TENTATIVE#1

WORK SESSION – NOVEMBER 10, 2026, 4 P.M.

FOR

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 21
NOVEMBER 16, 2026 6:00 P.M.

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

A. CALL OF BILLS FOR FINAL READING AND VOTE

Bill 103-26 – Mr. Crandell – Zoning Regulations – Uses Permitted in the Resource Conservation – Critical Area (R.C. 20 and R.C. 50) Zones – VFW Post
Bill 109-26 – Mr. Ertel(By Req.) & All Councilmembers – County Seal of Baltimore County
Bill 110-26 – Mr. Ertel(By Req.) – CEB – Courtroom Security Officer Support Program
Bill 111-26 – Mr. Ertel(By Req.) – Bond Ordinance
Bill 112-26 – Mr. Patoka – Animal Welfare – Dogs and Cats – Disposal of Dog Waste
Bill 113-26 – Mr. Patoka – Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall
Bill 114-26 – Mr. Mangione – Zoning Regulations – Central Community Hub
Bill 115-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone–Farm Wineries and Farm Breweries
Bill 116-26 – Mr. Marks – Zoning Regs. – Outside Storage of Unlicensed or Inoperative Motor Vehicles on Residential Property
Bill 117-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Major (B.M.) Zone – New or Used Automobile Sales Facility
Bill 118-26 – Mr. Young – Zoning Regulations. – Fuel Service Stations in Planned Developments
Bill 119-26 – Mr. Young – Zoning Regulations – Integrated Student Housing Development

B. BILLS FOR FIRST CONSIDERATION

NO BILLS

C. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Contract – Carroll County Veterans Independence Project, Inc. – Navigation/case management services for Baltimore County veterans
2. Contract – Wood, Stear & LeDoux, Inc. d/b/a Air Cleaning Technology – Preventative maintenance, repair & installation services – Plymo-Vent vehicle exhaust systems – Fire Stations
3. Contract of Sale – Baltimore County Historical Trust, Inc. – Perry Hall Mansion – 3930 Perry Hall Road, 21128
4. Contract – KCI Technologies, Inc. – Technical services – National Pollution Discharge Elimination System MS4 Compliance Tracking System
5. Contract – CDWLLC d/b/a CDW Government, LLC – IT hardware, software & services

D. MISCELLANEOUS BUSINESS

1. Correspondence - (a) (3) - Non-Competitive Awards (October 19, 2026)
2. Res. 42-26 – Mr. Ertel(By Req.) – Approval – Baltimore County Financial Assurance Plan – Watershed Protection and Restoration Program

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
LEGISLATIVE SESSION 2026

Issued: November 5, 2026
Work Session: November 10, 2026
Legislative Day No. 21 : November 16, 2026

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.

OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

November 16, 2026

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None

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AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 21
November 16, 2026 6:00 P.M.

CEB = CURRENT EXPENSE BUDGET
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CALL OF BILLS FOR FINAL READING AND VOTE

COUNCIL

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BRAD KRONER, DEPUTY LEGISLATIVE OFFICER, EXECUTIVE OFFICE

2 Bill 109-26 – Mr. Ertel(By Req.) & All Councilmembers – County Seal of Baltimore County

JAMES BLACK, CHIEF DEPUTY SHERIFF, SHERIFF'S OFFICE

5 Bill 110-26 – Mr. Ertel(By Req.) – CEB – Courtroom Security Officer Support Program

KEVIN REED, DIRECTOR, OFFICE OF BUDGET & FINANCE

8 Bill 111-26 – Mr. Ertel(By Req.) – Bond Ordinance

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19 Bill 112-26 – Mr. Patoka – Animal Welfare – Dogs and Cats – Disposal of Dog Waste
20 Bill 113-26 – Mr. Patoka – Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall
22 Bill 114-26 – Mr. Mangione – Zoning Regulations – Central Community Hub
24 Bill 115-26 – Mr. Marks – Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone–Farm Wineries and Farm Breweries
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BILLS FOR FIRST CONSIDERATION

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APPROVAL OF FISCAL MATTERS/CONTRACTS

LAWRENCE RICHARDSON, DEPUTY DIRECTOR, DEPARTMENT OF HEALTH & HUMAN SERVICES

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DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

* 2. Contract – Wood, Stear & LeDoux, Inc. d/b/a Air Cleaning Technology – Preventative maintenance, repair & installation services – Plymo-Vent vehicle exhaust systems – Fire Stations
37 3. Contract of Sale – Baltimore County Historical Trust, Inc. – Perry Hall Mansion – 3930 Perry Hall Road, 21128

APPROVAL OF FISCAL MATTERS/CONTRACTS (cont.)

CHRIS MARTIN, DIRECTOR, OFFICE OF INFORMATION TECHNOLOGY

43 4. Contract – KCI Technologies, Inc. – Technical services – National Pollution Discharge Elimination System MS4 Compliance Tracking System

* 5. Contract – CDW LLC d/b/a CDW Government, LLC – IT hardware, software & services

MISCELLANEOUS BUSINESS

COUNCIL

48 1. Correspondence – (a) (3) – Non-Competitive Awards (October 19, 2026)

* 2. Res. 42-26 – Mr. Ertel(By Req.) – Approval – Baltimore County Financial Assurance Plan – Watershed Protection and Restoration Program

* Addendum

Bill 103-26 **Council District(s) _All_**

Mr. Crandell

Zoning Regulations – Uses Permitted in the Resource Conservation – Critical Area (R.C. 20 and R.C. 50) Zones – VFW Post

Bill 103-26 permits a VFW Post, alone or in combination with an existing tavern, in the Resource Conservation (R.C.) 20 Zone by-right and the R.C. 50 Zone by special exception.

While the Zoning Regulations do not specifically define a VFW Post, the use is similar to the uses devoted to civic, social, recreational, and educational activities, which are permitted in several zones. Bill 103-26 permits a VFW Post as an institutional, public, or quasi-public use category, which includes schools, day cares, streets, public utilities (including cables for telephones or electricity and wireless telecom towers), transit facilities, research institutes, and volunteer fire companies.

At the request of the bill's sponsor, the Council voted at its November 2, 2026 legislative session to extend the vote on Bill 103-26 until its legislative session on November 16, 2026.

With the affirmative vote of five members of the County Council, Bill 103-26 will take effect 14 days after its enactment.

Bill 109-26 **Council District(s) _All_**

Mr. Ertel (By Req.) & All Councilmembers

Executive Office

County Seal of Baltimore County

Bill 109-26 adopts an updated County Seal to reflect the increase in councilmanic districts from seven to nine and amends the County Code provision regarding the number of stars on the County Seal. See Exhibit A.

Section 1007 of the County Charter sets forth the requirement for a County seal and the process through which the seal can be adopted. This section was part of the original charter adopted in 1956. It states that "the county council shall, by ordinance enacted at its first legislative session, adopt a county seal, and thereafter it may use and alter the same at pleasure. The seal shall contain the corporate name of the county and such other information or insignia as the county council may determine. The county executive, the secretary to the county executive, the secretary of the county council and such other officers as may be specified by ordinance of the county council shall have power to attest to the county seal."

On April 2, 1957, the first County Council of Baltimore County passed a resolution under Charter Section 1007 soliciting designs from the citizens of Baltimore County, including students and teachers, for a Common Seal of Baltimore County to appear on all official letters and stationery. More than 33 designs were submitted, and each artist received an official certificate from the County Council. The winning design, by Towson resident Adelaide M. Haspert, featured the Calvert and Crossland Coats of Arms and seven stars representing the County's seven councilmanic districts. The official Common Seal was approved by the County Council and enacted into law on June 10, 1957 and continues to serve as a proud symbol of Baltimore County.

This process is memorialized in § 1-1-102 of the County Code, which states "the common seal of the County, as presented to the Council by Adelaide M. Haspert, shall be circular in shape and convenient in size and shall contain: (1) the corporate name of Baltimore County, Maryland; (2)

the Calvert and Crossland coats of arms; and (3) seven stars representing the seven councilmanic districts."

With the approval of a ballot question by the voters of Baltimore County in the 2024 general election, the Baltimore County Council will expand from seven members to nine members, beginning with the 2026 election. The first nine-member Council will be sworn in on December 7, 2026. This represents the first change to the size of the County Council since the County Charter was adopted in 1956.

Since the 2024 ballot question was approved, the Council and the Administration have worked together to prepare for the expansion to nine Councilmembers. These efforts have included updating County Code provisions, revising the membership of County boards and commissions, renovating the Council offices and Council chambers, and hours of behind-the-scenes administrative work. The Administration and the Council believe that the adoption of an updated nine-star County Seal is a fitting capstone to nearly two years of preparations and a wonderful welcome to the first nine-member County Council of Baltimore County. Accordingly, Bill 109-26 updates § 1-1-102 to state that the County seal shall have nine stars representing the nine councilmanic districts. The bill also includes an uncodified section that adopts an attached picture of the new nine-star seal as the official seal of Baltimore County.

The Administration advised that any costs associated with implementing the updated County seal are being assessed and expected to be absorbed within existing or future appropriations.

With the affirmative vote of five members of the County Council, Bill 109-26 will take effect on December 7, 2026.


BALTIMORE COUNTY
MARYLAND

Bill 110-26 (Supplemental Appropriation) **Council District(s) All**

Mr. Ertel (By Req.)

Sheriff's Office

Courtroom Security Officer Support Program

The Administration is requesting a supplemental appropriation of State funds totaling $350,000 to the Courtroom Security Officer Support Program Gifts and Grants Fund program. The Office advised that the funds will be used to enhance recruitment and retention efforts for Courtroom Security Officers. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State(1)	$ 350,000	--	$ 350,000
Federal	--	--	--
Other	--	--	--
Total	$ 350,000	--	$ 350,000

(1) Administrative Office of the Courts – Security Administration funds. No County matching funds are required.

Analysis

The Maryland Judiciary Administrative Office of the Courts, Security Administration offers a Courtroom Security Officer Support Grant to agencies that are responsible for Circuit Court security and are experiencing staffing shortages that would make it difficult to comply with Maryland SB0544, which establishes a minimum adequate security standard for courtroom security in State courthouse facilities. SB0544 states that any entity responsible for providing

courthouse security shall use best efforts to have the following staffing in place by July 1, 2027: at least one Courtroom Security Officer in each courtroom for any criminal, family, or juvenile proceeding (and at least one Courtroom Security Officer in each courtroom for any type of proceeding by July 1, 2029); two Courtroom Security Officers in each courtroom for any proceeding involving an incarcerated individual or an individual who may be remanded to custody as a result of the proceeding; and one additional roving Courtroom Security Officer for every four or fewer courtrooms on each floor of a courthouse. The Office advised that the Security Administration determined that the County needs approximately 39 additional Courtroom Security Officers (20 current vacancies in existing County-funded positions and 19 new positions) for the County to meet the minimum adequate courtroom security staffing standard established in SB0544; the Office advised that this estimate does not include projected rover staffing needs.

The Office advised that the proposed supplemental appropriation primarily will be used to support sign-on and retention bonuses for officers ($301,000); funds will also be used for television and social media advertising campaigns ($49,000). The Office advised that the County currently offers hiring bonuses of $6,000 per entry-level officer and $12,000 per experienced officer; the County does not currently offer retention bonuses. The Office further advised that the proposed grant funding will be used to supplement current County-funded bonuses by providing entry-level hiring bonuses for approximately 5 officers at $4,000 per officer, experienced officer hiring bonuses for approximately 11 officers at $13,000 per officer, and retention bonuses for approximately 55 officers who work courtroom security on a routine basis at $2,500 per officer.

The grant period is September 1, 2026 through June 30, 2027. The Office advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 110-26 will take effect November 29, 2026.

Executive Summary

The Maryland Courtroom Security Officer Staffing Support Program Grant provides $350,000 in immediate state funds through the Administrative Office of the Courts- Security Administration to support recruitment and retention initiatives for the Sheriff's Office. The funding opportunity was afforded to agencies responsible for circuit court security that are experiencing staffing shortages and would struggle with adherence to courtroom staffing requirements set forth in Maryland Senate Bill 544. Funds are front loaded and intended to augment/supplement county funded recruitment initiatives currently in place, including hire/retention bonuses and advertising campaigns, with availability until June 30, 2027.

Prepared by: Sheriff's Office

Bill 111-26 **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 $452 million in (short-term) bond anticipation notes (BANs) for Consolidated Public Improvements ($192 million) and Metropolitan District ($260 million) projects; $452 million in (the associated long-term) General Obligation (G.O.) bonds; and $3,418,993,500 in refunding bonds (to refinance outstanding callable G.O. bonds issued by the County between 2010 and 2026). 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 $452 million limit on the aggregate principal amount of BANs outstanding at one time.

Fiscal Summary

Proposed Debt Issuance	Maximum Amount	
Consolidated Public Improvement (CPI)	$ 192,000,000	
Metropolitan District	260,000,000	
Total – General Obligation Bonds	$ 452,000,000	(1)
CPI Bond Anticipation Notes (BANs)	$ 192,000,000	
Metropolitan District BANs	260,000,000	
Total – BANs	$ 452,000,000	(2)
CPI/Metro District Bonds (Refunding Series)	$ 3,418,993,500	(3)

(1) Authorization for issuance expires on the latter of December 31, 2027 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 $2,629,995,000. 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 $452 million in new G.O. debt, to consist of $192 million for Consolidated Public Improvements (CPI) and $260 million for the Metropolitan District. Specifically, the bill authorizes the issuance, sale, and delivery of: up to $452 million in (short-term) bond anticipation notes (BANs) for CPI ($192 million) and Metropolitan District ($260 million) projects; $452 million in (the associated long-term) G.O. bonds; and $3,418,993,500 in refunding bonds (related to the entire callable amount of G.O. debt issued by the County between 2010 and 2026, 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 $452 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	$ 150,000,000
Public Works (roads, bridges, sidewalks, storm drains)	10,000,000
Parks, Preservation, Greenways	10,000,000
Waterway Improvements	8,000,000
Community College	6,000,000
Agricultural Land Preservation	4,000,000
Community Improvements	2,000,000
Refuse Disposal	2,000,000
Total	$ 192,000,000

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 $4 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, 2026, plus the net of additional Metropolitan District debt authorized by this bill, totals $2,712,671,885. 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 $3,418,993,500 of refunding bonds to refinance the callable amounts of outstanding CPI and Metropolitan District bonds issued between 2010 and 2026, which total $2,629,995,000. Exhibits A and B reproduce the CPI and Metropolitan District bond schedules, respectively, included in Charts II and III. The Office of Budget and Finance confirmed that three principal amounts in Chart III (Exhibit B) are not accurate as submitted and that the Chart's reported total of $1,328,015,000 is understated by $840,000 and should be $1,328,855,000. The Office advised that it does not intend to propose an amendment to correct the Chart, which it considers to be for informational purposes only. The refunding bond authority totals 130% of the corrected 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 competitive sale in March 2026, consisted of $116,215,000 of Metropolitan District bonds and $69,630,000 of CPI bonds with a net present value savings of $17,272,504 million, or 8.49%.

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 $584,500 as follows:

Rating agencies	$ 500,000
Bond counsel	60,000
BAN auction agent	20,000
Financial printing, advertising, other	4,500
Total	$ 584,500

The Office further advised that all administrative costs 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 2026, the County issued $184 million in CPI bonds (new debt) at a true interest cost of 3.65%, $90 million in Metropolitan District bonds (new debt) at a true interest cost of 4.27%, 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 $22.7 million in CPI bond premium and $7.9 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 2027 will be determined at the time of sale.

Planned Issuance

The Office advised that in March 2027, it plans to issue up to $192 million in CPI bonds and up to $210 million in Metropolitan District bonds. The Office further advised that it expects to issue up to $50 million in bonds through the Maryland Water Infrastructure Financing Administration (MWIFA) at various times during the year. 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 2027 CPI bonds and Metropolitan District bonds issuances will have true interest costs of 4.00% and 4.5%, 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 expects to receive a bond premium from the March 2027 CPI and Metropolitan District bond issuances, but noted that it is too early to project an amount. 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 the one-time administrative costs of $584,500 associated with the bond issuances, 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 1.0% to 2.0%, with issuances to occur at various times throughout the year.

Interest payments from the March 2027 CPI and Metropolitan District bond issuances are anticipated to begin in September 2027; principal payments from the March 2027 CPI and Metropolitan District bond issuances are anticipated to begin in March 2028. The Office advised that if the County were to issue BANs in March 2027, there would be no principal payments due in FY 2028; 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, 2026 plus the net balance of additional G.O. debt authorized by this bill, totals $2,572,254,519. 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, 2027 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 2026 Debt Study (dated October 21, 2026), the County is anticipating a net-tax supported debt position of $2.409 billion at the end of FY 2031, a decrease of $66.0 million from the net-tax supported debt position of $2.475 billion that was anticipated at the end of FY 2031 in the 2025 Debt Study. Future debt ratios, as presented in PRAG's study, fall within legal limits and remain within Spending Affordability Committee (SAC) maximum recommended levels. The 2026 PRAG study noted that Baltimore County is one of 52 counties in the nation and ten in Maryland with triple-A bond ratings from all three major rating agencies. The study further indicates that the Unreserved General Fund balance was estimated to be approximately 23.9% of General Fund Revenues as of June 30, 2026.

The authority to issue the G.O. bonds proposed by Bill 111-26 expires on the latter of December 31, 2027 or upon expiration of any outstanding BANs.

Bill 111-26 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	$171,800,000
Baltimore County Taxable General Obligation Bonds – 2016 Series	8/3/16	7/1/24-7/1/36, 7/1/46	$113,525,000
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	$71,595,000
Baltimore County Consolidated Public Improvement Bonds – 2024 Refunding Series	7/2/2024	2/1/35	$5,340,000
Baltimore County Consolidated Public Improvement Bonds – 2025 Series	4/1/2025	3/1/36-3/1/45	$107,345,000
Baltimore County Consolidated Public Improvement Bonds – 2026 Series	3/24/2026	3/1/37-31/46	$113,665,000
Total			$1,301,140,000

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	$8,200,000
Baltimore County Metropolitan District Bonds 2016 Refunding Series	3/8/16	2/1/27-2/1/38	$42,430,000
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
Baltimore County Metropolitan District Bonds (87th Issue)	3/24/26	3/1/37-3/1/44, 3/1/48, 3/1/52, 3/1/54, 3/1/56	$69,270,000
Baltimore County Metropolitan District Bonds 2026 Refunding Series	3/24/26	3/1/37-3/1/44, 3/1/46	$27,930,000
Total			$1,328,015,000

CAPITAL BUDGET- DEBT AFFORDABILITY GUIDELINES

Debt Service[1] as % of General Fund Revenue		
Guideline - 10.5% of General Fund Revenue [2]		$ 307,190,450
FY 2027 Budget		(267,767,377)
Under (Over) Guideline		$ 39,423,074
Debt Outstanding[1] as % of Total Property Value		
Guideline - 2.5% of Assessed Property Value		$ 3,020,170,225
Estimated Debt Outstanding as of 6/30/2027		(2,003,973,951)
Under (Over) Guideline		$ 1,016,196,274
Legal Debt Limit [3]		
Estimated Assessable Base		$ 120,806,809,000
		x 4%
Debt Limit Equal to 4% of Assessable Base		$ 4,832,272,360
Estimated Debt Outstanding as of 6/30/2027		
Public Facility Bonds	$ 630,370,000	
Public School Bonds	1,082,471,000	
Pension Obligation Bonds	273,913,000	
Community College Bonds	101,794,000	(2,088,548,000)
Under (Over) Legal Debt Limit		$ 2,743,724,360

(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 112-26 **Council District(s) _All_**

Mr. Patoka

Animal Welfare – Dogs and Cats – Disposal of Dog Waste

Bill 112-26 requires a person to properly dispose of dog waste. Specifically, the bill would prohibit a person from disposing of dog waste in a trash bin on another person's private property. The bill also requires that a person dispose of dog waste in their own trash bin or a public trash can. A person who violates either of these requirements is subject to a civil penalty of $250.

With the affirmative vote of five members of the County Council, Bill 112-26 will take effect 14 days after its enactment.

Bill 113-26 **Council District(s) 5**

Mr. Patoka

Baltimore County Final Landmarks List – Upper Falls Odd Fellows Hall

Article 32, Title 7 of the Baltimore County Code establishes a system of historic and architectural preservation for Baltimore County. The law authorizes the creation of a Landmarks Preservation Commission and sets forth the procedure to be followed for the creation of historic districts and for the compilation and maintenance of a Historic Landmarks List.

The Historic Landmarks List currently includes 401 properties, with Bill 107-26 potentially adding the 402nd property. The law authorizes placement of historic "structures" and historic environmental settings on the list. A structure is defined as any man-made or natural combination of materials to form stable constructions including, but not limited to, buildings, bridges, towers, walls, trees, and rock formations.

Periodically, after reviewing structures for eligibility and conducting a public hearing, the Landmarks Preservation Commission approves additional structures for placement on a preliminary landmarks list. Each list of proposed structures is then sent to the County Executive for review before being forwarded to the County Council for consideration. The Council may approve the list, in whole or in part, for adoption as additions to the Final Landmarks List.

The Landmarks Preservation Commission has met and compiled a preliminary list of additional structures to be added to the Final Landmarks List. The Upper Falls Odd Fellows Hall structure has been identified on the preliminary landmarks list by the Commission and has been reviewed by the County Executive. Specifically, the Commission delineated the two parcels associated with the structure (tax map 64, parcels 629 and 379) as its Historical Environmental Setting.

Thereafter, the Department of Planning notified the property owners of the required public hearing, which the Council subsequently held on September 22, 2026 to consider whether the structure should be included on the "Final Landmarks List." The County Council has decided to reduce the Historic Environmental Setting to only include the parcel that contains the structure (parcel 629, containing 0.25 acres). In considering whether the following structure contributes substantially to

the architectural and historical heritage of the County, State, or nation, §32-7-303(d)(1)(i) of the County Code requires the County Council to vote to approve or disapprove the adoption of a structure to the Final Landmarks List within 90 days after the public hearing.

Bill 113-26 proposes to amend the Final Landmarks List by adding the “Upper Falls Odd Fellows Hall” and Setting (parcel 629 only), 7801 Bradshaw Road, Upper Falls.

Upon passage by the County Council, Bill 113-26 will take effect 45 days from the date of its enactment.

Bill 114-26 **Council District(s) 3, 5, & 7**

Mr. Mangione

Zoning Regulations – Central Community Hub

Bill 114-26 permits a Central Community Hub in several zones and modifies the special regulations regarding a Central Community Hub.

The Baltimore County Zoning Regulations define a Central Community Hub as "a facility or group of facilities, situated on a single tract of land, which provides a variety of commercial, civic, social, and recreational activities meant to serve the residents of the adjacent and surrounding communities." A Central Community Hub includes, but is not limited to, retail; commercial; recreational facilities; libraries; facilities for the support of performing and other creative arts; facilities for cultural or community-based activities and organizations; group child-care centers; day camps; senior centers; studios for artists, musicians, or other similar cultural purposes; art galleries and outdoor space for artwork display and sale; vocational training spaces; offices; standard restaurants; breweries and nanobreweries; and supporting parking. A Central Community Hub may not include: Class 5A breweries; fuel service stations; service garages; warehouses (excepting ancillary storage for other uses); public storage; trucking facilities; and car washes.

Currently, a Central Community Hub is only permitted on a property that is: zoned Density Residential (D.R.) 5.5, Office Residential (OR-1), or a combination thereof and served by public utilities; at least ten acres in size; within the Pikesville Commercial Revitalization District; improved with a building on the Maryland Inventory of Historic Properties and the National Register of Historic Places; and owned or operated by a not-for-profit organization. Bill 114-26 establishes a secondary set of location criteria that permits a Central Community Hub on a tract of land that is: zoned a combination of Manufacturing Light (M.L.), Business Local-Commercial Rural (B.L.-C.R.), or Resource Conservation (R.C. 2); located outside of the Urban-Rural Demarcation Line and east of I-83; and improved with a building or buildings in existence as of January 1, 2026, at least a portion of which will be used in conjunction with the Central Community Hub. Provided these conditions are met, the bill permits a Central Community Hub in the M.L., B.L.-C.R., and R.C. 2 Zones by-right.

The bill also modifies several special regulations for a Central Community Hub. First, the bill establishes that a Central Community Hub that meets the secondary set of location criteria is not subject to the current special regulations regarding parking, the development process, or additional restrictions. However, the bill does add a parking regulation that the required number of parking spaces for such a Central Community Hub may not be calculated based on individual uses and it must provide a minimum of 100 parking spaces. The bill also exempts existing buildings on the tract of land for such a Central Community Hub from the height and area regulations governing the underlying zone, while any additions to existing buildings must meet all applicable height and area regulations.. The bill also specifies that any outdoor live music at such a Central Community Hub must end by 9:00 p.m. on Sundays through Thursdays and 10:00 p.m. on Fridays and Saturdays.

With the affirmative vote of five members of the County Council, Bill 114-26 will take effect 14 days after its enactment.

Bill 115-26 **Council District(s) 5**

Mr. Marks

Zoning Regs. – Uses Permitted in the Business, Local (B.L.) Zone – Farm Wineries and Farm Breweries

Bill 115-26 permits farm breweries in specific areas of the Business Local (B.L.) Zone under certain circumstances. The bill also amends the definition of Brewery, Class 8 in the Baltimore County Zoning Regulations and amends certain restrictions on the permitted use of Winery, Class 4 in the B.L. Zone.

In general, the classes of alcohol manufacturers are set by State law. Currently, the Baltimore County Zoning Regulations define a brewery as an establishment with a valid alcoholic beverage manufacturer's license Class 5, 6, 7 or 8, issued in accordance with the Annotated Code of Maryland, Article 2B, Sections 2-206, 2-207, 2-208, or 2-209. The Zoning Regulations also contain several definitions for different classes of breweries.

Under the Zoning Regulations, a Brewery, Class 8 is defined as a brewery located on a minimum of ten acres with a Class 8 (farm brewery) license, which sells and delivers malt beverage manufactured in a facility on the licensed farm with an ingredient from a Maryland agricultural product grown thereon, and produces no more than 15,000 barrels of malt beverage per year. In 2015, when this definition was first enacted by Bill 64-15, this definition mirrored the State law definition. However, in the intervening 11 years, the State definition has changed such that there are substantive differences. Accordingly, Bill 115-26 simplifies the definition in the Zoning Regulations such that a Class 8 Brewery is defined as a brewery with a Class 8 license issued under Section 2-210 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

Next, Bill 115-26 modifies the use of Winery, Class 4 and adds Brewery, Class 8 to the uses permitted in the B.L. Zone under specific circumstances. Currently, a Winery, Class 4 with a valid license issued in accordance with the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland, Section 2-206 is permitted by-right in the B.L. Zone as an agricultural support use if: (1) the Winery is located in the Carney-Cub Hill-Parkville Area Community Plan Area; and (2) the location has been in continual use as a cider mill from 1947 to the present. Also, temporary promotional events, such as product tasting or public gatherings associated with the Winery are

permitted subject to special hearing approval by the Administrative Law Judge or Board of Appeals on appeal. The current definition also limits such a Winery to the production, manufacture, distribution, and retail of hard cider produced on the premises. Bill 115-26 removes this restriction.

Last, the bill adds the permitted use of a Brewery, Class 8, with a valid license issued in accordance with the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland, Section 2-210 as an agricultural support use with the same location and temporary promotional event restrictions as the Winery Class 4.

With the affirmative vote of five members of the County Council, Bill 115-26 will take effect 14 days after its enactment.

Bill 116-26 **Council District(s) All**

Mr. Marks

Zoning Regs. – Outside Storage of Unlicensed or Inoperative Motor Vehicles on Residential Property

Bill 116-26 requires a property owner to provide certain proof regarding the current registration and state of motor vehicles on their residential property during an investigation of a complaint. The bill also establishes certain kinds of satisfactory proof. Last, the bill states that motor vehicles on the residential property shall be considered unlicensed and inoperative for which a citation may be issued if the property owner does not provide such proof.

Currently, the Baltimore County Zoning Regulations prohibit the outdoor storage of an inoperative motor vehicle or an unlicensed motor vehicle on a residential lot. However, outside storage of an unlicensed vehicle for a period not exceeding 15 days, unless extended by the Zoning Commissioner, in any calendar year is permitted for no more than one such vehicle per dwelling unit per year. The vehicle may not be used or dismantled for parts and may not be stored in a front or side yard unless placed in a driveway or other off-street parking area, and the vehicle may not be stored in a rear yard unless placed at least eight feet from any property line. In addition, the owner of the vehicle must reside on the lot upon which the vehicle is stored. Last, this prohibition does not apply to the outside storage of unlicensed but operative farm tractors or farm equipment actually and regularly used on a farm, farmette, or satellite farm.

Bill 116-26 establishes a requirement that a property owner must provide proof to a Code Enforcement Official who is investigating a complaint alleging a violation of the outside vehicle storage regulations that each vehicle on the property is licensed and operative, if the Code Enforcement Official cannot verify the operability or registration status of any vehicle referenced in in the complaint. If the property owner does not provide the proof required, each vehicle on the property shall be considered unlicensed and inoperative and the property owner may be issued a citation for a violation of this section.

Bill 116-26 states that a property owner may prove that a vehicle is licensed and operative by providing the County with:

- A copy of the vehicle's current registration;
- A picture of the vehicle uncovered with current registration tags;
- A video of the vehicle running and moving under its own power; or
- Another form of proof acceptable to the Director of the Department of Permits, Approvals and Inspections.

With the affirmative vote of five members of the County Council, Bill 116-26 will take effect 14 days after its enactment.

Bill 117-26 **Council District(s) _5__**

Mr. Marks

Zoning Regs. – Uses Permitted in the Business, Major (B.M.) Zone – New or Used Automobile Sales Facility

Bill 117-26 modifies the distance that a used automobile sales facility in the Business, Major (B.M.) Zone may be from the Middle River Design Review Panel area.

Currently, new or used automobile sales facilities and adjoining outdoor sales areas are permitted by-right in the B.M. Zone with certain restrictions. First, the facilities may not store dismantled or junked cars unfit for operation on the highways outdoors.

Second, for a used automobile sales facility, the facility may only be located within one mile of the Middle River Design Review Panel Area. Bill 117-26 expands this location restriction pertaining to a used automobile sales facility to 1.5 miles from the Middle River Design Review Panel Area.

With the affirmative vote of five members of the County Council, Bill 117-26 will take effect 14 days after its enactment.

Bill 118-26 **Council District(s) _All_**

Mr. Young

Zoning Regulations – Fuel Service Stations in Planned Developments

Bill 118-26 modifies the requirements for permitting fuel service stations by right within certain planned developments, including reducing the minimum development size from 60 to 35 net acres and extending the provisions to developments zoned Business, Roadside (B.R.).

Currently, a fuel service station is permitted by right in several zones, including B.R., subject to specific lot dimension, setback, and appearance requirements. However, fuel servicing spaces may not be located within 100 feet of property zoned Density Residential (D.R.), Resource Conservation (R.C.), or Residential, Apartment, Elevator (R.A.E.) zoned property, or a Residential Office (R.O.).

The regulations provide four exceptions to this 100-foot setback restriction. For all exceptions, the fuel service station must be located on an arterial street. The fourth exception applies to a fuel service station integrated with and located within a plan of development that:

- has a minimum net area of 60 acres that is under common ownership or control;
- is zoned Business Major-Commercial, Town Center Core (B.M.-C.T.) and located in the Chesapeake Enterprise Zone; and
- does not exceed one fuel service station for each 30 acres of net area.

Bill 118-26 modifies the fourth exception by reducing the minimum net area from 60 to 35 acres and allowing the planned development to be zoned B.R. as an alternative to the existing B.M.-C.T. zoning and Chesapeake Enterprise Zone location requirements. The limitation of one fuel service station per 30 net acres remains applicable only to developments zoned B.M.-C.T. and located in the Chesapeake Enterprise Zone.

With the affirmative vote of five members of the County Council, Bill 118-26 will take effect 14 days after its enactment.

Bill 119-26 **Council District(s) _All_**

Mr. Young

Zoning Regulations – Integrated Student Housing Development

Bill 119-26 establishes a definition for an integrated student housing development and permits such a use by right in certain areas, subject to specified requirements. An integrated student housing development must include a combination of purpose built student housing and single-family attached dwellings, with housing available for students and other residents.

Following issuance of a Staff Report from the Department of Planning and recommendation by the Planning Board, the Council enacted Bill 61-21 to regulate student housing in Baltimore County. One of the primary purposes of the bill was to create and regulate the new use of "purpose built student housing," which the report recognized as a "way for colleges and universities to provide necessary living accommodations when on-campus space is limited or less feasible," while providing for design review and proper oversight and management.

As with many jurisdictions, Baltimore County has an ongoing need for additional living accommodations and a wide array of development types that are suited for students attending its local colleges and universities. An integrated student housing development is intended to include purpose built student housing and residential dwellings and to allow for the integration of students within a broader occupancy development, subject to certain conditions and restrictions.

Bill 119-26 defines an integrated student housing development as a residential housing development that integrates housing options for students with housing options for general occupancy where all units are leased and managed under a common management plan and that is located on an overall tract of land at least 70 acres under common ownership or control. The tract of land must include areas zoned Density Residential (D.R.) and areas zoned for Business uses. The development plan for an integrated student housing development may be processed in phases.

An integrated student housing development must include a combination of purpose built student housing (which must be located in a business zone) and single-family attached units (which must

be located in a D.R. zone). For each of these types of housing, there are specific requirements and restrictions.

Purpose built student housing within an integrated student housing development is subject to Section 441.1 of the Zoning Regulations, with certain exceptions, and may include apartments, townhouses, or a combination of both. Occupancy for purpose built student housing within an integrated student housing development is not limited to students, resident counselors, or advisors. Leasing of the purpose built student housing must be on a per bedroom basis, regardless of unit type or whether or not the occupant is a student. The purpose built student housing portion of the development may not exceed 500 bedrooms and at least 25% of the available bedrooms within that portion of the integrated student housing development must be reserved for or leased to students.

The land area within the integrated student housing development that is designated for purpose built student housing may not be used to calculate residential density within the overall tract. Except for access, utilities, stormwater management, forest buffer, and forest conservation areas, all associated open space, amenities, and site requirements for the purpose built student housing within an integrated student housing development must be located within the portion of the tract zoned for business.

Single-family attached units that are within an integrated student housing development are subject to the bulk, area, and density regulations applicable to the underlying zone. Nothing in this section of the bill changes the classification of the single-family attached units, the permitted density within the D.R.-zoned portion of the tract, or requires reapproval of any previously approved or constructed units.

Leasing of the single-family attached units may be on a per unit basis or a per bedroom basis. If a unit is occupied by two unrelated individuals who are 18 years of age or older, there is no requirement that one individual be a student. However, Bill 119-26 permits the units to be occupied by up to 4 unrelated individuals who are 18 years of age or older, provided at least one occupant is enrolled as an undergraduate or graduate student at the time of execution of the lease. If all enrolled student occupants vacate the unit during the term of the lease, the non-student occupants may remain in the unit until the end of the lease term. When occupied and leased in accordance with these requirements, the single-family attached units may not be classified as multi-family housing or rooming and boarding houses and are not subject to the

restrictions or permit procedures for rooming and boarding houses under Section 408B of the Zoning Regulations.

To ensure an integrated student housing development is integrated with its surrounding community, a developer must propose amenities within the development, which must include: a pool and clubhouse, subject to membership requirements; walking paths; and similar amenities. The developer must make a diligent effort to obtain approval for such amenities and make those amenities available for use by community members, subject to reasonable limitations and requirements.

All housing within the integrated student housing development must be leased and managed under a common management plan, which must outline anticipated policies and procedures to ensure the safe, clean, orderly, and professional operation of the integrated student housing development in compliance with applicable regulations. The plan must address grounds maintenance; building upkeep; parking; security; transportation, including provision of a required transit stop; leasing; a code of conduct for residents; tracking of unit and bedroom utilization; verification of occupancy and student enrollment; and enforcement. The management plan shall be submitted, reviewed, and approved in the same manner as a management plan for purpose built student housing. Once approved, the management plan shall be recorded among the land records of Baltimore County and be binding on successors and assigns.

With the affirmative vote of five members of the County Council, Bill 119-26 will take effect 14 days after its enactment.

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

Department of Health and Human Services

Navigation/Case Management Services for Baltimore County Veterans

The Administration is requesting approval of a contract with Carroll County Veterans Independence Project, Inc. to provide support services for Baltimore County veterans. The contract commences upon Council approval, continues for one year, and will renew automatically for four additional one-year periods with the option to extend the initial term or any renewal term an additional 180 days. The contract provides for an initial FY 2027 budget of $160,000, allows for future compensation based upon the receipt of funding, and requires that compensation for subsequent periods be established through mutually agreed written budgets or amendments. The Department advised that estimated compensation totals $800,000 over the contract term, assuming the same level of funding each fiscal year. See Exhibit A.

Fiscal Summary

Funding Source	FY 2027		Total Compensation		Notes
County (1)	$ 160,000		$ *		(1) General Fund Operating Budget, Department of Social Services, General Administration Program.
State	--		*		(2) Established compensation for FY 2027, based on currently budgeted funding for these services.
Federal	--		*		(3) Department's estimated compensation for contract term, assuming the same level of funding each fiscal year.
Other	--		*		
Total	$ 160,000	(2)	$ 800,000	(3)	

***** The Department advised that future-year funding is expected to come from the General Fund, with grant funds potentially available to supplement that funding.

Analysis

The Carroll County Veterans Independence Project, Inc. (VIP) will provide comprehensive case management and advocacy services for veterans living in Baltimore County, including education and career planning, physical and mental health services, access to housing and transportation,

and assistance with navigating the veterans' medical and benefits system. The contract provides that the VIP will respond within 24 hours, either in-person or virtually, to veterans seeking assistance; develop and maintain a website with veteran resource information; operate an informational hotline; and provide in-person access to services through co-location in a County partner facility at least monthly. (The Department advised that it is planning for the contractor to provide services at the County's Health Department sites in the east, west, and central parts of the County.) Additionally, the contract states that the VIP will track and measure outcomes for residents who receive case management and navigation services and will publish and present an annual report to the Baltimore County Veterans Commission. The contract further provides that the VIP will participate in monthly Baltimore County Veterans Commission meetings and coordinate and facilitate at least two veterans resource fair events each fiscal year. The Department advised that VIP will provide outreach and work with the Baltimore County Veterans Commission to make veterans aware of these services. The Department further advised that an estimated 500 clients will be served annually under this contract.

The contract commences upon Council approval, continues for one year, and will renew automatically for four additional one-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 written notice of non-renewal. The contract provides for an initial FY 2027 budget of $160,000, allows for increased compensation if additional funds are received, and requires that compensation for subsequent periods be established through mutually-agreed written budgets or amendments. The Department advised that estimated compensation totals $800,000 for the contract term, assuming the same level of funding each fiscal year; in the event the County does not receive any funds to provide these services, the County shall not renew the agreement. The County may terminate the agreement by providing 30 days prior written notice.

The Department requested that the proposed contract be designated as a noncompetitive 902(f) award secured in the best interest of the County. The Department advised that all other organizations currently serving this population within Baltimore County provide only a limited scope of services, compared to the VIP's collaborative approach which provides a full array (or "hub") of services. The Department further advised that the VIP has the experience and logistical capacity to meet County veterans' needs. The Department advised that there is not an M/WBE participation requirement.

County Charter, Section 902(f), states that "when… [competitive] bidding is not appropriate, a contract shall be awarded only by competitive negotiations, unless such negotiations are not

feasible. When neither competitive bidding nor competitive negotiations are feasible, contracts may be awarded by noncompetitive negotiations."

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 seeking approval of a contract with Veterans Independence Project to provide support services to Baltimore County veterans. VIP will provide navigation and case management services to Veterans and track outcomes of services provided. The initial term of the contract will be 1 year term with four one-year renewals and will not exceed $160,000 in FY27.

Veterans Independence Project will serve as a point of contact for veterans in Baltimore County to assist with access to support services. VIP will provide navigation, case management, and also track the outcomes for each veteran using these services. VIP will also provide in-person or virtual 24-hour response to veterans in need of assistance. Services provided by VIP included but are not limited to-validation of earned benefits, assistance with access to shelter or transportation, physical, mental health, and substance abuse care, and employment or educational training.

Prepared by: Department of Health and Human Services

FM-3 (Contract of Sale) **Council District(s) 5**

Property Management

Perry Hall Mansion – 3930 Perry Hall Road, 21128

The Administration is requesting approval of a contract to sell the surplus 3.911-acre County-owned property known as the Perry Hall Mansion to Baltimore County Historical Trust, Inc. for $1. The property, which is located at 3930 Perry Hall Road in Perry Hall, is zoned DR-1 (Density Residential – 1 dwelling unit per acre). See Exhibit A.

Fiscal Summary

Sale Price	Notes
$1	Revenue from sale of the property to Baltimore County Historical Trust, Inc.
Grant Amount	
$250,000	County grant to Baltimore County Historical Trust, Inc. for renovations to the property. Property Management advised that the grant will be funded with PAYGO funds through the Capital Projects Fund, Parks, Preservation and Greenways Classification – Community/Neighborhood Park Development Project.
Closing Costs Contribution	
$10,000	The contract provides that the County shall contribute up to $10,000 toward closing costs (i.e., recordation tax, title examination fees, owner's title insurance premiums, notary fees, wire fees, and all other incidental closing costs). Property Management advised that closing costs will be funded through the Capital Projects Fund, General Government Buildings Classification – New Buildings, Repair, Renovations, Minor Additions Project.

Analysis

Property Management advised that in 2001, the County purchased the Perry Hall Mansion, which was built in 1773, for $335,000. In 2003, a Maryland Historical Trust (MHT) Easement was placed on the property, bringing a number of perpetual restrictions and requirements to the property. As a result of the MHT Easement, the County received a $400,000 grant from the State to assist with the repairs necessary to stabilize the property. The County completed an exterior stabilization of the property as well as several other repairs and renovations between 2004 and 2010; however, Property Management advised that the property has never been utilized by any County department or agency and remains in need of extensive maintenance and repair before any type of use would be feasible. Property Management further advised that the County incurred more than $3 million in capital costs for improvements to the property through 2010. Additionally, Property Management advised that the options for County use are very limited because present-day permitting standards, particularly those related to ADA compliance, are not compatible with the MHT Easement requirements.

Property Management advised that it routinely inspects the mansion and has completed more than 145 building-related work orders over the last 13 years in an effort to continue to stabilize the structure. The Administration previously advised that the County has declared the property surplus and has made multiple attempts to initiate the sale or leasing of the property through the RFP process; however, these efforts have not resulted in any proposals. The Administration also previously advised that it has determined that it is in the best interest of the County to convey the Perry Hall Mansion property to a party that will make the needed repairs in accordance with the MHT Easement and return the property to the tax rolls.

On September 5, 2023, the Council approved three agenda items related to the Perry Hall Mansion: a contract with Atlantic Auctions, Inc. to provide auctioneering services related to the property sale; a resolution authorizing the sale to the highest bidder; and a resolution approving a grant of $250,000 to the prospective future purchaser for use toward the costs of renovating the Mansion.

Property Management previously advised that the County decided not to proceed with the auction after being contacted directly by The Harford Building, LLC. On June 3, 2024, the Council approved a contract to sell the property to The Harford Building, LLC for $5,000 and provide a grant of $250,000 to be used for hard costs related to property renovations. The transaction fell through, and the County has retained ownership of the property.

Property Management advised that the Baltimore County Historical Trust, Inc. (also known as the Preservation Alliance of Baltimore County) was familiar with the County wanting to sell the property due to the public nature of its previous attempts.

The Office of Law – Real Estate Compliance Division advised that the County's Appraisal Review Supervisor completed an internal appraisal of the property effective October 27, 2026, recommending a value of $0 due to the significant rehabilitation costs. The Office further advised that, because it has determined the property's value to be less than $25,000, it is utilizing an internal appraisal rather than obtaining two independent appraisals pursuant to County Code Section 3-9-105(c).

The Office advised the County and Baltimore County Historical Trust, Inc. agreed to a nominal consideration of $1 as the sale price. The contract provides that the County agrees to grant $250,000 to Baltimore County Historical Trust, Inc., in accordance with a proposed grant agreement, to be used for certain hard and soft costs related to the renovation of the property. The proposed grant agreement commences on the effective date of the proposed contract, continues through June 30, 2029, and may be renewed by the County on the same terms and conditions. According to the proposed contract, Baltimore County Historical Trust, Inc. must continue to comply with the terms and conditions of the MHT Easement. The contract also states that the County will leave the currently positioned exterior fencing on the property for use by Baltimore County Historical Trust, Inc. during the renovations; upon completion of the renovations, Baltimore County Historical Trust, Inc. will disassemble the fencing so that it may be hauled away by the County.

The contract provides that closing shall be scheduled on or before March 1, 2027. The contract further provides that the County shall contribute up to $10,000 towards closing costs (i.e., recordation tax, title examination fees, owner's title insurance premiums, notary fees, wire fees, and all other incidental closing costs). The contract also provides that Baltimore County Historical Trust, Inc. will rectify the property's failed septic system by connecting it to a new sewer system which is to be extended to the property, the cost of which will be amortized on the property's property tax bill over 40 years.

County Code, Section 3-9-104(d), authorizes the County to convey property by public sale; Property Management previously advised that the County's prior attempts to sell/lease the property via the RFP process fulfill the public sale requirement.

County Code, Section 3-9-105(c), provides that if the value of property to be conveyed is more than $25,000, two independent appraisals shall be obtained; the Office advised that because it determined that the property value is less than $25,000, it is utilizing an internal appraisal.

Executive Summary

The Administration is currently requesting the approval of a $1 contract with Baltimore County Historical Trust, Inc., a Maryland nonstock corporation, for the sale of the Perry Hall Mansion.

The Perry Hall Mansion is currently owned by Baltimore County. Although the county has done some work to stabilize this home, it has never been utilized by any department and is in need of extensive maintenance and repair before any type of use could be considered. In addition, the opportunity for county use is very limited, if not unrealistic, since meeting current day permitting standards including ADA would be difficult with the current MHT requirements.

Perry Hall Mansion was acquired by the county in 2001 from Thomas W. Mele at a price of $335,000. It is an old home that was built in 1773. A Maryland Historic Trust (MHT) Easement was placed on the property in 2003. The entire 3.9-acre site and its buildings are subject to the easement.

The MTE Easement placed a number of perpetual restrictions and requirements on the building and property. Among these are: requirements and improvements, renovations and major repairs to be reviewed and approved by MHT; the property be open to the public a minimum of 5 days per year; archeological resources be preserved and that any excavation greater than 12" be approved by MHT; that MHT may periodically inspect the property for compliance with the easement.

As a result of placing this easement on the property, the County received a $400,000 grant from the state to assist in the stabilization of the property. The County completed an exterior stabilization of the mansion in 2004. In 2007 the County, through DPW, commissioned an Interior Restoration Feasibility Study. Following this study, the County installed a new HVAC and fire alarm system in 2009 with the approval of MHT. In 2010, the County completed renovations to the porch without prior approval from MHT for which it was cited by the State and which the County has since corrected. The Capital costs of all these projects was well over $3 million.

To date (from FY 2013 to present), Property Management routinely inspects the facility and has completed over 145 building related work orders to continue to stabilize the structure. In addition, PM routinely mows the grass and completes other as need grounds maintenance tasks at the site, accounting for an additional 240 work orders. The site is currently not on public water or septic.

The property has a dirt lane off of Perry Hall Road that is used to access the site located in between the neighboring houses. There may be a possibility to bring the access to the house from another point of the property where it fronts Meeting House Road. There is no paved parking area. The 3.9-acre site is all grass and would be hard to accommodate significant parking.

In 2021, the Purchasing Department and Law attempted twice through the RFP process, to lease the site out for two years with an option to purchase. During the bidding process, some interest was expressed, but when the bid closed, no actual bids were received. In 2024, an auctioneer service was consulted to discuss the feasibility of having a public auction, but the community preferred to have the county work with a non-profit such as Preservation Alliance who had the same vision that aligns with the preservation of the property.

The County agrees to provide Purchaser with the capital grant to be used for costs related to renovation of the Property, and such other expenses for which reimbursement is permitted in accordance with the terms of a Grant Agreement.

If approved, the closing date will be on or before March 1, 2027.

Prepared by: Property Management

FM-4 (Contract) **Council District(s) All**

Office of Information Technology

Technical Services – National Pollution Discharge Elimination System MS4 Compliance Tracking System

The Administration is requesting approval of a contract with KCI Technologies, Inc. to upgrade the County's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Compliance Tracking System. The contract as submitted does not specify a contract term. The Office advised that the contract term is effectively defined by completion of the required deliverables rather than by a fixed end date. The Office estimates that the services will require approximately ten months to complete. The contract provides that compensation may not exceed $291,500 for the entire term. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	
County (1)	$ 291,500	
State	--	
Federal	--	
Other	--	
Total	$ 291,500	(2)

Notes

(1) Capital Projects Fund (PAYGO-funded Enhanced Productivity Thru Technology Project).
(2) For the entire term.

Analysis

The contractor will upgrade the County's existing NPDES MS4 Compliance Tracking System, which is used by the Department of Environmental Protection and Sustainability to generate an annual, GIS-based report to meet State and federal requirements related to the NPDES MS4 permit. The Office advised that the Department of Environmental Protection and Sustainability relies on the NPDES MS4 Compliance Tracking System to capture, track, and provide necessary data in GIS format, which is used to fulfill regulatory specifications and support spatial analysis,

mapping, and reporting. The Office further advised that the current system requires significant manual processing to pull information from various sources into the mandated GIS format, making modernizing the NPDES MS4 Compliance Tracking System necessary to maintain accuracy, timeliness, and compliance with State and federal regulations.

The Office further advised that the contractor's proposal includes 5 tasks: 1) Planning, which involves coordination with the Department of Environmental Protection and Sustainability and Office of Information Technology ($34,300); 2) Requirements and Documentation, which involves identifying and documenting targeted system upgrades ($39,900); 3) Development, Construct, & Testing, with an opportunity to revise the application based on County feedback ($159,400); 4) Testing, Training, & User Acceptance, which involves creating documentation and preparing County users for the updated system ($40,200); and 5) Implementation ($17,700), when the new system is deployed.

The contract as submitted does not specify a contract term. The Office advised that the contract term is effectively defined by completion of the required deliverables rather than by a fixed end date. The Office estimates that the services will require approximately ten months to complete. The contract provides that compensation may not exceed $291,500 for the entire term. The County may terminate the agreement by providing prior written notice.

The County awarded the contract through a sole-source procurement process. The Office advised that KCI Technologies, Inc. built the existing NPDES MS4 Compliance Tracking System, and as a result has a unique knowledge of the existing system, which will allow it to complete the modernization efficiently and with minimal risk to compliance or operations. The Office further advised that because the system is highly customized for State and federal compliance, KCI's familiarity with the application makes it the only practical and viable contractor at this time.

On September 19, 2016, the Council approved 24 IT consulting and technical services contracts, including a contract with KCI Technologies, Inc. The Office advised that the original NPDES MS4 Compliance Tracking System was purchased under this contract. The County's financial system indicates that the County expended $461,163 to purchase the original system.

The County's financial system indicates that, as of October 27, 2026, the County has nine other contracts with KCI Technologies, Inc.

County Charter, Section 902(f), states that “when… [competitive] bidding is not appropriate, a contract shall be awarded only by competitive negotiations, unless such negotiations are not feasible. When neither competitive bidding nor competitive negotiations are feasible, contracts may be awarded by noncompetitive negotiations.”

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

Summary – This fiscal matter request seeks approval for a one-time Purchase Order with KCI Technologies, Inc. to upgrade the County's National Pollutant Discharge Elimination System (NPDES) MS4 Compliance Tracking System. The modernization will replace deprecated technologies, improve system reliability, and ensure continued alignment with state and federal regulatory reporting requirements. KCI's unique expertise and direct knowledge of the County's existing system enable a low-risk, efficient upgrade critical for meeting ongoing compliance obligations.

History – KCI originally developed the County's current NPDES MS4 Compliance Tracking System, a highly customized platform supporting GIS-based reporting, workflow automation, and integration of environmental data required under Permit #MD0068314. Since implementation in 2017, the system has supported the Department of Environmental Protection and Sustainability (EPS) in meeting mandated state and federal reporting requirements. Over time, technology components have become outdated, necessitating a system modernization to ensure continued accuracy, data integrity, and compliance. KCI's environmental technology team remains the only source with full knowledge of the existing codebase, workflows, data models, and regulatory specifications.

Purpose – This request seeks authorization to secure technical services from KCI Technologies, Inc. to modernize the NPDES Compliance Tracking System. The upgrade will streamline data capture, improve GIS integration, automate reporting workflows, and eliminate significant manual data processing currently required to generate the mandated annual MS4 reports. Without this modernization, the County faces increased operational burden, elevated risk of reporting errors, and potential non-compliance with federal and state regulatory requirements.

Fiscal Impact – The agreement will be effective from the date of County Council approval through completion of the project. The total upgrade cost of $291,500 is considered fair and reasonable based on industry standards for custom software maintenance and modernization. The County has incurred no vendor maintenance expenses since the system's original development in 2017.

Prepared by: Office of Information Technology

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: County Administrative Officer — **DATE:** 10/19/26

FROM: Kevin D. Reed, Director, Office of Budget & Finance — **COUNCIL MEETING DATE:** 11/16/26

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

SCON 10004193 Life Technologies Corporation

This Supplier Contract is for the purchase of preventive maintenance for a Genetic Analyzer utilized by the Baltimore County Police Forensic Services Section through Life Technologies Corporation (ThermoFisher Scientific).

Per the Sole Source Justification signed by Chief Robert McCullough, accreditation under ANAB (ANSI National Accreditation Board) ISO/IEC 17025 and federal forensic standards requires that all maintenance and repairs be performed by factory-trained technicians using OEM parts.

Life Technologies Corporation is the only provider with proprietary access to the diagnostic software firmware and engineering specifications required to properly service the instrument. The Genetic Analyzer must be maintained to manufacturer's standards to ensure valid testing results based on continuity of established validation baselines, and the Forensic Services Section accreditation standing.

Award Total for 4 Years: $54,156.06
Award Date: 10/09/26

PO 10039411 Invisio Communications, Inc.

This Purchase Order is for the purchase of thirty-five V50 Gen II communication kits and spare parts through Invisio Communications, Inc.

As detailed in the 902f Justification signed by Chief Robert McCullough, this communication equipment is replacing existing equipment that has reached end of service life and is out of warranty.

The new equipment is compatible with our existing Motorola radios and has an enhanced design for the Push to Talk (PTT) cable. The new headset can receive

internal firmware updates to stay current with new communication software systems as they are developed.

Integration of smart device technology into the tactical communication suite allows for efficient, effective and safe communication and planning between officers engaged in operations and incident command staff. This is vital with the integration of live drone feeds onto smart devices.

Award Total: $114,999.45
Award Date: 10/09/26

PO 10037434 Stryker Sales, LLC

This Purchase order is for the purchase of LP15 Monitor/Defibrillator and accessories through Stryker Sales, LLC.

As detailed in the 902f Justification signed by Chief Joseph Dixon, Stryker Sales LLC is the manufacturer of LifePak15 (LP15) Monitor/Defibrillator which is currently used by the Baltimore County Fire Department. The purchase of a new LP15 will seamlessly replace the one that is at its life expectancy.

Award Total: $48,744.75
Award Date: 10/09/26

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