TENTATIVE#5

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 17
OCTOBER 20, 2025 6:00 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 October 6, 2025

C. **ENROLLMENT OF BILLS** – Bills 52-25, 56-25, 57-25, 58-25, 59-25, 60-25, 61-25, 62-25, 63-25, 64-25 & 65-25

D. **INTRODUCTION OF BILLS**

Bill 73-25 – Mr. Ertel(By Req.) – Zoning Regulations – Artisan Manufacturing
Bill 74-25 – Mr. Ertel – Zoning Regulations – Uses Permitted in the B.M.-C.C.C. District
Bill 75-25 – Mr. Ertel – Rental Property Inspections – Authorizations and Enforcement
Bill 76-25 – Mr. Marks – Zoning Regulations – Energy Storage Devices – Temporary Controls
Bill 77-25 – Mr. Marks – Planning of Sewerage Projects – Property Owner Obligations

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

Bill 67-25 – Mr. Young – Zoning Regulations – Uses Permitted in the Office Building Residential (OR-1) Zone

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

1. Contract of Sale – Verizon Maryland, LLC – Acquisition of parcels – 6601 Windsor Mill Road – Windsor Mill Sidewalk Project
2. Amendments to Contracts – (3) – DNA & Marijuana Testing Services
3. Contract – GMC Contractors, Inc. – Parking lot striping
4. Purchase Order – Lewis Construction – Lead hazard reduction and abatement services

G. **MISCELLANEOUS BUSINESS**

1. Correspondence - (a) (4) - Non-Competitive Awards (September 22, 2025)
2. Res. 47-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) – Prescott Square Apartments, LLC
3. Res. 48-25 – Mr. Ertel(By Req.) – Accept donation – National Education Center for Agriculture Safety
4. Res. 49-25 – Cnclmbrs. Marks, Ertel, Patoka, Crandell, Kach & Young– Maryland Department of the Environment (MDE) – Permit – Days Cove Reclamation Company
5. Res. 50-25 – Mr. Marks – 2024 CZMP Correction of Issues
7. Res. 52-25 – Mr. Marks – Public Disclosure – Dawn Scarpulla

INTRO. ONLY 8. Res. 53-24 – Mr. Ertel(By Req.) – Accept a donation of funds – Bureau of Animal Services

INTRO. ONLY 9. Res. 54-25 – Mr. Ertel – Local Open Space Waiver Fees

BALTIMORE COUNTY COUNCIL

NOTES TO THE AGENDA
LEGISLATIVE SESSION 2025

Issued: October 9, 2025
Work Session: October 14, 2025
Legislative Day No.17: October 20, 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.

OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

October 20, 2025

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LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 17
October 20, 2025 6:00 P.M.

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

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CALL OF BILLS FOR FINAL READING AND VOTE

COUNCIL

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2 Bill 68-25 – Mr. Ertel(By Req.) – CEB – Rural Public Transportation
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35 1. Correspondence - (a) (4) - Non-Competitive Awards (September 22, 2025)

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* 2. Res. 47-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) – Prescott Square Apartments, LLC

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28 4. Res. 49-25 – Cnclmbrs. Marks, Ertel, Patoka & Crandell – Maryland Department of the Environment (MDE) – Permit – Days Cove Reclamation Company

29 5. Res. 50-25 – Mr. Marks – 2024 CZMP Correction of Issues

32 6. Res. 51-25 – Mr. Jones - Approve review of a Planned Unit Development (PUD) – Red Run Meadows

Council **Fiscal Note** October 20, 2025

Bill 67-25 **Council District(s) _ All__**

Mr. Young

Zoning Regulations – Uses Permitted in the Office Building Residential (OR-1) Zone

Bill 67-25 permits the storage of construction equipment under certain circumstances in the Office Building Residential (OR-1) Zone. Specifically, the bill permits, by-right, the storage of construction equipment if such storage is related to a State highway construction project. Bill 67-25 also contains an automatic sunset provision stating that the bill shall expire without further action from the County Council after November 1, 2027.

With the affirmative vote of five members of the County Council, Bill 67-25 will take effect 14 days after its enactment.

Lauren Buckler

Fiscal Note

October 20, 2025
First Consideration

Bill 68-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Rural Public Transportation

The Administration is requesting a supplemental appropriation (as amended) of $486,753 in federal funds ($276,053), State funds ($42,922) and County contingency funds ($167,778 from the FY 2026 Local Share Program) to the Rural Public Transportation Gifts and Grants Fund program. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II ($418,753), and to pay for the purchase and installation of four dashcams in CountyRide buses ($68,000). See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [1]	$ 167,778	$ 211,573	$ 379,351
State [2]	42,922	20,572	63,494
Federal [3]	276,053	207,592	483,645
Other	--	--	--
Total	$ 486,753	$ 439,737	$ 926,490

(1) A required 43% County match of the total $858,490 operating grant award, or $369,151, and a required 15% County match of the $68,000 capital grant award, or $10,200, are being provided from FY 2026 appropriated funds of $211,573 and available contingency funds of $167,778 within the Local Share Program.
(2) Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA) funds.
(3) U.S. Department of Transportation, Federal Transit Administration funds passed through MDOT/ MTA.

Analysis

The Rural Public Transportation Program provides transportation services to Baltimore County residents (60 years of age or older), disabled adult residents, and rural residents of all ages with limited access to public, private, or commercial transportation due to sparse population, long distances, and/or lack of support services to various destinations (predominately, but not necessarily, for medical appointments). Transportation is free of charge. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II ($418,753), and to pay for the purchase and installation of four Samsara dashcams in CountyRide buses ($68,000).

The grant period is FY 2026. The grant requires the County to provide a 43% match of the total operating grant award, and a 15% match of the total capital grant award, which will be met with Local Share Program funds totaling $379,351.

The Rural Public Transportation operating and capital grant awards reflect a portion of the funding awarded to the County through the Maryland Transit Administration’s FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 69-25 and 70-25 on this agenda appropriate additional FY 2026 LOTS funding to the 5304 Transportation Development Plan and the Specialized Transportation Service Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 68-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

MARYLAND TRANSIT ADMINISTRATION
FEDERAL RURAL PUBLIC TRANSPORTATION (5311) SUPPLEMENTAL APPROPRIATIONS ACT

Fiscal Year 2026

The Federal Rural Public Transportation (Section 5311) Supplemental Appropriations Act Grant Agreement for FY26 provides $486,753 in total funding to Baltimore County. This amount includes $276,053 in federal funds passed through the Maryland Department of Transportation (MDOT), $42,922 in state matching funds provided by the Maryland Transit Administration (MTA), and $167,778 in County matching funds. These additional funds will be used to provide transportation for the elderly and people with disabilities who live far from public transportation. CountyRide provides on-demand, handicapped-accessible transportation services to Baltimore County residents who are age 60+, adults with disabilities, and rural residents of all ages who have limited access to public, private, or commercial transportation. Rides are predominantly, but not exclusively, for medical visits. Additionally, $68,000 of these funds will go towards the purchase and installation of four Samsara dashcams in CountyRide buses. Samsara dashcams help CountyRide buses improve safety by providing real-time driver coaching and recording incidents for liability protection. They also reduce costs by preventing accidents and streamlining investigations with HD video evidence. The Conditions of Award and Terms and Conditions of this supplement are as previously awarded for County GR-1220. The project time period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Lauren Buckler

Fiscal Note

October 20, 2025
First Consideration

Bill 69-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

5304 Transportation Development Plan

The Administration is requesting a supplemental appropriation (as amended) of $100,000 in federal funds ($85,000), State funds ($5,000), and County contingency funds ($15,000 from the FY 2026 Local Share Program) to the 5304 Transportation Development Plan Gifts and Grants Fund program. The Department advised that the funds will be used to conduct a route optimization study for the County's LOOP circulator bus service in Towson. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County (1)	$ 15,000	--	$ 15,000
State (2)	5,000	--	5,000
Federal (3)	80,000	--	80,000
Other	--	--	--
Total	$ 100,000	--	$ 100,000

(1) A required 15% County match of the total program cost is being provided from available contingency funds within the Local Share Program.
(2) Maryland Department of Transportation (MDOT), Maryland Transit Administration (MTA) funds.
(3) U.S. Department of Transportation, Federal Transit Administration funds passed through MDOT/MTA.

Analysis

The Department advised that the County's LOOP circulator bus service operates a network of routes that connect key locations throughout the Towson area, including shopping centers, residential areas, and major employment hubs, with plans to expand to other areas. The

Department noted that the County's Circulator service aims to improve mobility for residents, reduce traffic congestion, and enhance connectivity to other transit services. The Department advised that the proposed $100,000 supplemental appropriation will be used to conduct a comprehensive optimization study for the Towson Circulator's Purple and Orange routes to determine whether route modifications can improve efficiency, increase ridership, and better serve key destinations in Towson. The Department further advised that the study will engage the public and stakeholders, evaluate current route performance, identify service gaps, model and assess route alternatives, and develop an implementation plan with cost estimates, ridership forecasts, and phasing strategies. The Department noted that the study's recommendations will inform future operational and capital planning and support long-term transit development goals.

The grant period is FY 2026. The grant requires the County to provide a 15% match of the total grant award, or $15,000, which the Department advised will be met from available contingency funds within the Local Share Program.

The Transportation Development Plan grant award reflects a portion of the funding awarded to the County through the Maryland Transit Administration's FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 68-25 and 70-25 on this agenda appropriate additional FY 2026 LOTS funding to the Rural Public Transportation and the Specialized Transportation Service Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 69-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

MARYLAND TRANSIT ADMINISTRATION
SECTION 5304 TRANSIT PLANNING GRANT

Fiscal Year 2026

The Section 5304 Transportation Development Plan Grant Agreement for FY26 allows Baltimore County to receive $85,000 in federal and state funds through the Maryland Department of Transportation and the Federal Transit Administration (FTA). These funds will be used to conduct a comprehensive route optimization study for the Towson Circulator's Purple and Orange routes to improve efficiency, increase ridership, and better serve key destinations in Towson. The study will evaluate current route performance, identify service gaps, engage the public and stakeholders, model and assess route alternatives, and develop an implementation plan with cost estimates, ridership forecasts, and phasing strategies. Recommendations from the study will inform future operational and capital planning, and support long-term transit development goals. The project period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Lauren Buckler

Fiscal Note

October 20, 2025
First Consideration

Bill 70-25 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Specialized Transportation Service

The Administration is requesting a supplemental appropriation (as amended) of State funds totaling $12,209 to the Specialized Transportation Service Gifts and Grants Fund program. The Department advised that the funds will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [1]	--	$ 675,956	$ 675,956
State [2]	$ 12,209	413,126	425,335
Federal	--	--	--
Other	--	--	--
Total	$ 12,209	$ 1,089,082	$ 1,101,291

[1] The grant requires the County to provide a 25% match of the total grant award, which will be met using Local Share Program funds totaling $675,956, or approximately 61%.
[2] Maryland Department of Transportation, Maryland Transit Administration (MTA) funds.

Analysis

The Specialized Transportation Service Program provides general-purpose transportation (predominately, but not necessarily, for medical appointments) to supplement existing transportation services for Baltimore County residents (60 years of age or older), disabled adult residents, and rural residents with limited access to public, private, or commercial transportation.

The Department advised that the proposed $12,209 supplemental appropriation will be used to support the salaries of current full-time and part-time CountyRide Bus Drivers I and II.

The grant period is FY 2026. The grant requires the County to provide a 25% match of the total grant award, which will be met with Local Share Program funds totaling $675,956, or approximately 61%.

The Specialized Transportation Service grant award reflects a portion of the funding awarded to the County through the Maryland Transit Administration's FY 2026 Locally Operated Transit System (LOTS) funding assistance program. Bills 68-25 and 69-25 on this agenda appropriate additional FY 2026 LOTS funding to the 5304 Transportation Development Plan and the Rural Public Transportation Gifts and Grants Fund programs, respectively.

With the affirmative vote of five members of the County Council, Bill 70-25 will take effect November 16, 2025.

EXECUTIVE SUMMARY

MARYLAND TRANSIT ADMINISTRATION
SPECIALIZED TRANSPORTATION SERVICE (SSTAP) SUPPLEMENTAL APPROPRIATIONS ACT

Fiscal Year 2026

The Specialized Transportation Service (SSTAP) Supplemental Appropriations Act Grant Agreement for FY26 allows Baltimore County to receive an additional $12,209 in state funds through Maryland Department of Transportation. These additional funds will be used to provide transportation for the elderly and people with disabilities who live far from public transportation. CountyRide provides on-demand, handicapped-accessible transportation services to Baltimore County residents who are age 60+, adults with disabilities, and rural residents of all ages who have limited access to public, private, or commercial transportation. Rides are predominantly, but not exclusively, for medical visits. The Conditions of Award and Terms and Conditions of this supplement are as previously awarded for County GR-1109. The project time period is from July 1, 2025 through June 30, 2026.

Prepared by: Department of Public Works and Transportation

Council **Fiscal Note** October 20, 2025
First Consideration

Bill 71-25 **Council District(s) _All__**

Mr. Ertel

Open Space Fee-in-Lieu

Bill 71-25 amends the open space fee-in-lieu structure to be in conformance with Resolution 86-21 and to include three new districts enacted in 2024. The bill also amends the time of payment of fees for developments in the Mixed-Use (M.U.) district and/or developments enabled pursuant to Section 259.17.P of the Baltimore County Zoning Regulations.

In 2016, the County Council enacted Bill 73-16 which modified the Residential Open Space Waiver Fee structure within the Baltimore County Code from a zoning classification-based structure to a tier-based structure. However, the fee rates were not updated to reflect the tier-based structure until 2021. Notably, the tier fee structure and the rates still cite specific zones or districts, but do so by placing each within a tier.

Whenever the County Council establishes new zones or overlay districts, they must be added to a tier in the County Code and assigned a fee within that tier by resolution. In 2024, the County Council enacted three bills establishing new districts:

- Bill 9-24, enacted in April 2024, establishing the M.U. District;
- Bill 39-24, enacted in June 2024, establishing the Elderly and Senior Housing (E.S.H.) District; and
- Bill 43-24, enacted in June 2024, establishing the Eco Park (E.P.) District.

Accordingly, Bill 71-25 places the M.U. District and development enabled by § 259.17.P of the Zoning Regulations to Tier 3 and the E.S.H. and E.P. Districts to Tier 5. Also, the bill assigns the use of Purpose Built Student Housing (enacted in late 2021) to Tier 5, which currently references only dormitories in relation to student housing. Last, the bill updates Tier 3 to include the Commercial, Community Core (C.C.C.) District, which existed in 2016 but was not expressly assigned a tier.

Bill 71-25 also updates the time when a fee is paid for development in the M.U. District to reflect the timing established in Bill 9-24. Normally, the fee is paid before recordation of the record plat. In order to accommodate the typically significant size, scope, and complexity of developments in the M.U. District and/or enabled pursuant to § 259.17.P of the Zoning Regulations (which may or may not involve approvals and/or permits issued in phases), the bill requires payment of any fee-in-lieu for a development in the M.U. District and/or any development enabled pursuant to § 259.17.P of the Zoning Regulations to be paid upon the application for a building permit and calculated on the number of residential units authorized by the subject building permit.

Finally, in addition to establishing this modification of fee payment timing in the Zoning Regulations, Bill 71-25 establishes this modification in the fee structure set forth in the County Code.

The amount of additional fees-in-lieu collected by the County, if any, would depend on the number and size of the developments that receive a building permit.

With the affirmative vote of five members of the County Council, Bill 71-25 will take effect 14 days after its enactment.

Council **Fiscal Note** October 20, 2025
First Consideration

Bill 72-25 **Council District(s) _5__**

Mr. Marks

Zoning Regulations – Restaurants in the Honeygo Area – Hours of Operation

Bill 72-25 establishes new restrictions on the hours of operation for a standard restaurant in the Honeygo Area.

The Zoning Regulations define a “Standard Restaurant” as a facility or part of a facility used primarily for serving meals and beverages to persons seated at tables on the premises of the establishment. The term includes cafés, cafeterias, tearooms, and outdoor cafés. A Standard Restaurant may include a Class 6 Brewery as an accessory use. Generally, the term “Standard Restaurant” does not include a catering hall, a fast-food or fast-food drive-through only restaurant, or a drive-in restaurant. Also, a Standard Restaurant is different from a Carry-Out Restaurant. However, a Standard Restaurant may offer a carry-out service, provided that such service is accessory to the principal restaurant operations.

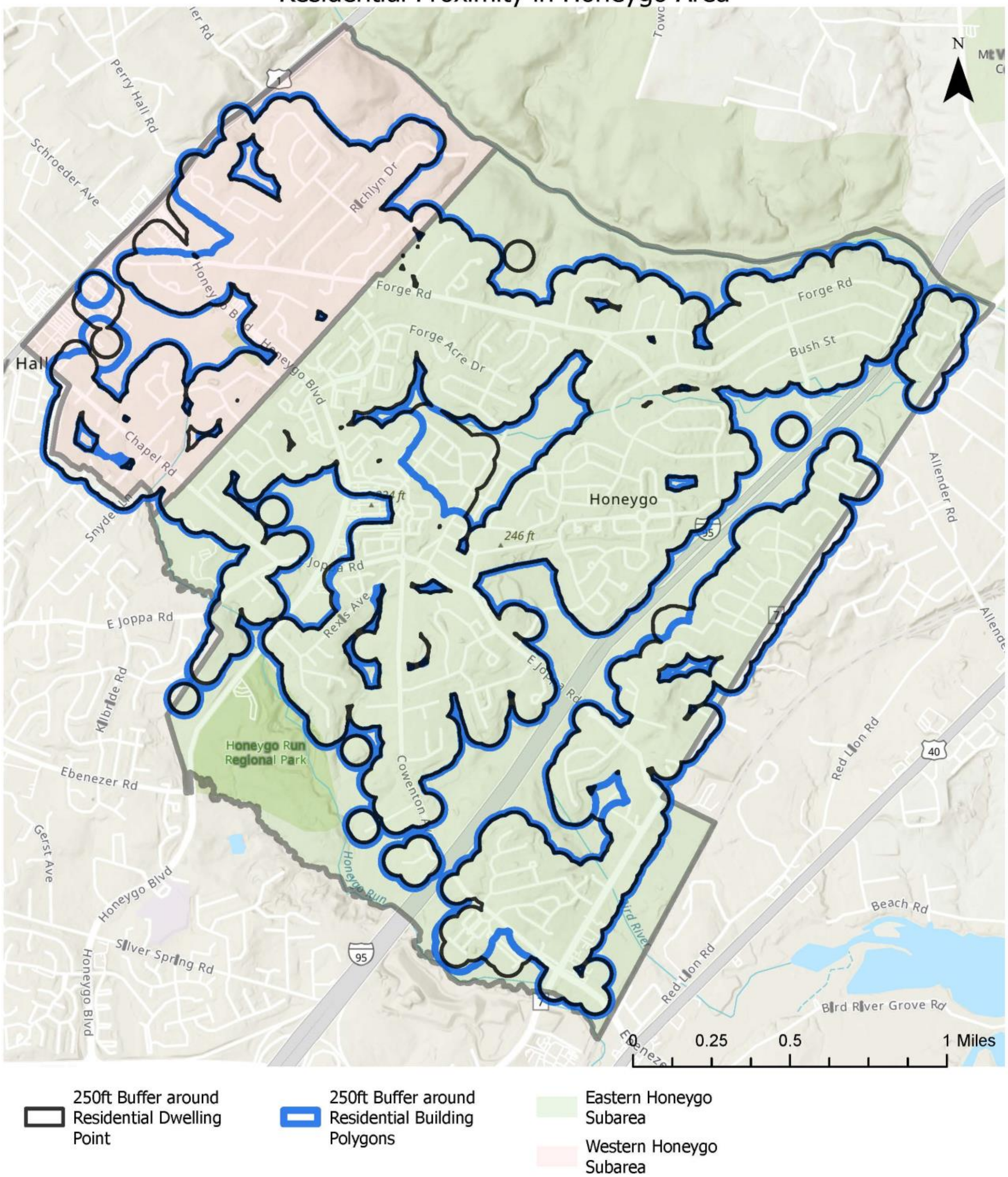
The Honeygo Area is defined as the location and boundaries shown on the Subarea Map dated February 2015 that accompanies Bill 46-15. The Honeygo Area is split into two sub-areas – the Eastern subarea, which is the portion of the area east of Cross Road, extended in a straight line south to Honeygo Run and north to Big Gunpowder Falls – and the Western subarea, which is the portion of the area west of Cross Road, extending in a straight line south to Honeygo Run and north to Big Gunpowder Falls.

Bill 72-25 prohibits a Standard Restaurant from operating between the hours of 10:00 p.m. and 5:00 a.m., if it is located in the Eastern and Western subareas of the Honeygo Area and is within 250 feet of a residential building. In the map attached as Exhibit A to this note, the areas outlined are the areas where the prohibition in Bill 72-25 would apply.

With the affirmative vote of five members of the County Council, Bill 72-25 will take effect 14 days after its enactment.

<u>Exhibit A</u>
Bill 72-25

Residential Proximity in Honeygo Area



FM-1 (Contract) **Council District(s) _2_**

Office of Law – Real Estate Compliance Division

Acquisition of Parcels– 6601 Windsor Mill Road – Windsor Mill Sidewalk Project

The Administration is requesting approval of a contract to acquire land and easement access spanning approximately 0.103 acre for $15,150 for the construction of a sidewalk along Windsor Mill Road. Verizon Maryland LLC (successor to Verizon Maryland Merge Company) currently owns the property, which is located at 6601 Windsor Mill Road in Gwynn Oak. The property is zoned DR-5.5 (Density Residential – 5.5 lots per acre) and DR-16 (Density Residential – 16 lots per acre). The acquired land will be used for a highway widening area, and the easements will be used for a revertible slope easement, drainage and utility easement, and temporary construction area. See Exhibit A.

Fiscal Summary

Funding Source	Purchase Price	Notes
County (1)	$ 15,150	(1) Capital Projects Fund.
State	--	
Federal	--	
Other	--	
Total	$ 15,150	

Analysis

The County's appraisal consultant, Associated Appraisers, LLC, completed an appraisal of the property effective December 1, 2022, recommending a value of $15,150. After review and analysis, the County's review appraiser concurred with the appraisal, recommending the respective amount as just compensation for the acquisition. The Office advised that the property owner accepted the County's offer.

The total 0.103-acre property to be acquired, including the land (0.046 acre), the temporary construction area (0.032 acre), the revertible slope easement (0.024 acre), and the drainage and utility easement area (0.001 acre), is part of a larger 1.3-acre parcel that is improved with a masonry building housing infrastructure and equipment used by Verizon.

The Department of Public Works and Transportation (DPWT) advised that construction of a sidewalk along Windsor Mill Road will be completed in three phases: phase one (current phase) will run from Woodlawn Drive to Featherbed Lane; phase two will continue to Windsor Boulevard; and phase three will continue to Rolling Road. The Office further advised that, in total, 80 acquisitions are needed for phase one of this project, and following approval of the proposed acquisition, there are no remaining phase one acquisition requiring Council approval.

The Council previously approved contracts totaling $386,317 for 31 properties. DPWT advised that estimated phase one costs for property acquisition total $0.6 million; other estimated phase one costs total $4,384,624, including $951,500 for design and $3,433,124 for construction (excluding right of way (ROW) and utility relocations); DPWT advised that as of October 7, 2025, the County has not yet expended any funds for utility relocation. As of the adoption of the FY 2026 Capital Budget, appropriations earmarked for the project total $6.0 million, of which $500,000 is earmarked specifically for phase two. DPWT further advised that as of October 7, 2025, the County had expended/encumbered approximately $300,000 for land acquisition; the County had not yet encumbered any funding for construction.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds $5,000.

Executive Summary

PROGRAM TITLE:	Windsor Mill Road Sidewalk Project
PROJECT NO.:	205-0286-0516
FISCAL MATTER:	Contract of Sale
PROPERTY OWNERS:	Verizon Maryland, LLC
LOCATION:	6601 Windsor Mill Road
CONSIDERATION:	$15,150.00
PURPOSE OF PROJECT:	The contract is for the purchase of Highway Widening Area 2,032 sq. ft., Temporary Construction Area 1,395 sq. ft., Revertible Slope Easement 1,051 sq. ft., and Drainage & Utility Easement Area 70 sq. ft.
LIMITS OF PROJECT:	Windsor Mill Road

Prepared by: Office of Law – Real Estate Compliance Division

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

Police Department

DNA & Marijuana Testing Services

The Administration is requesting approval of amendments to three contracts, with Bode Cellmark Forensics, Inc., DNA Labs International, Inc., and National Medical Services, Inc. to continue to provide serology (body fluids), DNA, and marijuana testing services on an as-needed basis. The Department advised that the contract extensions are necessary to avoid an interruption in services as the County requires additional time to re-solicit the services and enter into new term agreements. The proposed amendments, which commence upon Council approval, extend the contracts approximately 6 months, through the earlier of April 20, 2026 or the date upon which new agreements have been executed. The contracts provide that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated combined compensation totals $238,766 for the additional 6-month period and totals $5,419,213 for the entire amended 5-year and 9-month term, including the renewal and extension periods. The contracts commenced July 21, 2020.

Fiscal Summary

Funding Source	Combined Estimated Contract Amendments		Current Combined Estimated Compensation		Amended Combined Estimated Compensation	
County (1)	*		*		*	
State (2)	*		*		*	
Federal (3)	*		*		*	
Other (4)	*		*		*	
Total	$ 238,766	(5)	$ 5,180,447	(5)	$ 5,419,213	(5)

(1) General Fund Operating Budget.
(2) Governor's Office of Crime Prevention, Youth, and Victim Services, Sexual Assault Kit Testing (SAKT) Grant Program.
(3) U.S. Department of Justice, DNA Backlog Reduction Program.
(4) Hackerman Foundation Grant and private donation from Mrs. Anne Louise Allen.
(5) For the approximate 6-month contract extension, the current 5-year and 3-month term, and the entire approximate 5-year and 9-month term. The Department was unable to provide a breakout by funding source. According to the County's financial system, as of October 3, 2025, expenditures/encumbrances under the contracts totaled $5,180,447: $4,042,911 to Bode Cellmark Forensics, Inc., $1,119,655 to DNA Labs International, Inc., and $17,881 to National Medical Services, Inc. The Department advised that $1,480,270 is appropriated for these services in the FY 2026 budget.

Analysis

Under the proposed amendments, Bode Cellmark Forensics, Inc. and DNA Labs International, Inc. will continue to provide serology and DNA testing services, and National Medical Services, Inc. will continue to provide marijuana testing services on an as-needed basis. The Department previously advised that the County utilizes these services due to the inability and, in some cases, lack of appropriate physical facilities and technology to perform certain specialized tests in-house; in addition, outsourcing these services addresses factors such as an infrequent need for certain types of tests, staff training requirements, and limited Department staffing resources, and often results in faster turnaround times for certain cases. The Department also previously advised that an annual site visit of each contractor's lab is required in order to comply with the FBI's quality assurance standards.

The Council approved the original 5-year and 3-month contracts (which commenced July 21, 2020) on December 7, 2020 (Bode Cellmark Forensics, Inc. and DNA Labs International, Inc.) and February 16, 2021 (National Medical Services, Inc.), with compensation limited to the amount appropriated for the entire term, including the renewal and extension periods. The contracts expire October 20, 2025. The proposed amendments, which commence upon Council approval, extend the contracts approximately 6 months, through the earlier of April 20, 2026 or the date upon which new agreements have been executed. (As of October 9, 2025, the proposed Bode Cellmark Forensics, Inc. and DNA Labs International, Inc. amendments reflect that the contracts commenced December 7, 2020; the Department and Office of Law advised that the proposed amendments will be revised to reflect the July 21, 2020 commencement date.) All other terms and conditions remain the same. The Department advised that the proposed amendments are necessary to avoid an interruption in services as the County requires additional time to re-solicit the services and enter into new term agreements; estimated combined compensation totals $238,766 for the additional 6-month period and totals $5,419,213 for the entire amended 5-year and 9-month term, including the renewal and extension periods. According to the County's financial system, as of October 3, 2025, expenditures/encumbrances under the contracts totaled $5,180,447: $4,042,911 to Bode Cellmark Forensics, Inc., $1,119,655 to DNA Labs International, Inc., and $17,881 to National Medical Services, Inc.

The County will be billed at unit prices from $161 to $4,384, depending on the contractor and type of test required. The serology and DNA testing contracts provide a turnaround time for standard case work of 56 calendar days and a penalty of a 5% reduction of the contractor's fee per day for each day exceeding the 56-day limit; the marijuana testing contract provides a four-week turnaround time, and a penalty may apply if the turnaround time is not met. For serology and DNA testing services, in the event the County requires a 5-, 10-, or 20-calendar day turnaround period, the County will be billed an additional $422 to $1,140, depending on the contractor and the turnaround period required. For each contract, the County also will be billed for expert court testimony and associated travel, which is required to be at fair market cost.

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 qualifications from four proposals received; the Department advised that one proposal was deemed non-responsive. According to the procurement documents, there was not an M/WBE participation requirement.

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….”

FM-3 (Contract) **Council District(s) _All_**

Department of Public Works and Transportation

Parking Lot Striping

The Administration is requesting approval of a contract with GMC Contractors, Inc., to provide parking lot striping at various County-owned parking lots. (The Office of Budget and Finance, Purchasing Division advised that a second contract for these services is forthcoming.) 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 advised that estimated compensation for both contractors providing services pursuant to the solicitation totals $414,422 for the entire approximate 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation		Notes
County [1]	$ 414,422		[1] General Fund Operating Budget.
State	--		[2] Estimated compensation for both contractors providing services pursuant to the solicitation for the entire approximate 5-year and 4-month term.
Federal	--		
Other	--		
Total	$ 414,422	[2]	

Analysis

The contractor will provide all labor, materials, tools, equipment, and supervision to perform parking lot striping services, including handicap and arrow stenciling and the installation of metal handicap signs, at County-owned parking lots.

The contractor initially submitted rates of $1.30 per linear foot for line striping, $75 per arrow stencil, $115 per handicap stencil, and $360 per installed metal handicap sign. Subsequent to the contract award, the Department requested the contractor provide more specific rates for line striping depending on color (i.e., yellow, blue, white), thickness (i.e., 4”,5”, 6”), and layer (i.e., new or retrace); the Department also requested rates for additional services. After receiving the more specific and additional quoted prices from the proposed contractor, the Purchasing Division requested similar price quotes from the other respondents to the County’s solicitation. The Purchasing Division advised that the County will award work from the original scope of services to the proposed contractor based on its originally-submitted rates, and it will award a second contract to another respondent for the more specific and additional services. The Purchasing Division advised that the Department expects to present the second contract for Council approval by the end of the calendar year.

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 advised that estimated compensation for both contractors providing services pursuant to the solicitation totals $414,422 for the entire approximate 5-year and 4-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice.

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 awarded the contract through a competitive procurement process based on low bid from four bids received. As previously mentioned, the Purchasing Division advised that a second contract awarded pursuant to the solicitation will be submitted for Council approval. The contract establishes a 10% M/WBE participation requirement.

On November 20, 2023, the Council approved a similar 5-year and 4-month contract with McLamb Services, LLC. The Purchasing Division advised that the Department did not order services under the contract, as the vendor fell out of good standing with SDAT; the contract expired November 19, 2024. The Purchasing Division further advised that County employees provided some parking lot striping services internally during this time, while also utilizing an existing contract (approved January 5, 2021) with an on-call construction contractor (M.T. Laney Company, Inc.) to provide these services in conjunction with paving parking lots. The Purchasing Division advised that through September 19, 2025, expenditures/encumbrances for these services under the M.T. Laney contract totaled $60,035.

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

GMC Contractors, Inc. – Parking Lot Striping Services, Term Contract

Purpose – The Contractor hereunder shall provide and Baltimore County Government shall purchase parking lot striping services for County owned parking lots. Work may be performed for other County agencies at various locations but will be overseen by the Bureau of Highways.

Scope of Contract – The Contractor shall provide parking lot striping services which the County may require during the Term. The County reserves the right to order such services as may be required during the Term, and it also reserves the right not to order any services, if it is found that such services are not required by the County during the Term. The Contractor shall furnish all labor, materials, tools, equipment, supervision, and incidentals to perform line painting, stenciling, and sign installation.

Contract Value $ - Combined with the second awardee, Image Asphalt Maintenance Inc., total expenditure is estimated at $75,000 per year through 10/6/2030. Total spend for lot striping under SCON-10000701 (M.T. Laney & Co.) is approximately $60,034.94 since 1/5/2021. The contract does not specify a contract capacity. The capacity is tied to the total appropriation for parking lot striping services. The County reserves the right to order such services as may be required during the Term, and it also reserves the right not to order any services, if it is found that such services are not required by the County during the Term.

Term – One (1) year, with four (4) one-year renewals through 10/6/2030.

Vendor Selection method – B-10000316, opened 12/19/2024.
MBE/WBE – 10%

Prepared by: Department of Public Works and Transportation

MB-3 (Res. 48-25) Donation **Council District _All_**

Mr. Ertel (By Req.)

Fire Department

Accept Donation – National Education Center for Agricultural Safety

Resolution 48-25 authorizes the County to accept the following donation valued at $6,000 from the National Education Center for Agricultural Safety (NECAS): a Great Wall of Rescue Tube and Red Rescue Auger ($4,015), one session of Grain Bin Rescue Training ($1,500), and the instructor's hotel and travel expenses (i.e., meals and mileage) ($485). The Department advised that the donation will increase the Department's rescue success rate and response time in the event of a grain entrapment emergency. The Department further advised that 20 trainees will participate, and that the training is tentatively scheduled for October 30, 2025. The Department also advised that there are no additional costs to the County associated with the donation. See Exhibit A.

County Charter, Section 306, vests in the County Council the power to accept gifts.

This resolution shall take effect from the date of its passage by the County Council.

Executive Summary

Baltimore County Fire Department
RESO-FIR-2025-1263

Budget: 100-CC160400-SC53075

The Baltimore County Fire Department is requesting approval for acceptance of a donation from the National Education Center for Agricultural Safety (NECAS) in excess of $5,000. The donation has a total estimated value of $6,000 to include: Grain Bin Rescue Training ($1,500.00), Great Wall of Rescue Tube ($2,965.00), a Red Rescue Auger ($1,050.00), room ($200.00), one night, meals ($50.00) one day, and mileage ($235.00) for the trainer.

NECAS has initiated an interest in donating their time and resources to provide much needed training for this type of of low-frequency but high-risk rescue that could take place in Baltimore County.

This tool and training is invaluable and firefighters will learn the main cause of grain entrapment; learn how to safely enter a grain bin, and perform a grain bin rescue. The approximately 20 trainees will go through several evolutions within this training simulator to deal with both partial and full engulfment.

This gift has immeasurable potential for rescues and will grant firefighters valuable time in securing/rescuing trapped individuals.

Prepared by: Fire Department

MB-4 (Res. 49-25) **Council District(s) _5__**

Councilmembers Marks, Ertel, Patoka & Crandell

Maryland Department of the Environment (MDE) – Permit –
Days Cove Reclamation Company

Resolution 49-25 urges the Maryland Department of the Environment (MDE) to deny the wastewater permit requested by Days Cove Reclamation Company, which operates a rubble landfill on State-owned property at 6425 Days Cove Road, disallowing the company's request to double its daily wastewater discharge, and further urges MDE to initiate a plan to close the site. The justifications for denial provided within the resolution are as follows.

The Days Cove Rubble Landfill (the Landfill) – an 83-acre landfill located within the Gunpowder Falls State Park in White Marsh and situated adjacent to the Eastern Sanitary Landfill – has recently applied for a permit to discharge up to 25,000 gallons of treated leachate each day into the Bird River, a tributary of the Gunpowder River. Leachate – also known as "trash juice" – is the term for the wastewater created by stormwater running through a landfill and collecting chemicals, toxins, and other liquids, which must be treated before being discharged into surface water.

While MDE issued a permit in 2013 allowing the Landfill to discharge up to 12,000 gallons of treated leachate daily, the Landfill had, until 2023, hauled the wastewater offsite – usually to the Back River Wastewater Treatment Plant – for disposal. Beginning in April 2023, the Landfill began collecting and treating its leachate at an on-site plant, sending it through ponds and a flooded mining pit, before finally discharging it to the Bird River.

The MDE Fact Sheet on the Landfill's permit states that "from commencement of discharge in April 2023 through February 2025, the [Landfill] has exceeded its permit limits [of 12,000 daily gallons] a total of 20 times" with "14 of the 20 exceedances occurring in the first five months of discharge, indicating that there was a learning curve to optimize treatment following the startup of discharge." The Fact Sheet goes on to state that "the Water and Science Administration Compliance Program took enforcement action for a total of 16 permit exceedances occurring throughout 2023 which resulted in a penalty of $15,000."

Resolution 49-25 shall take effect from the date of its passage by the County Council.

MB-5 (Res. 50-25) **Council District(s) _5_**

Mr. Marks

2024 CZMP Correction of Issues

Resolution 50-25 requests that the Director of Planning, within 60 days of the passage of Resolution 50-25, amend the official Comprehensive 5th District Zoning Map for Baltimore County and return the zoning of the three specified properties (or portions thereof) to the zoning classification that existed prior to the commencement of the 2024 Comprehensive Zoning Map Process (CZMP).

On September 4, 2024, the Council enacted Bill 60-24, which adopted the Official Comprehensive 5th District Zoning Map for Baltimore County, thereby concluding the 2024 Comprehensive Zoning Map Process (CZMP) for the 5th District.

At the beginning of the 2024 CZMP, the Councilmember representing the 5th District filed, among others, three zoning issues in the 5th District for consideration – Issues 5-095, 5-171, and the portion of 5-096 that is hatched in black on the attached Map identified as Exhibit A. For each of the three referenced issues, the Final Planning Department Staff Recommendations and the Planning Board Recommendations were to retain the existing zoning, but the final Council decision, requested by the Councilmember representing the 5th District and enacted by Bill 60-24, mistakenly changed the zoning.

On September 16, 2025, the Council enacted Bill 54-25, which permits a Councilmember, by a resolution approved by the Council, to initiate a corrective change in zoning to an issue previously adopted by the Council through the CZMP for a specific property if the following circumstances are met:

1. The corrective change is initiated by the Councilmember who filed the issue that is applicable to the specific property, or portion thereof;
2. The corrective change must be to a property, or portion thereof, that was an issue last adopted during the CZMP held immediately prior to the proposed corrective change;

3. The Councilmember initiating the corrective change must affirm in the resolution that the inclusion of a property, or portion thereof, as an issue or the zoning assigned was inadvertent or the result of the Councilmember's mistake or error of intent, or an error in the notification process to the property owner;
4. The Department of Planning and the Planning Board must have recommended that the zoning for the subject property, or portion thereof, existing at the time the issue was filed by the Councilmember be retained; and
5. The corrective change shall be subject to approval by the County Council.

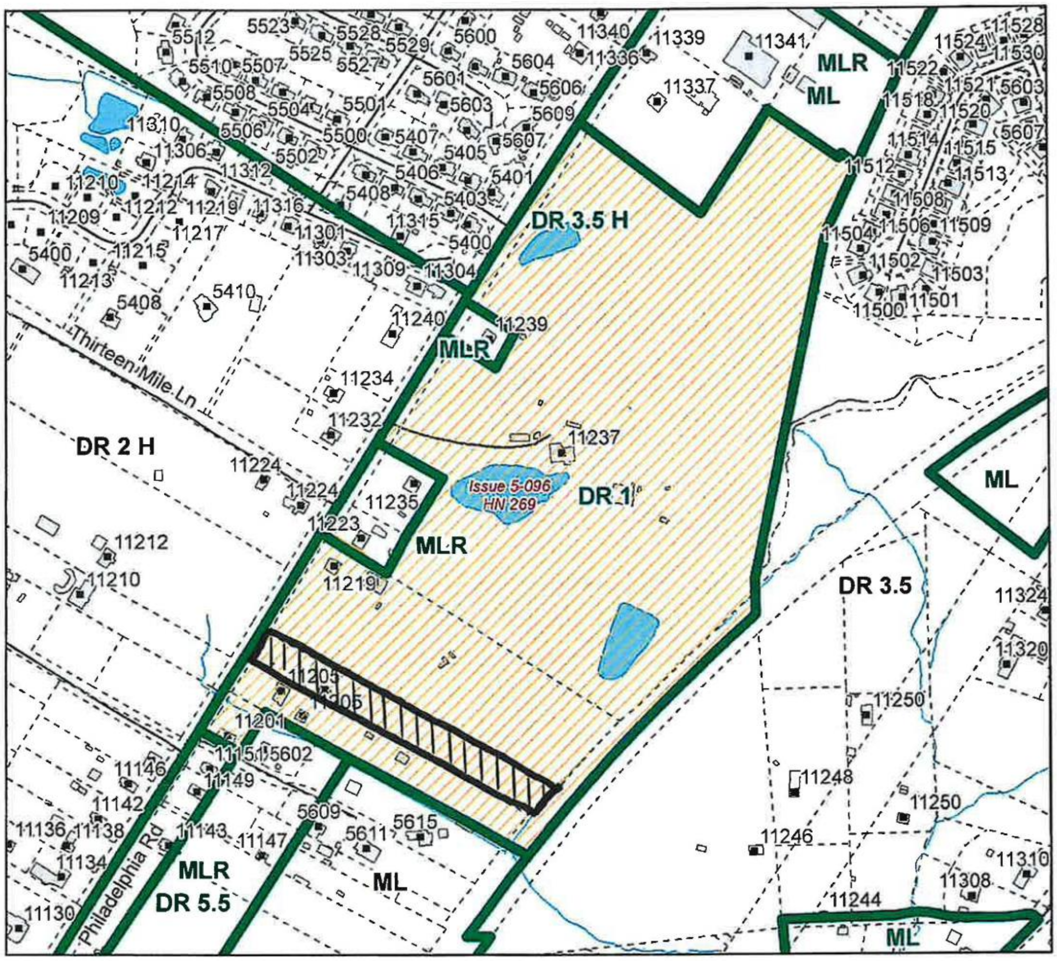
Resolution 50-25 states that with the introduction of this Resolution, the Councilmember representing the 5th District affirms that the zoning assigned under Bill 60-24 to the property in Issues 5-095, 5-171, and the portion of 5-096 that is hatched in black on the attached Map identified as Exhibit A, was inadvertent or the result of the Councilmember's mistake or error of intent, or an error in the notification process to the property owner.

For the three specified issues, the first four requirements under Bill 54-25 for such a corrective change are met, and with the approval of this Resolution by the County Council, the fifth and final requirement shall be met.

Resolution 50-25 shall take effect from the date of its passage by the County Council.

Exhibit A

CZMP 2024 - Issue Map
Issue Number: 5-096



Iteration: COUNTY COUNCIL/2

Tracking#: CZMP24-00269

Zone	District	Acreage
DR 1		43.42
MLR		0.04

Total Acreage: 43.45

7/29/24

400 0 400 Feet

1 inch = 400 feet

Publication Date: July 23, 2024
Publication Agency: Department of Planning
Projection/Datum: Maryland State Plane, FIPS 1900, NAD 1983/91 HARN, US Foot

MB-6 (Res. 51-25) **Council District(s) _4_**

Mr. Jones

Approve Review of a Planned Unit Development (PUD) – Red Run Meadows

Resolution 51-25 approves the review of a proposed Planned Unit Development ("PUD") in the fourth Councilmanic District.

The first step in the PUD review and approval process requires that a PUD application be submitted to the Councilmember in whose District the proposed PUD is to be located. Next, the applicant must hold a post-submission community meeting. This meeting is similar to the community input meeting that is required during the development review and approval process, except the post-submission community meeting is required at the beginning of the process, prior to the adoption of a resolution approving the further review of the PUD. The applicant must give three weeks' notice of the meeting and post the property. Notice must be mailed to adjoining property owners and community associations that represent the area.

At the meeting, the applicant must provide information about the plan, allow questions and comments, maintain a record, compile minutes of the meeting, and forward the minutes to the Councilmember and to the Department of Permits, Approvals and Inspections ("PAI"). Community residents and organizations may also provide written comments to the Councilmember. In addition, the Councilmember may require the applicant to hold another post-submission meeting.

The applicant must also send copies of the PUD application to PAI, which must then transmit copies of the application to the appropriate reviewing agencies, which, in turn, must provide a preliminary written evaluation of the PUD proposal to the Councilmember.

Once these procedures are completed to the satisfaction of the Councilmember, and if the Council finds that the proposed site is eligible for review, the Council, by adoption of a resolution that has additional advertising and posting requirements, may approve the continued review of the PUD according to the County's development review and approval process. Only after all of the aforementioned steps have concluded may the adopting resolution be introduced.

Resolution 51-25 avers that the applicant has complied with all of these procedural steps. In the proposed PUD project known as “Red Run Meadows,” an application was filed by ETMAC Companies, LLC (“Applicant”) for review and approval of a 29.38± acre site within the Urban Rural Demarcation Line zoned predominately Office Park Zone (O-3), with a small area zoned Manufacturing Light (M.L.) and Rural Residential (R.C. 5), and located at 11601 & 11625 Red Run Boulevard in the Owings Mills area of the fourth Councilmanic District (the “Property”).

The project would redevelop the currently unimproved site with up to one hundred fifty-three (153) dwelling units with a mix of front and rear loaded townhomes, as indicated in the schematic representation of the proposed PUD that was filed with the PUD Application, which will include significantly less density than is permitted for a PUD in an office zone for a property of this size as provided in § 430.3.C.2 of the Baltimore County Zoning Regulations. According to the resolution, the project will count toward housing production targets to be published on or before January 1, 2026 by the Maryland Department of Housing and Community Development for the State, each county, and each municipality that exercises zoning or planning authority, and could possibly lead to Baltimore County receiving a Maryland Housing Leadership Award.

The applicant proposes an environmental benefit in accordance with § 32-4-242(b)(6) of the Baltimore County Code by proposing to achieve at least a silver rating according to the U.S. Green Building Council’s LEED Green Building Rating System or proposing residential structures that achieve at least a silver rating according to the American National Standards Institute (ANSI) National Green Building Standard (NGBS) and a land use benefit by proposing a higher quality architectural design or use of higher quality building materials that enhance the development for its residents.

Upon its passage by the County Council, Resolution 51-25 will be forwarded to the Department of Planning and the Department of Permits, Approvals and Inspections for further processing.

Resolution 51-25 shall take effect from the date of its passage by the County Council.

BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
APPENDIX A

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: County Administrative Officer

DATE: 9/22/25

FROM: Kevin D. Reed, Director
Office of Budget & Finance

COUNCIL MEETING DATE: 10/20/25

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

SCON 10003363 Dave Purchase Project/Nasen

This Supplier Contract is for the purchase of medical supplies for the Harm Reduction Program such as syringes and needles packaged for specific needs of the clients through Dave Purchase Project/Nasen.

As detailed in the 902(f) Justification signed by Lawrence Richardson, this Supplier Contract provides Baltimore County Health Department with the ability to buy Medical Supplies from a non-profit organization. With the first legal needle exchange in the country and the only at-cost harm-reduction supply co-op, the Dave Purchase Project helps lead and supply the harm-reduction movement. Formerly known as Point Defiance AIDS Projects, we started with a simple idea — drug users matter and are key to stopping the spread of AIDS.

Estimated 5 yr. Amount: $200,000.00
Award Date: 9/12/25

PO 10028770 Geiger Pump & Equipment Company

This Purchase Order is for the purchase of emergency parts needed for an impeller assembly replacement at the Bowley's Quarters Sewage Pumping Station through Geiger Pump & Equipment Company.

As detailed in the Emergency Justification signed by Director, Lauren Buckler, this replacement is critical to restoring reliable pump performance and preventing potential service disruptions which could lead to health and safety hazard to the public as well as County employees. Geiger Pump & Equipment Company is a trusted supplier with the capability to provide compatible components for the County's existing infrastructure.

Award Total: $36,801.00
Award Date: 9/12/25

SCON 10003366 3SI Security Systems, Inc.

This Supplier Contract is for airtime for GPS Stealth tracking devices utilized by various units within the Police Department through 3SI Security Systems, Inc. CovertTrack Group programs and distributes their own GPS units and provides tracking service that is exclusive to these devices. The Police Department currently uses 64 devices. The airtime for these devices is provided solely by 3SI (CovertTrack).

As detailed in the Sole Source Justification signed by Chief McCullough, the devices are an essential investigative tool that Is utilized to track suspect vehicles during investigations, violations and/or vice-related crimes. Because these devices are used by other law enforcement agencies throughout the region, they can link information when targets from two different cases are in contact, providing valuable inter-jurisdictional cooperation.

The vendor provided a 5-year quote, maintaining their monthly per device price over the entire 5 years.

Estimated 5 yr. Amount: $153,600.00
Award Date: 9/18/25

SCON 10000618-6 Microautomation, Inc.

This Supplier Contract is a for training software and support for the 911 Training Center through Microautomation, Inc. As detailed in the Sole Source Justification signed by 911 Central Communications Chief, Tammy Price, the software is proprietary to MicroAutomation and operates on the 911 Center's Unify telephone system.

The original system was purchased in 2014 from MicroAutomation and came with a 6-year support package. The 911 Center Training section requested continuation in 2020 and that Supplier Contract (MA 4417) was Red-Tagged in 2020.

The 911 Training Center wishes to continue utilizing this proprietary software to maintain continuity of training and MicroAutomation has agreed to continue software and support under the same terms and conditions.

The vendor has provided a 5-year quote with a 3% escalation each year.

Estimated 5 yr. Amount: $77,000.00
Award Date: 9/18/25

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

*ADDENDUM

Terry Hickey **Fiscal Note** October 20, 2025

FM-4 (Contract) **Council District(s) _7_**

Department of Housing and Community Development

Lead Hazard Reduction and Abatement Services

The Administration is requesting approval of a contract with Lewis Construction, LLC to provide lead hazard reduction and abatement services for 41 units at Day Village Townhomes, located at 511 North Avondale Road in Dundalk. The contract as submitted commences September 8, 2025 and continues through June 30, 2026; however, the Department advised that the contract will be revised to commence January 18, 2025 and continue until November 30, 2025. The contract provides that compensation may not exceed $90,000. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County	--	(1) U.S. Department of Housing and Urban Development, Office of Lead Hazard Control and Healthy Homes funds.
State	--	(2) For the entire term.
Federal (1)	$ 90,000	
Other	--	
Total	$ 90,000 (2)	

Analysis

The Department advised that in February 2025, the County approved use of Lead-Safe Program funds to remediate potential lead hazards at Day Village Townhomes (owned by Kent MCAP Holdings LP) via replacement of windows, with individual agreements to be executed for 58 units. The Department further advised that in April 2025, the Maryland Department of the Environment (MDE) identified concerns with the lead abatement certification for one of the County's contractors involved in the project, and the County then reassigned that contractor's duties to Lewis Construction, LLC, to resume work on the project upon gaining State approval to proceed. The

Department advised that of the 58 units identified for remediation, 17 units have had remediation work completed, and 41 units remain unfinished (either partially completed or not started). The Department further advised that the proposed contract covers the additional costs to complete the remaining 41 units, plus incidentals.

The contract as submitted commences September 8, 2025 and continues through June 30, 2026; however, the Department advised that the contract will be revised to commence January 18, 2025 and continue until November 30, 2025. (The Department advised that the proposed contract is retroactive because Lewis Construction, LLC's prior contract with the County expired January 17, 2025, and the U.S. Department of Housing and Urban Development requires there to be a contract in place for the entire term for which work is being completed.) The contract provides that compensation may not exceed $90,000. Hourly rates range from $19.55 to $28.75 depending on the position (i.e., technician or painter) and skill level. Materials will be billed at a markup of 20%. The Department advised that Lewis Construction, LLC has performed more than $300,000 in services related to the Day Village Townhomes since January 18, 2025. The County may terminate the agreement by providing prior written notice.

The Department advised that the County initiated a sole-source procurement process with the proposed contractor as it is the only contractor available to the County at present to who is certified and acceptable to MDE. The Department further advised that there is a 25% M/WBE participation requirement for the contract.

On September 20, 2021, the Council approved four similar 3-year and 4-month contracts with Atmos Solutions, Inc.; Lewis Construction, LLC; Inspection Experts, Inc.; and Jones Enterprise II, LLC not to exceed $1,257,825 combined; these contracts established a 15% M/WBE participation requirement. The contracts expired January 17, 2025. According to the County's financial system, as of October 2, 2025, expenditures/encumbrances under the contracts totaled $1,530,210: $765,754 to Jones Enterprise II, LLC and $764,456 to Lewis Construction, LLC. No expenditures were made to Atmos Solutions, Inc. or Inspection Experts, 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….” As previously mentioned, the proposed $90,000 contract will be retroactive. Accordingly, this situation constitutes a violation of the aforementioned section of the County Charter.

Executive Summary

In 2021, HUD awarded the County a Lead Safe grant to support the reduction of lead hazards in homes in the County. Soon after the grant award, the County issued an RFP for Lead Hazard Reduction Services. Awarded applicants included Lewis Construction and Jones Contracting. After the formation of DHCD in 2021, the Lead Safe program operated out of the new agency's Housing Opportunities and Finance division.

Lewis Construction entered into a Master Agreement with the County in 2021. This MA had multiple renewal periods which were exercised, with the agreement expiring in January 2025. At the time it expired, there was an open Purchase Order with no expiration date, which still had $14,800 unspent.

In March 2024, the County DHCD Lead Safe team began discussions with property management and owner of Day Village Townhomes (Drucker & Falk/MCAP) and Lewis regarding a project to remediate lead from approximately 58 units. In February 2025, the County entered into a grant agreement with the owner of Day Village (MCAP) to remediate potential lead hazards by replacing windows in fifty-eight (58) individual units. Individual agreements were executed for each unit and the General Contractor (GC) on these projects was Jones Contracting. MCAP chose to designate their own contractor to complete the window replacement and selected a company called AeroSeal.

The County conducted its own inspections for compliance with the HUD Lead program. Following site inspections in April 2025, the MD Department of the Environment ("MDE") issued a stop work for the project, citing concerns with the lead abatement certification for Jones and AeroSeal. MDE eventually conceded to the use of AeroSeal following an additional certification refresher course, but directed the County to replace Jones. The only other certified contractor available was Lewis, who agreed to take on the GC role. Following lengthy delays, the stop work order was lifted by MDE in August 2025.

During the contract amendment process, it was discovered that while there was still an active PO for Lewis, additional funding to complete this project could not be added to the PO since the original MA had expired. These funds need to be expended by November 30, 2025 or the County would have to return the funds to HUD and the project would go unfinished. HUD also requires that there be a contract in place during the entire term for which the work was being done, hence it needing to be retroactive January 2025. Additionally, Lewis is the only contractor available to the County at present who is certified and acceptable to MDE.

Following consultation with Purchasing, DHCD was directed to complete a 902f justification to create a new PO for $90,000 to complete this project.

Prepared by: Department of Housing and Community Development

Terry Hickey **Fiscal Note** October 20, 2025

MB-2 (Res. 47-25) PILOT Amendment **Council District(s)_2_**

Mr. Ertel (By Req.)

Department of Housing and Community Development

Authorize payment in lieu of property taxes (PILOT) – Prescott Square Apartments, LLC

Resolution 47-25 authorizes the County to enter into an amended and restated agreement with Prescott Square Apartments, LLC for stipulated payments in lieu of real property taxes (PILOT) in order to support affordability restrictions for 70 housing units at Prescott Square Apartments, located at 4400 Old Court Road in Pikesville. The original PILOT agreement took effect for the fiscal year that commenced July 1, 2024. The amended and restated agreement increases the term of the PILOT from 10 years to 20 years. Therefore, the amended and restated agreement is estimated to result in a property tax loss that is $729,268 more than the estimated property tax loss under the original PILOT, bringing the estimated present value of the annual losses over the 20-year term to $1,767,184. See Exhibit A.

Fiscal Summary

Funding Source	Property Tax Reduction – Original PILOT		Property Tax Reduction – Amended PILOT		Increase in Property Tax Reduction	
County	$ 1,037,916	(1)	$ 1,767,184	(2)	$ 729,268	(3)
State	--		--		--	
Federal	--		--		--	
Other	--		--		--	
Total	$ 1,037,916		$ 1,767,184		$ 729,268	

(1) Estimated property tax loss over the 10-year term of the original PILOT agreement, based on a previous estimated project cost of $10.5 million with annual increases of 3%. If a 5% discount rate is applied to this series of payments, the net present value of property tax loss over the 10-year term of the original PILOT agreement would total $833,529.

(2) Estimated property tax loss over the 20-year term of the amended PILOT agreement, assuming the developer's estimated assessed value of the property of $9,300,564 (which is based on Net Operating Income before taxes at a 10% capitalization rate) and annual assessment increases of 2%. If a 5% discount rate is applied to this series of payments, the net present value of property tax loss over the 20-year term of the amended PILOT agreement would be $1,190,092.

(3) Estimated increase in the property tax loss based on the proposed changes to the PILOT agreement. The estimated net present value of the difference over 20 years totals $356,563.

Analysis

On January 16, 2024, the Council approved Resolution 3-24, which authorized the County to enter into a 10-year Payment in Lieu of Taxes Agreement (the "original PILOT") with Prescott Square Apartments, LLC, which then acquired the Prescott Square Apartments, an existing multi-family community consisting of 77 2-bedroom units located at 4400 Old Court Road in Pikesville. Under the terms of the original PILOT, which commenced July 1, 2024, 60 of the 77 2-bedroom units were to be leased to households earning up to 60% of the area median income. The terms dictated payments of $300 per unit in the first year; increasing 3% per year in the second through fifth years; $400 per unit in the sixth year; and increasing 3% per year in the seventh through tenth years.

After the execution of the original PILOT, Prescott Square Apartments, LLC was awarded an allocation of 9% Low Income Housing Tax Credits (LIHTC) from the Maryland Department of Housing and Community Development to support the renovation of the property, which will be reconfigured to include 75 units, 70 of which will be affordable units for households earning up to

60% of the area median income (e.g., up to $62,580 for a family of two and up to $78,180 for a family of four). The revised project plan also includes the conversion of 28 units from two-bedroom units to three-bedroom units, the inclusion of 4 accessible units in accordance with UFAS standards, and the creation of community amenity spaces.

The Department advised that as a condition of the tax credits and the permanent financing, the term of the PILOT needs to meet or exceed the tax credit compliance period and the loan maturity date. Therefore, Resolution 47-25 authorizes the County to enter into a 20-year amended and restated PILOT agreement with Prescott Square Apartments, LLC through June 30, 2044. The agreement provides for payments in lieu of taxes in the amount of $300 per unit in the first year (which was FY 2025); increasing 3% per year in the second through fifth years; $400 per unit in the sixth year; increasing 3% per year in the seventh through tenth years; $500 per unit in the 11th year; increasing 3% per year in the 12th through 15th years; $600 per unit in the 16th year; and increasing 3% per year in the 17th through 20th years. The PILOT agreement will reduce County real property tax revenue for long as the property owner continues to maintain the affordability restrictions, or through June 30, 2044, whichever comes first. The property owner shall make annual payments at the end of each calendar year, and the tax payment shall be made prior to payment of any debt service on the property.

Payments in the first year totaled $23,100. Estimated PILOT-generated revenue was $67,740 less than the estimated County property tax revenue amount in the first year. PILOT-generated revenue is estimated to be $1.8 million less than the County property tax amount over 20 years (assuming the developer's estimated assessed value of the property of $9,300,564, which is based on Net Operating Income before taxes at a 10% capitalization rate; and assuming the value of the property increases by 2% each year). If a 5% discount rate is applied to the series of PILOT payments, the net present value of property tax loss over the 20-year term of the amended PILOT agreement would be $1,190,092. Should the property cease to maintain its affordability restrictions, Prescott Square Apartments, LLC will be liable for all foregone County property taxes.

The Department advised that project costs are expected to total $33.1 million and will be financed as follows:

LIHTC	$ 13,498,650
Capital One loan	9,900,000
Baltimore County CDBG (federal funds) loan	3,000,000
State DHCD – CDA Rental Housing Program loan	2,500,000
Baltimore County ARPA (federal funds) loan (from the HOF)	2,000,000
Deferred Developer Fee/Developer Equity	1,200,000
State Multifamily Energy Efficiency and Housing Affordability loan	989,151
Total	$ 33,087,801

The $3.0 million County loan of federal CDBG funds was approved by the Council along with the original PILOT on January 16, 2024. The County loan of federal ARPA funds was originally submitted as a $5.0 million loan through a 7-day notice to the Council that was considered approved on November 1, 2023. The ARPA loan amount was revised to $2.0 million when the CDBG funding was awarded.

The Department advised that these housing units will fulfill a critical need for Baltimore County families, and that the 10 additional income-restricted units (plus the 60 units included in the original PILOT) will count toward the County's obligations under the Voluntary Compliance Agreement (VCA) with HUD.

The Annotated Code of Maryland, Tax-Property Article, Section 7-506.1 exempts certain subsidized rental housing projects from property taxation if the owner and governing body of the County agree to negotiated payments-in-lieu of real property taxes.

This resolution shall take effect from the date of its passage by the County Council.

PRESCOTT SQUARE EXECUTIVE SUMMARY

On January 16, 2024, the Baltimore County Council approved Resolution 3-24, which authorized the County to enter into a Payment in Lieu of Taxes Agreement (the "Original PILOT") with Prescott Square Apartments, LLC (the "Owner"). Subsequent to the execution of the Original PILOT, the Owner was awarded an allocation of 9% Low Income Housing Tax Credits ("LIHTC") from the Maryland Department of Housing and Community Development to support the renovation of the Property, of which 70 units will be affordable units (for households whose incomes do not exceed 60% of AMI), the conversion of 28 units from two-bedroom units to three-bedroom units, 4 UFAS Units, and the creation of community amenity spaces.

As a condition of the tax credits and permanent financing, the term of the PILOT should exceed the tax credit compliance period and the loan maturity date.

The Administration requests Council approval to amend the Original PILOT Agreement to extend the term through June 30, 2044, subject to the Tax Payments outlined in the Amended and Restated Agreement and this Resolution.

Prepared by: Department of Housing and Community Development