2]		$ 289,315,074
FY 2026 Budget		(266,125,868)
Under (Over) Guideline		$ 23,189,206

Debt Outstanding[1] as % of Total Property Value

Guideline - 2.5% of Assessed Property Value		$ 2,866,253,600
Estimated Debt Outstanding as of 6/30/2026		(2,002,730,578)
Under (Over) Guideline		$ 863,523,022

Legal Debt Limit [3]

Estimated Assessable Base		$ 114,650,144,000
		x 4%
Debt Limit Equal to 4% of Assessable Base		$ 4,586,005,760
Estimated Debt Outstanding as of 6/30/2026		
Public Facility Bonds	$ 667,578,000	
Public School Bonds	997,554,000	
Pension Obligation Bonds	285,413,000	
Community College Bonds	110,643,000	(2,061,188,000)
Under (Over) Legal Debt Limit		$ 2,524,817,760

(1) Excludes Pension Obligation and Metropolitan District bonds
(2) Estimated total revenues as provided by the Office of Budget and Finance.
(3) Excludes Certificates of Participation, Capital Leases, and Metropolitan District bonds.

Bill 90-25 **Council District(s) _5_**

Mr. Marks

Zoning Regulations – Honeygo Area – Sidewalks

Bill 90-25 establishes an exception to the requirement that all streets in the Honeygo Area have sidewalks.

Currently, all streets in the Honeygo Area must have sidewalks and must be planted with trees according to the standards for the street classification, as defined by the Honeygo Overlay District Design Guidelines. The bill would establish an exception that states that sidewalks are not required to connect a single-family development with a public road if a hiker-biker pathway has already been built connecting that development to a public road.

With the affirmative vote of five members of the County Council, Bill 90-25 will take effect 14 days after its enactment.

Bill 91-25 **Council District(s) _ All_**

Mr. Kach

Zoning Regs. – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Electric Vehicle Center

Bill 91-25 establishes a definition of an electric vehicle center in the Baltimore County Zoning Regulations and permits an electric vehicle center in certain areas of the Industrial, Major (I.M.) overlay district in the Manufacturing, Light (M.L.) zone. The bill also sets parking requirements for an electric vehicle center.

An electric vehicle center is a facility where passenger or commercial electric vehicles are sold, serviced, and repaired, which may include, but is not limited to: a showroom space offering demonstrations and test drives; a space for customer service and delivery of vehicles; office space; shop space for service and repair of vehicles; vehicle wash and detailing space; interior storage space; parking and overnight storage of vehicles; and associated electric vehicle chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by the Zoning Regulations.

The bill permits an electric vehicle center by right in the M.L. Zone if the use is located on a property that is in the I.M. District and within a planned industrial park. The center may not: contain a lot for used vehicles; display used vehicles for sale; or erect signage relating to used vehicles.

The bill requires that there are two off-street parking spaces per 1,000 square feet of gross floor area. In addition to required parking, the center must provide storage for any vehicle being serviced or repaired, and this area shall be adequately screened from view from a public road.

With the affirmative vote of five members of the County Council, Bill 91-25 will take effect 14 days after its enactment.

Bill 92-25 **Council District(s) _6__**

Mr. Ertel

University Housing District – Rental Housing License Density Limits

Bill 92-25 establishes a University Housing District and sets restrictions on the issuance of new rental housing licenses in that area based on the number of active licenses relative to the number of residential houses.

<u>Blocks and Neighborhoods in the University Housing District</u>
First, the bill establishes the University Housing District, which is defined as any block or neighborhood of which any portion is located within one mile of any section of the Towson University main campus. Notably, while the County has approved or recognized many individual community plans, the County does not have a standard or generic definition for a block or a neighborhood. The County also has no systematic method for assigning a particular property to a block or neighborhood outside of community plans.

Accordingly, Bill 92-25 establishes generic definitions for a block and a neighborhood and a systematic process for assigning properties to each. A block is defined as a group of properties on a segment of a continuous public road that is either bounded by intersecting public roads or is a no-outlet road. A neighborhood is defined as a contiguous set of blocks that are grouped together. In order to assess whether a specific property should be assigned to a particular block or neighborhood, the County may use a variety of factors, including:

- the property address;
- the orientation of the property or buildings on the property to public roads;
- subdivision records;
- recorded maps, plats, and deeds;
- community plans;
- input from recognized community associations, homeowner associations, and condominium associations; and
- other relevant factors.

Bill 92-25 requires the Departments of Planning and Permits, Inspections and Approvals (PAI) to jointly establish and maintain a publicly available map and database of the University Housing District. The map and database must assign each property in the University Housing District to a block and neighborhood. It must also state whether each property is used residentially or non-residentially. If the property is used as a residence, the map and database must state whether there is an active rental license issued for that property, and if not, whether a new rental license may be issued for that property.

New Rental Housing License Prohibition

Bill 92-25 prohibits the PAI Director from issuing a new rental housing license for a residential property if it is located in the University Housing District and is located on a block or in a neighborhood where an active rental housing license has been issued for 30% or more of the residential properties. The bill defines a residential property as a building that is used as a dwelling that is not an apartment complex, a rooming and boarding house, temporary or supportive housing, a rehabilitation facility, a nursing home, or a condominium.

The PAI Director may issue a hardship exception to this prohibition if the following conditions are met:

- the subject property was previously occupied by the current property owner;
- the property has been listed for sale for at least 6 of the last 12 months;
- the current property owner demonstrates that they have experienced financial hardship regarding the property in the last 12 months;
- the term of the new rental housing license is no more than one year with no renewals;
- the current property owner agrees to inform any tenant in writing of the conditions of the rental housing license; and
- other conditions the Director deems necessary.

New Rental Housing License Applications

The PAI Director must establish a procedure for evaluating applications for new rental housing licenses in the University Housing District. This procedure must give adequate notice to applicants of the requirements and prohibitions associated with the District. Also, the procedure must permit applicants who are not issued a new license to place their application in a queue or be notified upon a change that may permit a license to be issued for their residential property. Upon the reduction in the number of active rental licenses for a block or neighborhood in the University Housing District below the 30% threshold, the PAI Director must give first consideration to applications received prior to the reduction.

When the PAI Director evaluates multiple equally qualified applicants for a new rental housing license in the University Housing District, the Director must prioritize applications that are reasonably likely to reduce the overall number of code enforcement complaints or parking violations generated by the block or neighborhood where the residential property is located.

The Director shall evaluate applications based upon when the application was received and the proximity of the subject property to other residential properties on the same block or in the same neighborhood with an active rental housing license. Also, the Director must evaluate whether the Applicant has maintained a rental license for another residential property in the University Housing District, and if so: the number and location of the other rental properties relative to the subject property; whether the other rental properties have generated an above average amount of code enforcement activity or parking violations; and whether the applicant has been subject to a rental housing license suspension or revocation.

The Director is not required articulate the reasons an applicant did not receive a new rental housing license, and the Director's decision is final.

The requirements of Bill 92-25 are in addition to the procedures and requirements set forth in County Code Article 35, Title 6. PAI may adopt regulations, in accordance with County Code Article 3, Title 7 to carry out the provisions of Bill 92-25.

With the affirmative vote of five members of the County Council, Bill 92-25 will take effect 14 days after its enactment.

Fiscal Note

Bill 93-25 **Council District(s) _All__**

Mr. Ertel

Development Impact Fees and Surcharges – Exemptions for Affordable Housing

Bill 93-25 establishes an exemption from the County's development impact surcharge and development impact fee for affordable housing developments that receive County financial support or that have been awarded an allocation of federal low-income housing tax credits pursuant to Section 42 of the Internal Revenue Code from the State of Maryland.

In 2019, Baltimore County established development impact fees and development impact surcharges. In 2024, the County adjusted the payment rate for development impact fees. The County Code provides exemptions from the development impact fees and surcharges, including for age-restricted housing, hospital redevelopment, State-designated transit-oriented development, enterprise zones, opportunity zones, and Commercial Revitalization Districts. The County has sought to prioritize the development of affordable housing and currently provides discretionary and codified financial incentives to residential and mixed-use developments that include affordable housing. The County's development impact fee and surcharge offset the County's incentives, reducing the economic benefit of the incentives.

Regarding the development impact surcharge, the bill states that the surcharge shall not apply to a development that includes affordable housing and receives County financial support, which may include tax credits, loans, grants, and payments in lieu of taxes, or has been awarded an allocation of federal low-income housing tax credits from the State of Maryland pursuant to section 42 of the Internal Revenue Code.

Regarding the development impact fee, the bill states that no development impact fee shall be imposed on a development that includes affordable housing and receives County financial support, which may include tax credits, loans, grants, and payments in lieu of taxes, or has been awarded an allocation of federal low income housing tax credits from the State of Maryland pursuant to section 42 of the Internal Revenue Code. The bill also removes a superfluous 35 percent impact fee credit for affordable housing units.

This bill will result in a potential future revenue loss for the County in the form of reduced development impact fees and surcharges. The current development impact fee is $6.00 per square foot for new residential construction, including single family homes and multi-family condominium units, and the current development impact surcharge is $1.50 per square foot for multifamily rental units. Therefore, the magnitude of the County's future revenue loss depends on the number, size, and type of affordable housing units constructed each year. According to information available in the County's financial system as of December 4, 2025, the County collected $208,558 in development impact fee and development impact surcharge revenue in the first five months of FY 2026, following collections of $191,156 in FY 2025.

With the affirmative vote of five members of the County Council, Bill 93-25 will take effect 14 days after its enactment.

FM-1 (Contract) **Council District(s) _All_**

Police Department

Prisoner Transportation Services

The Administration is requesting approval of a contract with Urban Development Solutions, Inc. to provide prisoner transportation services for the Police Department and the Department of Corrections. The contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department could not provide an estimated compensation for the entire 5-year and 4-month term, including the renewal and extension periods; however, as of November 17, 2025, the Office of Budget and Finance, Purchasing Division noted that the County has incurred costs averaging approximately $45,208 per month for these services in FY 2026. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation		Notes
County [1]	$ *		[1] General Fund Operating Budget.
State	--		[2] The Department could not provide an estimated compensation for the entire 5-year and 4-month term. The Purchasing Division noted that the County incurred costs averaging approximately $45,208 per month for these services in FY 2026.
Federal	--		
Other	--		
Total	*	(2)	

Analysis

The contractor will provide all labor, supervision, equipment, services, and related items necessary, including 20 armed prisoner transportation officers (PTOs) and 1 armed supervisor, to guard prisoners in the custody of the Police Department and the Department of Corrections and transport them to bail hearings at the Court Commissioner's Offices in Catonsville, Essex, or

Towson and to the County District Courts. PTOs will work three shifts: 7:00 a.m. to 3:00 p.m. (10 PTOs), 2:30 p.m. to 10:30 p.m. (6 PTOs), and 9:00 p.m. to 5:00 a.m. (4 PTOs). The contractor shall make a contact person available 24 hours per day, 7 days per week to provide coordination with the County.

Hourly rates are $29.00 (regular time) and $38.00 (overtime) for PTOs and $33.00 (regular time) and $43.00 (overtime) for supervisors. The contract further provides that the contractor must pay an hourly minimum wage of $25.00 for Armed Guards and $27.00 for Armed Supervisors, excluding the employer's portion of F.I.C.A., employer-paid taxes, and other benefits.

The County shall provide prisoner transportation vans, maintenance service, fuel, communication radios, and a supervisory level coordinator with the responsibilities of task assignment and vehicle coordination. The County will also provide driver training at the Maryland State Police Training Commission facility in Sykesville.

The contractor is responsible for ensuring that all security personnel meet the minimum acceptable levels of training and experience and pass a medical examination and a comprehensive background investigation. In addition, each supervisor and PTO must be qualified in the use of specific handguns in accordance with Baltimore County Police Department training standards and possess a valid handgun permit from the Maryland State Police. The contractor is also responsible for all required training, including firearms training and the annual re-qualification of the guards and supervisors.

The contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department could not provide an estimated compensation for the entire approximate 5-year and 4-month term, including the renewal and extension periods; however, as of November 17, 2025, the Purchasing Division noted that the County has incurred costs averaging approximately $45,208 per month for these services in FY 2026.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – Urban Wage Earners and Clerical Workers (CPI-W), as published by the United States Department of Labor, Bureau of

Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreement by providing at least 60 days prior written notice.

The Department advised that the County awarded the contract through a competitive procurement process based on low bid from 7 bids received. The Department also advised that there is not an M/WBE participation requirement.

On March 2, 2020, the Council approved a similar 5-year and 4-month contract, which commenced March 4, 2020, with Watkins Security Agency, Incorporated not to exceed the amount appropriated. On May 22, 2025, the Council approved an amendment to extend the contract by approximately 6 months, through the earlier of December 31, 2025 or the date upon which a new agreement is executed. According to the County's financial system, as of December 2, 2025, expenditures/encumbrances under the contract totaled $2,783,331.

The County Charter, Section 715 requires that "any contract must be approved by the County Council before it is executed if the contract is…for services for a term in excess of two years or involving the expenditure of more than $25,000 per year…."

Executive Summary

The Project

The scope of services to be provided include transporting and guarding both male and female prisoners from specific precincts to and from bail hearings at the Court Commissioner's Office in Catonsville, Essex, or Towson and when transporting writ prisoners to the County District Courts.

The selected vendor, Urban Development Solutions, Inc, was the lowest bidder resulting from competitive bid RFB-10000355. The armed guards will transport the prisoners in prisoner transportation vans supplied by the County. The total compensation paid to the Contractor under this Agreement shall not exceed the sum of the County Council approved appropriation to provide these services during the entire term of this Agreement including all renewals thereof.

The initial term will start when executed by the County Council and continue through one (1) year, at which time the County may exercise its option to renew. Baltimore County reserves the right to renew the Agreement for four (4) additional one year renewal terms. The County shall have the option of extending the Agreement at the end of the Initial Term or any renewal term for an additional one hundred twenty (120) days.

Prepared by: Police Department

FM-2 (3 Contracts) **Council District(s) _All_**

Property Management

On-Call HVAC Services

The Administration is requesting approval of three contracts, with Temp Air Company, Denver-Elek, Inc., and Patapsco Mechanical, LLC, to provide on-call HVAC services at County-owned and/or operated buildings. Each contract commences upon Council approval, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for all contractors combined totals $19,719,044 for the entire 5-year and 6-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation	Notes
County (1)	$ 19,719,044	(1) General Fund Operating Budget and/or Capital Projects Fund.
State	--	(2) Estimate for the entire 5-year and 6-month term.
Federal	--	
Other	--	
Total	$ 19,719,044 (2)	

Analysis

The contractors will provide all labor, materials, tools, equipment, and supervision necessary to provide on-call HVAC services (e.g., furnishing, installing, and repairing equipment) for County-owned and/or operated buildings. Property Management advised that it will obtain proposals for each project and assign work to the contractor with the lowest proposal. Property Management further advised that for emergencies, work will be assigned to the contractor that is able to respond the soonest. The contracts provide that the contractors must physically report to the site within 24 hours for non-emergencies and within 2 hours for emergencies to provide a quote to Property Management.

Hourly rates range from $28 to $140 depending on the contractor, staffing/skill level (e.g. supervisor, apprentice, shop mechanic), and time status (i.e., regular time/overtime); the mark-up for materials and sub-contractor services is 8% or 15%, depending on the contractor. There is no mark-up on rental equipment.

Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days on the same terms and conditions, unless the County provides notice of non-renewal. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation for all contractors combined totals $19,719,044 for the entire 5-year and 6-month term, including the renewal and extension periods.

Prior to the commencement of each renewal period, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower. The County may terminate the agreements by providing 30 days prior written notice.

The County awarded the contracts through a competitive procurement process based on low bid from 12 bids received. The contracts establish a 20% M/WBE participation requirement.

On January 4, 2021, the Council approved similar 5-year and 4-month contracts with Temp Air Company and Denver-Elek, Inc. with combined compensation not to exceed $15,351,309. On May 22, 2025, the Council approved amendments to the contracts, removing the compensation cap and limiting the combined compensation to the amount appropriated for these services for the entire contract term. According to the County's financial system, as of November 21, 2025, expenditures/encumbrances under the contracts totaled $19,674,875 – $10,115,299 to Temp Air Company and $9,559,576 to Denver-Elek, Inc.

The County's financial system indicates that as of November 24, 2025, the County has one other contract with each of Denver-Elek, Inc. and Temp Air Company for on-call plumbing services and one other contract with Patapsco Mechanical, LLC for large boiler cleaning and repair services.

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is…for services for a term in excess of two years or involving the expenditure of more than $25,000 per year…."

Executive Summary

The Administration is requesting the approval of three contracts with Temp Air Company, Denver Elek, Inc. and Patapsco Mechanical LLC to provide On-Call HVAC Services. The Contractor shall provide all labor, materials, tools, equipment and supervision for HVAC services on a time and materials basis at various county owned /or operated buildings within the boundaries of Baltimore County Maryland.

This Agreement shall be effective when executed by the County and shall continue through one (1) year (the "Initial Term"), at which time the County may exercise its option to renew this Agreement for four (4) additional one (1) year renewals on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 180 days, on the same terms and conditions.

The estimated total compensation for this contract is $19,719,043.96. This contract was competitively bid and was chosen based on best qualified, best value, experience, low bid and competitive bid.

This Agreement has a MBE/WBE requirement of 20%.

Prior to the commencement of subsequent renewal terms, the County may entertain a request for an escalation in accordance with the current Consumer Price Index – All Urban Consumers – United States Average – All Items (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower.

Prepared by: Property Management

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: County Administrative Officer **DATE:** 11/17/25

FROM: Kevin D. Reed, Director KDR
Office of Budget & Finance **COUNCIL MEETING DATE:** 12/15/25

SUBJECT: Public Recordation of Announcement of Non-Competitive Commodity Awards Charter Sec. 902(f)

Whenever a commodity Supplier Contract / Purchase Order over $25,000 is awarded by a process other than a formal competitive bid, a copy of the Supplier Contract / Purchase Order must be provided to the Administrative Office for placement on the County Council agenda for announcement at the next session following the award of the Supplier Contract / Purchase Order. The announcement shall be recorded in the minutes of the County Council meeting, and shall be available for inspection by the public. In compliance with this procedure, supporting documentation of the awards are included and will be forwarded to the County Council.

Award Document

PO 10030188 PAC Industries, Inc.

This Purchase Order is for the purchase of Commercial Laundry Equipment Replacement through PAC Industries, Inc.

As detailed in the 902(f) Justification signed by Walt J. Pesterfield, PAC Industries, Inc. is knowledgeable about the specific requirements and constraints of correctional facilities. They provided the most responsive quote for a machine that meets the requirements and they can also deliver and install the new equipment within fifteen (15) days. Replacing the broken commercial washer and dryer units at the Detention Center will mitigate potential health crisis and any violation of Federal and State mandates for sanitation and hygiene standards.

Award Total: $54,696.83
Award Date: 11/12/25

SCON 10003383 Moody's Analytics, Inc.

This Supplier Contract is for the purchase of five (5) subscriptions to access Moody's economic forecasting database through Moody's Analytics, Inc.

As detailed in the 902(f) Justification, Moody's Analytics, Inc. is used by the State of Maryland and other local jurisdictions to provide local economic forecast date integral to the formulation of the County Budget. Continued use of Moody's Analytics, Inc. will provide consistent forecast data.

5 Year Award Total: $62,000.00
Award Date: 11/12/25

cc: J. Benjamin Jr.,
T. Bostwick,
Elizabeth J. Irwin, Acting County Auditor