TENTATIVE#2

WORK SESSION – SEPTEMBER 29, 2026, 4 P.M.

FOR

BALTIMORE COUNTY COUNCIL AGENDA
LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 18
OCTOBER 5, 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 84-26 – Mr. Ertel(By Req.) & Councilmembers Mangione, Young, Marks, Jones & Crandell – Commercial House Parties – Prohibition
Bill 85-26 – Mr. Ertel(By Req.) – Advisory Committee on Animal Services
Bill 86-26 – Mr. Ertel(By Req.) – CEB – GOCCP-Body Armor
Bill 87-26 – Mr. Marks – Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone – Schools
Bill 88-26 – Mr. Marks – Notice of Limited Exemption or Waiver – Warehouses

B. BILLS FOR FIRST CONSIDERATION

Bill 89-26 – Mr. Ertel(By Req.) – CEB – STATE MOOR ORF Corrections Grant
Bill 90-26 – Mr. Ertel(By Req.) – CEB – Child Advocacy – GOCCP STATE
Bill 91-26 – Mr. Ertel(By Req.) – County Executive - Compensation
Bill 92-26 – Mr. Ertel – County Council – Compensation
Bill 93-26 – Mr. Ertel(By Req.) – Personnel Law of Baltimore County
Bill 94-26 – Mr. Ertel(By Req.) - Boards, Commissions, Committees, Panels, and Foundations – Membership Updates
Bill 95-26 – Mr. Ertel(By Req.) - Council Action Modernization and Procedural Efficiency Act
Bill 96-26 – Mr. Ertel(By Req.) - Real Property – Modernization of County Acquisition, Exchange, Conveyance, and Condemnation
Bill 97-26 – Mr. Ertel(By Req.) - Gifts and Grants – Procedure for Acceptance by the County

C. APPROVAL OF FISCAL MATTERS/CONTRACTS

1. Contract – Mobile Communications America, Inc. – Telecommunication services
2. Contracts – (2) – Taxi transport services
3. Purchase Order – Stryker Corporation – Annual Procare services
4. Purchase Order – Insight Training, LLC – Thermal imaging training services
5. Contracts – (4) – Rural reforestation services

WITHDRAWN ~~6. Contracts – (2) – Environmental engineering services~~

7. Contract – Pure Technologies – Non-destructive pipe analysis/leak surveying services
8. Contracts (3) – Land surveying services

D. MISCELLANEOUS BUSINESS

1. Appointment – Mr. Ertel(By Req.) – Baltimore County Animal Hearing Board – Hillary Michaud
2. Reappointment – Mr. Ertel(By Req.) – Baltimore County Animal Hearing Board – Dana Kollmann
3. Res. 32-26 – Mr. Ertel(By Req.) – Approval – Extension of Sanitary Sewer System – Parkville area
4. Res. 33-26 – Mr. Ertel(By Req.) - Authorize payment in lieu of property taxes (PILOT) – Ridgedale 9, LLC

5, Res. 34-26 – Mr. Marks – Request for dedication of Campbell Boulevard honoring Robert Joseph Romadka, Sr.

BALTIMORE COUNTY COUNCIL

NOTES TO THE AGENDA

LEGISLATIVE SESSION 2026

Issued: September 25, 2026

Work Session: September 29, 2026

Legislative Day No. 18 : October 5, 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

October 5, 2026

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LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 18
October 5, 2026 6:00 P.M.

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

APPROVAL OF FISCAL MATTERS/CONTRACTS

CHRIS MARTIN, DIRECTOR, OFFICE OF INFORMATION TECHNOLOGY

43 1. Contract – Mobile Communications America, Inc. – Telecommunication services

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

* 2. Contracts – (2) – Taxi transport services

AMANDA WENSEL, BUREAU CHIEF, FIRE DEPARTMENT

* 3. Purchase Order – Stryker Corporation – Annual Procare services

NICOLE NAPPI, BUREAU CHIEF, FIRE DEPARTMENT

47 4. Purchase Order – Insight Training, LLC – Thermal imaging training services

BRADY LOCHER, DEPUTY DIRECTOR, DEPT. OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

50 5. Contracts – (4) – Rural reforestation services
WITHDRAWN ~~6. Contracts – (2) – Environmental engineering services~~

LISA EICHOLTZ, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

* 7. Contract – Pure Technologies – Non-destructive pipe analysis/leak surveying services
* 8. Contracts (3) – Land surveying services

MISCELLANEOUS BUSINESS

COUNCIL

1. Appointment – Mr. Ertel(By Req.) – Baltimore County Animal Hearing Board – Hillary Michaud
2. Reappointment – Mr. Ertel(By Req.) – Baltimore County Animal Hearing Board – Dana Kollmann

LISA EICHOLTZ, DEPUTY DIRECTOR, DEPARTMENT OF PUBLIC WORKS & TRANSPORTATION

54 3. Res. 32-26 – Mr. Ertel(By Req.) – Approval – Extension of Sanitary Sewer System – Parkville area

TERRY HICKEY, DIRECTOR, DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

57 4. Res. 33-26 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) – Ridgedale 9, LLC

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62 5. Res. 34-26 – Mr. Marks – Request for dedication of Campbell Boulevard honoring Robert Joseph Romadka, Sr.

* Addendum

Brad Kroner **Fiscal Note** October 5, 2026

Bill 84-26 **Council District(s) _All_**

Mr. Ertel (By Req.) & Councilmembers Mangione, Young, Marks, Jones & Crandell

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Executive Office

Commercial House Parties – Prohibition

Bill 84-26 prohibits commercial house parties and establishes penalties and enforcement measures for County agencies. See Exhibit A.

The Baltimore County Zoning Regulations generally restrict commercial uses in residential zones. Commercial uses on residential properties are limited to those expressly permitted under the zoning regulations by-right or through a special exception. Residents are entitled to enjoy the use of their property consistent with those regulations.

The bill states that unpermitted commercial house parties cause several adverse impacts, including excessive noise, traffic congestion, fire safety violations, unlicensed sale and service of alcohol, and poor crowd control. These factors lead to public safety concerns, including disorderly conduct, underage drinking, potential criminal activity, and hinderance of response by emergency service and public safety vehicles. In order to ensure and protect quality of life and public safety in residential areas, the provisions in Bill 84-26 are considered necessary.

Bill 84-26 addresses this issue by establishing that commercial house parties are prohibited. A "commercial house party" is defined as a gathering or party that is held on a residential property for which a fee is charged by the property owner or responsible person for: entry; or, providing, in whole or in part, food, drink, or entertainment; or, providing a combination of food, drink, or entertainment; and is advertised or promoted to the general public as a commercial party, event, assembly, or gathering, including through traditional media, newspaper, magazines, flyers, handbills, television commercials, radio advertisements, outdoor advertising, direct mail, blogs or social media, electronic mail, websites, or text messages. Commercial house parties include such gatherings or parties at pools, in yards, or other areas located at a residential property.

In addition, the bill prohibits a person from promoting, organizing, or hosting a commercial house party on residential zones or property. If the responsible person is a juvenile, then the juvenile and the parents or legal guardians of the juvenile may be jointly and severally liable for civil penalties or other costs. A "responsible person" is defined as a person with a right of possession of the residential property on which a commercial house party is held, regardless of whether the individual is physically present at the event. This definition includes the person who organizes or supervises or conducts the event or any other person accepting responsibility for such a gathering.

Bill 84-26 also prohibits a person from attending or remaining at a commercial house party on residential property after being notified by law enforcement that the gathering constitutes a commercial house party and that the person is directed to leave the property.

There are several exceptions to these prohibitions. First, these prohibitions do not apply to a "private gathering," which is defined as a social, family, or recreational gathering held on residential property that is not open to the general public and for which the property owner or responsible person does not impose a fee or other charge for entry, food, beverages, or entertainment. Specifically, the bill defines a "property owner" as any person who owns a property or has charge, care, or control of a property as a legal owner, or, if applicable, as a property manager or management company, including a landlord. This private gathering exception also applies to situations where the owner or leaseholder of the apartment or condominium reserves or leases a common area that is approved by the owner of the common area.

The bill also does not apply to a gathering intended primarily to raise funds for a nonprofit, religious, or political organization that qualifies as a 501(c)(3) or other tax-exempt status under the U.S. Internal Revenue Code, as amended, or in accordance with applicable election laws and is readily identified at the event and on promotional materials as an event sponsor. The bill also does not apply to a gathering for which the County has issued a gathering or event permit. Last, the bill does not apply to an event, use, or activity that is expressly permitted by the Baltimore County Zoning Regulations or authorized by a special exception, variance, permit, or other approval issued pursuant to those regulations.

Enforcement of the prohibitions in Bill 84-26 shall be conducted by the Baltimore County Police Department. A notice of violation is not required prior to the issuance of the citation. In addition to any other applicable civil or criminal penalties, a person who violates these prohibitions is guilty of a misdemeanor and on conviction for a violation is subject to a fine up to $2,500 for the first violation and, for the second and subsequent violations within a period of 24 months from the date of the prior violation, a fine not to exceed $5,000.

Bill 84-26 may generate County expenditures associated with enforcement and revenues from fines; the extent of any such impacts cannot be determined at this time.

With the affirmative vote of five members of the County Council, Bill 84-26 will take effect immediately from the date of its enactment.

Executive Summary

This bill prohibits commercial house parties in residential zones, defining such events as fee-based, publicly advertised gatherings held on residential property. The bill aims to protect public safety and neighborhood quality of life, citing impacts like noise, traffic, fire hazards, alcohol violations, and crowd control issues. Private gatherings, nonprofit fundraisers, and permitted events are exempt. Violations may result in misdemeanor charges with fines up to $2,500 for a first offense and $5,000 for repeat offenses within 24 months, with juveniles and their parents jointly liable when applicable. Enforcement may be carried out by Baltimore County Police Department.

Prepared by: Executive Office

Bill 85-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Advisory Committee on Animal Services

Bill 85-26 modernizes and updates the Baltimore County Animal Services Advisory Commission by amending its purpose, membership, duties, and responsibilities. See Exhibit A.

First, the bill renames the Commission to the Advisory Committee on Animal Services, which is a consistent naming convention with other Baltimore County advisory bodies. Next, the bill updates the name of the County agency that handles animal services from the Animal Services Division to the Animal Services Bureau. Both of these updates are made throughout the subtitle.

Next, the bill modernizes the Committee's purpose to: collaborate with the Animal Services Bureau; and advise the County Council and the County Executive on issues pertaining to animal care and welfare in the community, reducing the stray animal population, preventing animal bites and zoonotic diseases, and expanding community veterinary services.

The bill updates the Committee membership in several ways. First, the bill expands the membership from 11 voting members to 13 voting members. The two additional voting members are Council appointees based on the expansion of the County Council. The qualifications for Executive appointees are also expanded to require three appointees to fill one or more of the following qualifications: a licensed veterinarian; a representative from a humane organization; a person with experience in the daily operation of an animal shelter, including veterinary paraprofessionals; or a person with experience with the operation of kennels, animal therapy organizations, service animal organizations, or animal care facilities. The remaining Executive appointee shall be an at-large member from the public. The bill also establishes a term limit for voting members of two consecutive terms. In addition, the bill changes the selection of the Committee chair from an annual election from among Committee members to an annual designation by the County Executive. Also, the bill will require the committee to adopt a set of rules to govern its meetings and procedures.

The bill updates the duty of the Committee to visit the County animal shelter. The bill requires that such a visit occur at least once annually during hours the shelter is open to the public and be scheduled in coordination with the Animal Services Bureau liaison. It also specifies that the visit is to observe the operation of the shelter. Also, a member must coordinate the visit with the Bureau Director not less than two business days in advance if the member intends to visit non-public areas of the shelter. If a visit of non-public areas is expected to last more than two hours, the member must secure the permission of the Health Officer or the Bureau Director in advance of the visit.

The bill updates the annual report requirement of the Committee to require its submission by the end of each calendar year. The bill also clarifies that an affirmative vote by a majority of those present at any meeting where a quorum exists is sufficient for any action, including reports to be submitted to the County Council and County Executive.

Section 2 of the bill states that as of the effective date of the bill, all membership positions on the Committee shall be considered vacant and all appointments made to the Committee prior to the bill's effective date shall be considered expired, with new members to be thereafter appointed by the County Executive and County Council to all respective membership positions. The appointments must be done in accordance with Section 3 of the bill, which institutes a staggering of terms for the initial members appointed over the first three years after the bill's effective date.

The Administration did not submit an estimate of the bill's fiscal impact along with the proposed legislation; however, any such impact is anticipated to be minimal.

With the affirmative vote of five members of the County Council, Bill 85-26 will take effect December 7, 2026.

Executive Summary

The Administration is requesting support for legislation intended to revamp and rename the Animal Services Advisory Commission as the Animal Services Advisory Committee. This legislation proposes to update the duties and responsibilities of the committee and adjust its membership. Additionally, the legislation declares the committee vacant, effective December 7, 2026, and establishes staggered dates for the inaugural terms of the new members. The name change reflects the legislation's intended effect of revamping and reinvigorating the committee.

Prepared by: Executive Office

Bill 86-26 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Police Department

GOCCP– Body Armor

The Administration is requesting a supplemental appropriation of State ($2,386) and County ($2,386) funds totaling $4,772 to the GOCCP [Governor's Office of Crime Control & Prevention] – Body Armor Gifts and Grants Fund program. The Department advised that funds will be used to replace body armor prior to the end of its expected useful life. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County [(1)]	$ 2,386	--	$ 2,386
State [(2)]	2,386	--	2,386
Federal	--	--	--
Other	--	--	--
Total	$ 4,772	--	$ 4,772

[(1)] The County is required to provide a dollar-for-dollar match of the State grant award ($2,386). The Department advised that the matching requirement will be met through available funds within the Department's General Fund Operating Budget.

[(2)] Governor's Office of Crime Prevention and Policy (formerly known as the Governor's Office of Crime Control & Prevention) funds.

Analysis

The Department advised that the proposed grant funds, together with the County matching funds, will be used to be used to replace body armor (i.e., three vests) prior to the end of its expected useful life.

The grant period is July 1, 2026 through June 30, 2027.

The County is required to provide a dollar-for-dollar match of the State grant award ($2,386), for a total budget of $4,772. The Department advised that the matching requirement will be met from available funds within the Department's General Fund Operating Budget.

With the affirmative vote of five members of the County Council, Bill 86-26 will take effect October 18, 2026.

Executive Summary

The Baltimore County Police Department (BCoPD) requests Council approval to accept and appropriate a $2,386 FY 2027 Body Armor for Local Law Enforcement (BARM) grant award from the Governor's Office of Crime Prevention and Policy (GOCPP), along with a $2,386 County matching contribution. This grant was not included in the FY 2027 budget request.

The GOCPP BARM program provides funding to replace body armor before its expiration to align with best safety practices. The requested funding will support the purchase of new body armor for three BCoPD officers.

The BARM program requires a 50% local cost share. BCoPD was awarded $2,386 in grant funding from GOCPP and is requesting a matching appropriation of $2,386 from Baltimore County. Accordingly, the total appropriation request is $4,772.

Prepared by: Police Department

Bill 87-26 **Council District(s) _ 5_**

Mr. Marks

Zoning Regulations – Uses Permitted in the Business, Major (B.M.) Zone - Schools

Bill 87-26 permits schools in the Business, Major (B.M.) Zone, if located within an existing office building in a certain area.

Specifically, the bill permits by-right schools, including business or trade schools, if located within an existing office building in an area bounded by I-95, I-695, Perry Hall Boulevard, and Maryland Route 43. Also, the bill states that accessory uses may be located outside of the building on the same lot.

With the affirmative vote of five members of the County Council, Bill 87-26 will take effect 14 days after the date of its enactment.

Bill 88-26 **Council District(s) _All__**

Mr. Marks

Notice of Limited Exemption or Waiver – Warehouses

Bill 88-26 requires notice of an application for a limited exemption or waiver for warehouses over a certain size be provided in the same manner as notice for a community input meeting and posted on the property in the same manner as a notice for a petition for a variance, special hearing, or special exception. The bill also requires the Planning Board to review the County limited exemption laws, compare them to peer jurisdictions, and submit a report to the Council.

In 2005, with the enactment of Bill 101-05, the County Council established County Code § 32-4-107.1 to reform the limited exemption and waiver process in order to provide better notice and information to the public on the activities of the County's Development Review Committee. In 2022, the Council again reformed the limited exemption and waiver process with the enactment of Bill 51-22, which required Development Review Committee meetings to be open to the public and also required further community notification.

On January 20, 2026, the Council passed Resolution 1-26, which required the Council to hold a public hearing regarding the approval process for the Middle River Logistics Park project located at 195 Chesapeake Park Plaza, Middle River, Maryland 21220, and stated that the Council may utilize the input received from the public hearing to consider changes to County law related to the development review and approval process and the Comprehensive Zoning Map Process. On March 10, 2026, the Council held a public hearing pursuant to Resolution 1-26, at which several members of the public testified. In light of the testimony received and the facts of the County's approval of the Middle River Logistics Park, the Council now finds it prudent to amend the notice requirements for certain developments that receive a limited exemption or waiver.

Currently, the Director of Permits, Approvals and Inspections must give notice of a request for a limited exemption or a request for a waiver to the normal development process. The notice must be given to the County Council and posted on the County's website. The notice must contain the following:

- the date of the application for limited exemption or waiver;
- the nature of the request;
- if a public meeting is scheduled, the date, time, and place of the hearing. If a public meeting is not scheduled, the time frame for the proposed consideration of the request and the person or agency that will render the decision;
- the councilmanic district in which the property is located; and
- the name and address of the agency or person to whom written comments may be directed.

Bill 88-26 requires that, upon a request for a limited exemption or a waiver for a warehouse with over 50,000 square feet of gross floor area, the Director of Permits, Approvals and Inspections must request that the Department of Planning identify the people or organizations to whom notice would be provided for community input meetings and provide the limited exemption or waiver notice to those people or organizations. Also, the Director of Permits, Approvals and Inspections must ensure that the person requesting the limited exemption or a waiver posts the notice on the property in the same manner as required for a petition for a variance, special hearing, or special exception prior to the consideration of the application by the Development Review Committee.

Section 2 of Bill 88-26 requires the Baltimore County Planning Board to review the current County laws and regulations regarding general and limited exemptions from the County's development review and approval process and submit a report and recommendations to the County Council no later than September 1, 2027. The report must: detail the purpose and function of each exemption and the legislative and the administrative procedure for granting, denying, appealing, or amending a request for an exemption; and compare the County's exemptions and procedure for reviewing exemptions to peer jurisdictions in Maryland and the country. The report must include recommendations concerning: changes to the County's current list of exemptions; legislative and administrative changes to the County's procedure for reviewing exemptions; and any associated changes to the County's development process or the Baltimore County Zoning Regulations regarding exemptions.

With the affirmative vote of five members of the County Council, Bill 88-26 will take effect 14 days after its enactment.

Bill 89-26 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Corrections

STATE MOOR ORF Corrections Grant

The Administration is requesting a supplemental appropriation of State funds totaling $71,529 (as amended) to the State MOOR [Maryland's Office of Overdose Response] ORF [Opioid Restitution Funding] Corrections Grant Gifts and Grants Fund program. The Department advised that the proposed supplemental appropriation, together with previously appropriated funds, will be used to support positions associated with the Department's Medication for Opiate Use Disorder (MOUD) program. (The Administration has advised that it is requesting an amendment to the bill to correct the amount of the supplemental appropriation.) See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation[2]	Total Appropriation
County	--	--	--
State [1]	$ 71,529	--	$ 71,529
Federal	--	--	--
Other	--	--	--
Total	$ 71,529	--	$ 71,529

[1] Maryland's Office of Overdose Response funds. No County matching funds are required.
[2] While no funds were appropriated in the FY 2027 proposed budget, the initial $476,863 award was appropriated to the FY 2025 budget via Bill 7-25 (March 3, 2025 Council meeting).

Analysis

The MOUD program provides timely assessment and access to medication for all incarcerated individuals in need and supports their transition to community care and the re-entry process; the Department advised that the MOUD program served 1,002 incarcerated individuals in FY 2026.

The Department advised that it will use the proposed $71,529 supplemental appropriation, together with previously appropriated funds, to support the salary and fringe benefits of 3 full-time Correctional Officers, a full-time Registered Nurse through a contract, and a part-time Nurse Practitioner. The Department advised that although the additional $71,529 is provided as indirect cost funding, MOOR permits these funds to be applied to eligible program expenses, including the personnel costs associated with delivering the MOUD program.

On March 3, 2025, the Council approved Bill 7-25, which appropriated the initial grant award amount of $476,863 to the FY 2025 budget. The proposed supplemental appropriation represents additional funding that was made available through Maryland's Office of Opioid Response. Accordingly, this bill appropriates the additional $71,529 to the FY 2027 program, increasing the total appropriation to the actual $548,392 grant award.

The grant period is January 1, 2025 through December 31, 2026. No County matching funds are required. The Department advised that when the grant funds are no longer available, the Correctional Officer positions will be absorbed into the County's vacant authorized General Fund Operating Budget positions, while the Registered Nurse and Nurse Practitioner positions will be absorbed by the MOUD contractor. (The Department further advised that while it initially planned to also fund a Certified Peer Recovery Specialist (CPRS) position with the grant funds, the position is vacant and in recruitment; salary has been reallocated to the Correctional Officer positions, and the CPRS position will not be funded after the grant funds expire.)

With the affirmative vote of five members of the County Council, Bill 89-26 will take effect November 1, 2026.

Executive Summary

The Baltimore County Department of Corrections (BCDC) is requesting a supplemental for grant GR- 2149, State MOOR Corrections grant. These funds derive from Maryland State funds made available to Baltimore County through Maryland Opioid Restitution Funding. The State of Maryland, Maryland Office of Overdose Response (MOOR), awarded BCDC grant funds following a competitive application process to aid the expansion of the Department's Medication for Opiate Use Disorder (MOUD) Program, effective January 1st 2025. These funds were approved by Council on March 3, 2025 (Bill No.7.25). Our department is currently performing in the award period for this grant through December 31, 2026.

Two bills and related legislation allowed MOOR to reintroduce administrative expenses/indirect costs back into grant budgets (SB0594/HB0729 and HB300/SB127). As a result, MOOR has proposed to increase our previously awarded funds by 15% total. If approved by council, the acceptance of these proposed indirect costs would increase our department's total award from the previous amount of $476,863.00 to a total of $548,392.45, by way of the addition of $71,529.45 in Indirect Costs.

This grant award has assisted in the expansion and service delivery of Medications to treat Opioid Use Disorder (MOUD) program through expansion of necessary supplies and personnel. The offer to accept indirect costs would allow our department to further expand service delivery by adding a 3rd permanent and specially trained Correctional Officer to support the existing program. The department has already been utilizing a 3rd floating Correctional Officer to ensure service delivery. This increase would allow BCDC to fund additional department staff due to higher than anticipated actual fringe charges and additional hours worked to maintain a high-quality program. The MOUD program would continue to address urgent overdose-related needs in our facility and the Baltimore County Community as a whole.

The appropriation is a 100% funding opportunity with no County match.

Prepared by: Department of Corrections

Bill 90-26 (Supplemental Appropriation) **Council District(s) _All_**

Mr. Ertel (By Req.)

Department of Health and Human Services

Child Advocacy – GOCCP STATE

The Administration is requesting a supplemental appropriation of State funds totaling $54,000 to the Child Advocacy-GOCCP [Governor's Office of Crime Prevention and Policy] State Grant Gifts and Grants Fund program to increase the appropriation to the actual grant award amount. The Department advised that the proposed supplemental appropriation, together with previously appropriated funds, will be used to support positions associated with the County's Child Advocacy Center (CAC) Multi-Disciplinary Team (MDT), as well as for travel and other costs. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State[(1)]	$ 54,000	$ 18,000	$ 72,000
Federal	--	--	--
Other	--	--	--
Total	$ 54,000	$ 18,000	$ 72,000

(1) Governor's Office of Crime Prevention and Policy funds. No County matching funds are required.

Analysis

The County's CAC program is a collaboration among the Police Department, Department of Health and Human Services, Greater Baltimore Medical Center, and the State's Attorney dedicated to improving outcomes for child victims of crimes by providing advanced investigative and clinical training.

The Department advised that it will utilize the proposed $54,000 supplemental appropriation, together with previously appropriated funds, to support the salary and fringe benefits of an existing part-time MDT Facilitator position ($29,338) and an existing part-time Data Specialist position ($8,962). Funds will also be utilized for travel costs ($21,105) and other conference attendance costs ($12,595).

The FY2027 Adopted Operating Budget included a $18,000 appropriation to the Child Advocacy-GOCCP Gifts and Grants Fund program based on the estimated amount of the grant award when the Department submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates an additional $54,000 to the program, increasing the total appropriation to the actual $72,000 grant award. The grant period is July 1, 2026 through June 30, 2027. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 90-26 will take effect November 1, 2026.

Executive Summary

Child Advocacy Center (CAC) Multi-Disciplinary Team Training and Data Enhancement Program

The Baltimore County Department of Social Services is requesting approval of a supplemental appropriation in the amount of $54,000.

PURPOSE

This funding will be used to reduce existing gaps in services and foster collaboration between the Baltimore County Police Department, Baltimore County Social Services, Baltimore County Department of Health, Greater Baltimore Medical Center, and the States Attorney in Baltimore County. The CAC Program provides advanced investigative and clinical training for multidisciplinary team members to improve outcomes for child victims of crime. The Maryland's Children's Alliance, in coordination with the Governor's Office of Crime Prevention and Policy is awarding additional supplemental funds to Baltimore County to support the MDT Facilitator's salary and fringe. The MDT Facilitator's role, as defined by the National Children's Alliance, is a critical, non-administrative position that is essential to the core function of the Children's Advocacy Center model. The facilitator assesses, coordinates, and manages the day-to-day activities and information sharing of the Multidisciplinary Team, a core component of the CAC model.

BACKGROUND

Since 1989, the Baltimore County CAC has been providing centralized services for child victims. The Child Advocacy Center is a child-friendly facility, as the CAC co-locates law enforcement, child protection, mental health, medical, and victim advocacy professionals. This multidisciplinary approach ensures coordinated investigations and specialized healing services while holding the offenders accountable. Since 2009, the Child Advocacy Center achieved initial full accreditation by the National Children's Alliance and as of 2025, the Baltimore County CAC successfully secured its most recent five-year national re-accreditation, maintaining a gold standard of care for over 35 years. The CAC serves victims under age 18 where the alleged abuse (sexual molestation, exploitation, or human trafficking) occurred within Baltimore County or involves a local parent/caregiver. The program provides advanced investigative and clinical training for multidisciplinary team members to provide outcomes for child victims of crime. The CAC also funds a special payroll Data Specialist to implement the NCA Trak data reporting framework to track services efficiency.

FISCAL

Funding $54,000

Funding is awarded through the Maryland Children's Alliance and Governor's Office of Crime Prevention and Policy to the Baltimore County Department of Social Services. The current award is $72,000, we originally appropriated $18,000 for this grant. We were awarded $42,000 in addition to a supplemental for $30,000, bringing our total award to $72,000. Requesting an appropriation increase of $54,000.

Prepared by: Department of Health and Human Services

Bill 91-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Office of Human Resources

County Executive – Compensation

Bill 91-26 amends the compensation for the County Executive in accordance with the recommendations of the Personnel and Salary Advisory Board ("PSAB"). See Exhibit A.

Section 402(a) of the Baltimore County Charter states that the County Executive "shall devote his full time to the duties of his office and shall be paid an annual salary pursuant to [Charter] Section 405." Section 405 of the Charter states that "the County Council, by the affirmative vote of a majority plus one of the total number of councilmembers established by this Charter, shall have power to increase or reduce the compensation for the County Executive …; provided, however, that in no event shall the compensation of the County Executive be increased or reduced during his current term…"

For the term of office beginning December 2026, as provided in §402(a) of the County Charter, Bill 91-26 states that the compensation of the County Executive shall be $240,000.

The FY 2027 budget impact of the proposed compensation change totals an estimated $28,000.

In accordance with County Code, § 5-1-105, as amended by Bill 40-26, as amended, it is anticipated that the Office of Budget and Finance will provide an actuarial analysis of the retirement-related fiscal impact of Bill 91-26 on or before October 6, 2026.

With the affirmative vote of five members of the County Council, Bill 91-26 shall take effect November 1, 2026.

Executive Summary

The second personnel bill for FY2027 does the following: increases the compensation of the County Executive for the term of office to begin December 2026, and generally relating to the compensation of the County Executive.

Prepared by: Office of Human Resources

Council **Fiscal Note** October 5, 2026
First Consideration

Bill 92-26 **Council District(s) _All_**

Mr. Ertel

County Council – Compensation

Bill 92-26 amends the compensation for members of the County Council and the Chairman of the Council following recommendations submitted by the Personnel and Salary Advisory Board ("PSAB"), in accordance with State law and County Code.

Section 204 of the Baltimore County Charter states that "compensation and allowances to be paid to members of the County Council shall be set as provided in Section 10-302 of the Local Government Article of the Annotated Code of Maryland, as amended." Section 10-302 sets forth that "by ordinance, a county may establish a commission to recommend compensation and allowances for members of the county legislative body." Accordingly, Section 2-1-102 of the County Code states that the PSAB shall establish the compensation and allowances to be paid to members of the County Council.

Section 10-302 of the Local Government Article requires that the PSAB submit its recommendation for the compensation and allowances for County Councilmembers to the Council within 15 days after the beginning of the fourth year of the term. The County Council may reduce or reject the PSAB's recommendation, but the Council may not increase any item. Last, any change in the compensation and allowances of Councilmembers shall be enacted by ordinance before the election for the members of the next succeeding Council and take effect only for the members of the next succeeding Council.

Since the last review of Council compensation in 2022, Section 204 of the Charter was amended to state "membership on the council shall be considered a full-time position for the purposes of compensation." This new language was added by Bill 47-24, which also proposed expanding the Council from 7 to 9 districts. This exact language also appears in the relevant Charter sections in Montgomery and Prince George's Counties and was added to the Charter to reflect the full-time nature of the Councilmember position. The ballot question regarding Council expansion and full-time compensation was approved by a majority of Baltimore County voters at the 2024 general election.

In accordance with the requirements of Section 10-302, the PSAB made a recommendation regarding the compensation to be paid to the members of the County Council. The PSAB recommended that the salary for all Councilmembers increase from $69,000 to $140,000 and that the salary for the Council Chair increase from $77,000 to $150,000. However, Bill 92-26 reflects a lower salary of $119,750 for all Councilmembers and $129,750 for the Council Chair. The increases would apply to Councilmembers seated following the general election in November 2026.

The FY 2027 budget as adopted assumed County Council compensation at the levels recommended by the PSAB. Accordingly, the compensation levels proposed by Bill 92-26 are estimated to result in FY 2027 savings of approximately $106,000 relative to the adopted budget. The FY 2027 cost of the proposed compensation changes, including compensation for all nine Councilmembers who will be seated following the general election in November 2026, is estimated to total approximately $268,000.

In accordance with County Code, § 5-1-105, as amended by Bill 40-26, as amended, it is anticipated that the Office of Budget and Finance will provide an actuarial analysis of the retirement-related fiscal impact of Bill 92-26 on or before October 6, 2026.

With the affirmative vote of five members of the County Council, Bill 92-26 shall take effect November 1, 2026.

Bill 93-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Office of Human Resources

Personnel Law of Baltimore County

Bill 93-26 implements the changes to the Classification and Compensation Plan as recommended by the Personnel and Salary Advisory Board or required as a result of labor negotiations for FY 2027. The bill also states that the County Executive has approved the recommendations. See Exhibit A.

Section 1 of the bill provides that Pay Schedule VI-P of the Standard Salary Grades for Public Safety Supervisory, Management, and Confidential Employees of the Sheriff's Office are adjusted, effective January 1, 2027. The Administration advised that this pay schedule reflects an additional Year 8 longevity compared to the same schedule enacted in May 2026.

Section 2 of the bill amends the pay grades for three correctional mechanic titles and Senior Trial Counsel. Section 3 of the bill adds the title of Assistant County Attorney Division Chief and assigns the new title to a specific pay schedule and grade.

Section 4 of the bill amends Regulations 6.01.C, 10.01.J.5, 10.02.F.5, and 11.02.B and D of Section IV of the Classification and Compensation Plans to clarify the compensation of employees promoted to Pay Schedule XII as well as to update the rules governing call-back, substitution, and shift differential pay for employees on Pay Schedule V and shift differential pay for employees on Pay Schedule II. Last, Section 5 of the bill increases the compensation of the Associate Judges of the Orphans' Court from $70,000 to $100,000, and the Chief Judge from $75,000 to $105,625, effective December 7, 2026.

The Office of Budget and Finance advised that the FY 2027 budget impact of the proposed changes totals approximately $92,000 (including approximately $88,000 in the General Fund). See Exhibit B for the specific adjustments and associated salary cost impacts, as provided by the

Office of Budget and Finance. The Office of Budget and Finance advised that the FY 2027 budget as adopted reflects the full amount of the bill.

In accordance with County Code, § 5-1-105, as amended by Bill 40-26, as amended, it is anticipated that the Office of Budget and Finance will provide an actuarial analysis of the retirement-related fiscal impact of Bill 93-26 on or before October 6, 2026.

With the affirmative vote of five members of the County Council and signature by the Executive, Bill 93-26 will take effect December 7, 2026.

Executive Summary

Personnel Bill for Baltimore County Classification & Compensation Plans by adding certain new classifications; amending certain pay grades for certain classifications; amending certain rules and regulations of the Classification and Compensation Plans regarding promotions and premium pay; amending the compensation for the Orphans' Court Judges; and generally relating to the governance and compensation of the personnel of Baltimore County Government.

Prepared by: Office of Human Resources

FY 2027 PERSONNEL ANNUAL REVIEW, BILL 93-26						
I. PAY SCALE ADJUSTMENTS						
PAY SCALE ADJUSTMENTS	EFFECTIVE DATE (ON OR ABOUT)	PAY SCHEDULE	FY 2027 ADJUSTMENT NOTES		FY 2027 GF BUDGET IMPACT	
PUBLIC SAFETY SUPERVISORY, MANAGEMENT AND CONFIDENTIAL EMPLOYEES Sheriff	1/1/2027	VIP S	Add Longevity 8		$ 8,228	$ 8,228
			TOTAL		**$ 8,228**	**$ 8,228**
II. CLASSIFICATIONS AND GRADES						
REALLOCATION OF PAY GRADE	EFFECTIVE DATE (ON OR ABOUT)	PAY SCHEDULE	CURRENT PAY GRADE	PROPOSED PAY GRADE	FY 2027 GF BUDGET IMPACT	FY 2027 IMPACT (ALL FUNDS)
01.432 - Senior Trial Counsel	1/1/2027	XIV	EP7	EP8	$ 26,436	$ 30,387
10.110 - Correctional Heating And Air Conditioning Mechanic	1/1/2027	II	H24	H25	$ 1,841	$ 1,841
10.111 - Correctional Maintenance Mechanic I	1/1/2027	II	H17	H20	$ -	$ -
10.112 - Correctional Maintenance Mechanic II	1/1/2027	II	H21	H22	$ 6,240	$ 6,240
					$ 34,517	**$ 38,468**
III. ADDITIONAL COMPENSATION REVIEW						
CLASSIFICATIONS FOR REVIEW FY 2027	EFFECTIVE DATE (ON OR ABOUT)	PAY SCHEDULE	CURRENT COMPENSATION	PROPOSED COMPENSATION	FY 2027 GF BUDGET IMPACT	FY 2027 IMPACT (ALL FUNDS)
01.310 - Associate Judge, Orphan's Court	1/1/2027	XIV	$ 70,000	$ 100,000	$ 30,000	$ 30,000
01.315 - Chief Judge, Orphans' Court	1/1/2027	XIV	$ 75,000	$ 105,625	$ 15,313	$ 15,313
					$ 45,313	**$ 45,313**
III. ADDITIONAL JOB CLASSIFICATIONS						
NEW JOB CLASSIFICATIONS FOR FY 2027 CLASS TITLE	JOB CODE	LABOR UNION	PAY SCHEDULE	GRADE	FY 2027 GF BUDGET IMPACT	FY 2027 IMPACT (ALL FUNDS)
Assistant County Attorney Division Chief	01.219		EPP	EP9	$ -	$ -
TOTAL ALL ADJUSTMENTS						
					FY 2027 GF BUDGET IMPACT	FY 2027 IMPACT (ALL FUNDS)
					$ 88,058	$ 92,009

Prepared by: Office of Budget and Finance

Brad Kroner

Fiscal Note

October 5, 2026
First Consideration

Bill 94-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Boards, Commissions, Committees, Panels, and Foundations – Membership Updates

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Bill 94-26 updates the membership for most Baltimore County boards, commissions, committees, panels, and foundations (generally "boards and commissions") to reflect the Council expansion from 7 to 9 members. See Exhibit A.

Baltimore County currently has over 50 boards and commissions with over 600 individual appointments. These boards and commissions cover a wide range of topics, including: environmental protection; adult guardianship; arts and sciences; plumbing and gasfitting; human relations; police accountability; animal welfare; and veterans' affairs.

Generally, boards and commissions are "standing" bodies, meaning they are intended to be permanent and were not established only to produce a report and recommendations or for another temporary purpose, such as a work group or task force. Boards and commissions are generally established under one or more of the following authorities:

- State authorities, meaning the Maryland Code, legislation enacted by the General Assembly, or an executive order of the Governor;
- the County Charter;
- the County Code; or
- an executive order of the County Executive.

Of the County's over 50 boards and commissions, 30 are governed by or established in Article 3, Title 3 of the County Code. Each subtitle in Title 3 sets forth the provisions for a particular board or commission. These provisions generally cover the same topics, including the number of members and their appointment process; term lengths and, if applicable, term limits; mandatory and discretionary powers and duties; frequency of meetings; quorum and rules of procedure for meetings; selection of a chair and vice-chair; filling a vacancy; and staffing by an agency or department. While many boards and commissions in Article 3, Title 3 contain some individualized provisions, most of these provisions are broadly similar, with small variations in wording. This is most common with provisions detailing procedure and is least common with rules regarding membership size, qualifications, and appointment.

Bill 94-26 updates the membership for all boards and commission in Article 3, Title 3 for which individual Councilmembers directly appoint or recommend the appointment of a board or commission member. For each board or commission, the updates maintain the same balance of Council appointments to Executive appointments. Specifically, the bill updates the membership to the following boards and commissions.

Board or Commission	Current Membership	Proposed Membership
Commission on Aging	15 Total Members 7 Council (recommended) 8 Executive appointments	19 Total Members 9 Council (recommended) 10 Executive
Commission on Arts and Sciences	17 Total Members 7 Council (direct) 10 Executive	21 Total Members 9 Council (direct) 12 Executive
Human Relations Commission	15 Total Members 7 Council (recommended) 8 Executive	19 Total Members 9 Council (recommended) 10 Executive
Landmarks Preservation Commission	15 Total Members 7 Council (direct) 8 Executive	19 Total Members 9 Council (direct) 10 Executive
Commission for Women	21 Total Members 7 Council (direct) 14 Executive	25 Total Members 9 Council (direct) 16 Executive
Commission on Veterans' Affairs	12 Total Members 7 Council (direct) 5 Executive	16 Total Members 9 Council (direct) 7 Executive
Advisory Commission on Environmental Quality	15 Total Members 7 Council (direct) 8 Executive	19 Total Members 9 Council (direct) 10 Executive
Advisory Committee on Animal Services	11 Total Members 7 Council (direct) 4 Executive	15 Total Members 9 Council (direct) 6 Executive
Baltimore County Fair Election Fund Commission	9 Total Members 7 Council (recommended) 2 Executive	13 Total Members 9 Council (recommended) 4 Executive

Police Accountability Board	9 Total Members 7 Council (recommended) 2 Executive	13 Total Members 9 Council (recommended) 4 Executive
Community Reinvestment and Repair Commission	9 Total Members 7 Council (direct) 2 Executive	13 Total Members 9 Council (direct) 4 Executive
Advisory Committee on Public School Capacity	9 Total Members 7 Council (direct) 2 Executive	13 Total Members 9 Council (direct) 4 Executive

In addition to the change in membership, Bill 94-26 establishes that members of the Commission on Aging and the Commission on Arts and Sciences may not serve more than three consecutive terms. Also, in conjunction with the Council, the Administration identified three boards and commissions that are currently defunct or whose purpose has been fulfilled: the Telecommunications Advisory Panel; the Baltimore County Pedestrian and Bicycle Advisory Committee; and the Baltimore County Advisory Council on Physical Fitness. Bill 94-26 repeals these three boards and commissions.

Last, Section 6 of the bill addresses a residency issue with board and commission members caused by the simultaneous Council expansion and change in Councilmanic district boundaries in December 2026. The Administration advises that, when the new Council begins on December 7, 2026, a significant percentage of all Council appointees (both recommended and direct) will be living in a different Councilmanic district from the district represented by the Councilmember that made their appointment or recommended their appointment. Generally, when Councilmanic district boundaries have changed due to redistricting, board and commission members that were in the middle of their term when the change occurred have been permitted to continue serving until the end of that term, even if the board or commission member's residence switched from one Councilmanic district to another. However, due to the large number of appointees to which this scenario will apply, a more comprehensive process is needed.

Section 6 addresses this issue by stating that any board or commission member that is in the middle of their term and was appointed or recommended for appointment by a Councilmember is not disqualified for residency if the change in Councilmanic districts resulted in their residence being in a different district. However, this safe harbor shall apply only until October 1, 2027. Between the start of the new Council term and the October 1 deadline, the Council and Administration will work together to resolve residency issues with the membership of each board and commission. After the October 1 deadline, any board or commission member that must be a resident of a particular council district must reside in that district or they are considered disqualified as a member of their board or commission.

With the affirmative vote of a majority of the County Council, Bill 94-26 will take effect December 7, 2026.

Executive Summary

This bill adjusts board membership, appointment provisions, and quorum requirements as necessary to reflect the increase in County Council members and districts from seven to nine. It seeks to maintain a consistent “balance of power” as currently exists between appointments made in the County Executive’s discretion, and those controlled by County Council members or districts. The bill addresses sixteen Boards, Commissions, Committees, Advisory Councils, Panels, and Authorities.

Prepared by: Executive Office

Brad Kroner | **Fiscal Note** | October 5, 2026
First Consideration

Bill 95-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Council Action Modernization and Procedural Efficiency Act

Bill 95-26 modernizes the County contract procurement process by increasing the contract expenditure and term thresholds that require Council approval, in accordance with Section 715 of the County Charter. The bill also increases the threshold value above which certain personal property is required to be sold in an open market or by contract and generally relates to the approval of contracts. See Exhibit A.

Section 715 of the Baltimore County Charter has for decades required Council approval for service contracts exceeding $25,000 in value per year or exceeding two years in duration, or such amount or term as may be set by legislative act of the County Council. Even as the cost of services has increased, the Charter-imposed threshold has not been increased to keep pace with modern prices. A majority of service contracts currently executed by the County have terms in excess of two years. Due to the volume of routine contracts that exceed the thresholds stated in Section 715, significant time is required of both the Executive and Legislative Branches to prepare and approve contracts. According to the Administration, the execution of essential and time-sensitive contracts may be delayed due to approval requirements. The bill is intended to increase the threshold, modernize operations, and find efficiencies in the County's procurement process.

Bill 95-26 first amends the purpose of the purchasing title in the Finance article of the County Code to include updating the provisions in Section 715 of the Charter as a purpose. The bill then amends specific thresholds for Council approval.

The contract value threshold under which auction bids may be used as a method of commodity procurement is increased from $25,000 to $150,000. In addition, the thresholds for Council approval of contracts for services are increased from a term exceeding 2 years or expenditures exceeding $25,000 per year to a term exceeding 3 years or expenditures exceeding $150,000 per year.

The bill also eliminates the existing provisions requiring Council approval specifically for certain deferred or financed purchases and leases or lease-purchases of commodities. The Administration advised that most, if not all, such contracts are expected to require Council approval under the bill's new thresholds based on contract term or annual expenditure.

Next, the bill increases the amount under which the County Purchasing Agent (defined as the Director of the Office of Budget and Finance) may sell obsolete or unusable personal property of the County in an open market sale from $25,000 to $100,000. The bill also increases the value range that triggers a requirement for the Purchasing Agent to solicit at least three informal bids for the personal property from $5,001 - $25,000 to $25,000 - $100,000. Accordingly, the bill increases the value threshold beyond which such personal property must be sold by formal written contract to the highest responsive and responsible bidder from $25,000 to $100,000.

Last, the bill authorizes the purchase of commodities and services with an estimated cost of more than $25,000 to be purchased by methods that are in accordance with Article IX of the Charter, rather than only by formal, written contract from the lowest responsive and responsible bidder as determined by the Purchasing Agent, after public notice inviting proposals. The Administration advised that these methods include requests for proposals, sole source procurements, and cooperative purchasing agreements, as applicable.

With the affirmative vote of five members of the County Council, Bill 95-26 will take effect December 7, 2026.

Executive Summary

Section 715 of the County Charter provides that certain contracts be approved by the County Council prior to being executed. Specifically, the Charter requires Council approval for service contracts in excess of two years or involving the expenditure of more than $25,000 per year. These thresholds were set decades ago and have not been recently changed. The County is now a $5 billion enterprise, and the monetary value of $25,000 has declined significantly.

Accordingly, the Administration is requesting support for legislation to raise the threshold to three years or $150,000, and other technical changes regarding procurement procedures generally. These parameters bring Baltimore County closer to peer jurisdictions and will promote more modern, efficient government.

Prepared by: Executive Office

Brad Kroner

Fiscal Note

October 5, 2026
First Consideration

Bill 96-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Real Property – Modernization of County Acquisition, Exchange, Conveyance, and Condemnation

Bill 96-26 amends various monetary thresholds and procedures related to County real property acquisitions, leases, exchanges, conveyances, and condemnations; updates the approval processes for real estate exchanges; and makes other changes to County real property and related procedures. See Exhibit A.

Under the State Express Powers Act (§ 10-312 of the Local Government Article of the Annotated Code of Maryland), a Charter County may provide for the acquisition by purchase, lease, condemnation, or otherwise of property required for public purposes in the county. In addition, a county may provide for the disposal of any real or leasehold county property, if the county property is no longer needed for public use.

Under this State enabling law, Section 715 of the County Charter authorizes the County to make "contracts of lease or contracts for services providing for the payment of funds at a time beyond the fiscal year in which the contracts are made." However, Section 715 goes on to state that "any contract must be approved by the county council before it is executed if the contract is: (1) for the purchase of real or leasehold property where the purchase price of the property is in excess of $5,000 or such amount as may be set by legislative act of the county council; [or] (2) for the lease of real or leasehold property in excess of $25,000 in the aggregate or such amount as may be set by legislative act of the county council."

Several decades ago, the Council enacted County Code provisions as authorized under Section 715 of the Charter to set rules and procedure around the County acquisition of property. These Code provisions are found in Subtitle 1 of Title 9, Article 3 of the Code. However, the monetary thresholds in these Code provisions have not been updated to keep up with inflation or modern government operations.

Accordingly, Bill 96-26 updates several sections in Subtitle 1, of Title 9, Article 3. First, the bill raises the threshold for Council approval of the acquisition of real or leasehold property to a purchase price of $100,000 or an aggregate lease payment of $150,000. The $100,000 threshold also applies to exchanges of real or leasehold property (previously $25,000). Specifically, exchanges valued at $100,000 or less are subject to a 14-day Council review period, during which a Councilmember may call for a vote; exchanges valued above $100,000 require Council approval.

The bill also establishes a process for the release of an existing County easement when a substitute easement is conveyed to and accepted by the County. An appraisal is not required if the easements are of comparable size and zoning classification; for this purpose, a substitute easement that is at least 80% of the acreage of the existing easement is considered comparable in size. A proposed release is subject to a 14-day Council review period, during which a Councilmember may call for a vote.

Next, the bill updates the name of the county office that handles land valuation and acquisition from the now-defunct County Bureau of Land Acquisition to Real Estate Compliance. The bill also specifies that in most property acquisition or disposition transactions, the value of property or lease must be determined by Real Estate Compliance.

In addition, the bill raises the threshold for condemnation without Council approval from $5,000 to $25,000. For property valued at more than $25,000 but not more than $100,000, the proposed condemnation is subject to a 14-day Council review period, during which a Councilmember may call for a vote; proposed condemnations valued above $100,000 require Council approval.

The bill also updates several publication provisions related to the acquisition or disposition of property to be in compliance with State law and modifies publication requirements related to County franchises, including allowing notice to be published on the County’s website for three successive weeks rather than in two newspapers and eliminating the publication requirement for franchise renewals and non-substantive or administrative amendments. Throughout the bill, references regarding the County official or entity responsible for certain administrative actions in response to objections to the acquisition or disposition of property are updated from the County Administrative Officer to the Office of Administrative Hearings, to reflect the current procedure.

Bill 96-26 also raises the value thresholds for certain procedures beyond Council approval. Specifically, the threshold for the County to convey property without multiple independent appraisals is raised from $25,000 to $100,000. At or below this threshold, one appraisal may be utilized, which may be an internal appraisal completed by Real Estate Compliance appraisal staff. For property valued above $100,000, the average value of two independent appraisals must be utilized.

The bill also establishes exceptions from certain procedures for transactions involving governmental entities, public service companies, and specified nonprofit or civic organizations, including certain leases of County property to such entities.

With the affirmative vote of five members of the County Council, Bill 96-26 will take effect December 7, 2026.

Executive Summary

Modernization of County Acquisition, Exchange, Conveyance, and Condemnation

- Permits the acquisition of real property where the purchase price is $100,000 or less without County Council approval. The threshold is being raised from $5,000 as set forth in Sec. 715 of the Charter, which allows for an increased amount set by legislative act of the County Council. No other county in Maryland requires County Council approval of acquisitions of real property above a certain dollar amount, except for Harford County, where the threshold is $100,000 but Council approval is only required if the purchase price exceeds the higher of two appraisals.

- Permits the County to lease real property (i.e., as a tenant) without County Council approval if the aggregate amount of rental payments under the term of the lease is $150,000 or less. The threshold is being raised from $25,000 as set forth in Sec. 715 of the Charter, which allows for an increased amount set by legislative act of the County Council.

- Allows the exchange of real property valued at $100,000 or less via a 14-Day Letter.

- Allows the County to utilize an internal appraisal when selling property that is valued at $100,000 or less, and requires the average value of two independent appraisals to be used when the value is more than $100,000.

- Allows the County to lease property (i.e., as a landlord) to other governmental agencies, nonprofits, civic organizations, etc. without requiring payment of market rent or other technical lease requirements.

- Raises the dollar threshold for filing condemnation proceedings without express County Council approval from $25,000 to $100,000 (property valued at $25k-$100k can be approved via a 14-Day Letter).

- Other technical updates as recommended by the Office of Law.

Prepared by: Executive Office

Brad Kroner

Fiscal Note

October 5, 2026
First Consideration

Bill 97-26 **Council District(s) _All_**

Mr. Ertel (By Req.)

Executive Office

Gifts and Grants – Procedure for Acceptance by the County

Bill 97-26 updates the amounts for the acceptance of certain cash gifts for governmental purposes. The bill also authorizes the Administrative Office to accept gifts and grants for governmental purposes under certain circumstances. See Exhibit A.

From time to time, Baltimore County receives gifts from members of the public to support governmental purposes, accepted through resolutions passed by the County Council. The Administration regularly receives grants for governmental purposes, in excess of funds identified in the current expense budget, which require legislative bills to accept supplemental appropriations to the budget. Such grants have historically been non-controversial and are regularly approved. The Administration advised that the current process for accepting supplemental grants may prolong acceptance and delay implementation.

Bill 97-26 increases from $5,000 to $25,000 the threshold applicable to certain monetary gifts for governmental purposes. The bill also establishes a process for the acceptance of certain supplemental operating grants for which an appropriation already exists in the current County expense budget.

Under the process established by the bill, the office or department receiving notice of supplemental grant funds must submit a summary of the grant to the County Administrative Officer, who must forward the summary, with a recommendation to the County Council, Council Secretary, and County Auditor. The supplemental grant is considered approved unless, within 14 days, a Councilmember requests in writing to the County Administrative Officer and Council Secretary that the grant be presented to the Council for approval or disapproval at its next legislative meeting.

With the affirmative vote of five members of the County Council, Bill 97-26 will take effect December 7, 2026.

Executive Summary

The Administration is requesting support for legislation to modernize and streamline the County's process for accepting gifts and grants. Under current policy and practice, the County requires legislative action to accept gifts, such as donated equipment to an agency, and grants, such as a state or federal grant. Historically, these matters are noncontroversial and routine, approved without opposition. This legislation allows for such gifts and grants to be accepted via the County's 14-day letter process. Under this process, the Administration notifies the Council of the receipt of gifts and grants. If a Councilmember objects in writing to the County Administrative Officer, the item must be brought to a Council Session for approval or disapproval. If there is no objection, the gift or grant may be accepted.

Prepared by: Executive Office

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

Office of Information Technology

Telecommunication Services

The Administration is requesting approval of a contract with Mobile Communications America, Inc. to provide telecommunications services, including installation, maintenance, repair, and integration of enterprise Bi-Directional Amplifier (BDA) and Distributed Antenna Systems (DAS), that support both cellular and Public Safety Land Mobile Radio (LMR) communications. The contract commences upon Council approval, continues through May 3, 2028, and will renew automatically for three additional 1-year periods with the option to extend the initial term or any renewal term for an additional 180 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation totals $125,000 for the entire approximate 5-year and 1-month term. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation
County (1)	$ 125,000
State	--
Federal	--
Other	--
Total	$ 125,000 (2)

Notes

(1) General Fund Operating Budget and Capital Projects Fund (Enhanced Productivity Thru Technology Project).
(2) Office's estimate for the entire approximate 5-year and 1-month term.

Analysis

The contractor will furnish all labor, materials, tools, equipment, supervision, and necessary incidentals to provide private wireless services and related solutions to maintain in-building cellular and Public Safety radio coverage, including the delivery of new equipment, system design, radio frequency engineering, installation, system integration, and application support. The contractor will provide telecommunications services, including installation, maintenance, repair, and integration of enterprise BDA and DAS, that support both cellular and LMR communications used by the County's public safety and public works operations. The contractor will also provide a flexible and compliant mechanism to procure vendor-neutral telecommunications services that will work with all major carriers in addition to County public safety radios; rapid emergency response for outages and system failures; timely correction of code-related LMR coverage issues in multi-story buildings; continuity of first responder communications; and uninterrupted cellular access for emergency calls. The Office advised that Mobile Communications America, Inc. also offers specialized technical expertise in radio-frequency engineering, signal propagation, and public-safety-grade system design required to meet building and fire code standards.

The Office advised that similar services were previously addressed on an ad-hoc basis using available internal resources. The Office also advised that as operational needs have increased, relying solely on internal support is no longer sustainable or efficient. The Office further advised that establishing the contract would ensure access to a consistent, centralized support structure that provides specialized expertise and continuity required to maintain service quality and meet organizational demands.

The contract commences upon Council approval, continues through May 3, 2028, and will renew automatically for three additional 1-year periods, with the option to extend the initial term or any renewal period for an additional 180 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 Office advised that estimated compensation totals $125,000 for the entire approximate 5-year and 1-month term. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract as a cooperative procurement of an existing competitively-bid Sourcewell (a State of Minnesota local government unit and service cooperative offering cooperative procurement solutions) 7-year agreement that was effective May 3, 2024. The Office advised that there is not an M/WBE participation requirement.

The County's financial system indicates that as of September 14, 2026, the County has one other contract with Mobile Communications America, Inc. for the procurement of batteries for use in Motorola pagers, portable radios, and Panasonic laptops.

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 requests approval of a Supplier Contract to utilize the Sourcewell cooperative purchasing contract RFP #020624 with Mobile Communications America, Inc. (MCA) for telecommunication services, including installation, maintenance, repair, and integration of enterprise Bi-Directional Amplifier (BDA) and Distributed Antenna Systems (DAS). MCA provides industry-compliant equipment and full-service support necessary to maintain in-building cellular and Public Safety radio coverage.

History - The County has long relied on in-building telecommunications enhancements to ensure adequate cellular and Public Safety Land Mobile Radio (LMR) communications. Previous systems only supported one cellular carrier. Previous installations have created coverage limitations across multiple carrier networks, reinforcing the need for vendor-agnostic, carrier-neutral solutions. The County also evaluated the need to include all required cabling, fixtures, and components in future work to ensure complete and code-compliant systems.

Additionally, the County does not currently have an on-call contract for servicing in-building radio and cellular communication systems, resulting in delays when work must be procured on an ad hoc basis. This need, combined with anticipated future facility growth and system aging, supports the establishment of a readily available, specialized telecommunications vendor.

Purpose - The Sourcewell contract with MCA provides a flexible and compliant mechanism to procure vendor-neutral telecommunications services, including design, testing, installation, maintenance, and repair of BDA and DAS systems that support both cellular and LMR communications. MCA offers specialized technical expertise in RF engineering, signal propagation, and public-safety-grade system design required to meet building and fire code standards. Technology proposed in this contractor will work with all major carriers in addition to County public safety radios.

The contract ensures availability of a qualified vendor capable of rapid emergency response for outages and system failures; timely correction of code-related LMR coverage issues; maintaining continuity of first responder communications; and supporting uninterrupted cellular access for emergency calls.

Although no emergent failures currently exist, in-building telecommunications systems naturally degrade and will eventually require corrective action. Establishing this contract allows the County to respond quickly to unplanned failures and maintain uninterrupted critical communications.

Leveraging an existing, competitively solicited cooperative agreement reduces procurement time, ensures compliance, and provides access to pre-negotiated and competitively bid pricing.

Fiscal Impact - The agreement will be effective from the date of County Council approval through May 3, 2028 with three (3) one-year renewal options. Funds will be encumbered by Purchase Orders as needed, and shall not exceed the sum of the County Council approved appropriation during the entire term, including renewals thereof. All work performed through these Agreements will be requested and overseen by the Office of Information Technology.

Prepared by: Office of Information Technology

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

Fire Department

Thermal Imaging Training Services

The Administration is requesting approval of a contract with Insight Training, LLC to provide thermal imaging training services. The Department advised that the contract is being updated to provide that it commences upon Council approval and continues through October 1, 2027. Compensation may not exceed $40,000 for the entire approximate 1-year term. See Exhibit A.

Fiscal Summary

Funding Source	Maximum Compensation	Notes
County [1]	$ 4,000	[1] County matching funds (Local Share contingency funds previously appropriated to the Assistance to Firefighters grant program).
State	--	
Federal [2]	36,000	[2] U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) funds (Assistance to Firefighters grant).
Other	--	
Total	$ 40,000 [3]	[3] For the entire approximate 1-year term.

Analysis

The contractor will provide thermal imaging training services during two phases. Specifically, during phase one, the contractor will provide two 4-hour thermal imaging training sessions per day over the course of five consecutive days that may accommodate up to 40 students each session; the contractor will repeat the schedule the following week for an additional 5 days. During phase two, the contractor will provide three 8-hour in-depth thermal imaging training sessions, including live fire demonstrations, that may accommodate up to 20 students per session. The Department advised that the trainings are delivered by thermography-certified instructors and follow a credentialed curriculum, with topics including fundamentals of heat transfer, types of thermal imaging cameras, and thermal imaging best practices and limitations. The Department also advised that the training will enable firefighters to make quicker fireground decision-making (e.g., victim location, fire behavior interpretation, and hazard identification).

The Department advised that the contract is being updated to provide that it commences upon Council approval and continues through October 1, 2027. Compensation may not exceed $40,000 for the entire approximate 1-year term. The County may terminate the agreement by providing prior written notice. The Department advised that the training is scheduled for December 1-17, 2026.

The County awarded the contract as a noncompetitive 902(f) award due to the proprietary nature of the training. 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

CONT-FIR-2026-2496
Fire Department
Insight LLC/Thermal Imaging Training
GR1385 Assistance to Fire fighters Grant (EMW-2024-FG-01401)
Budget: 200-CC160000-GR1385-SC51000

Baltimore County Fire Department is requesting a contract with Insight, LLC for the purposes of providing thermal imaging training through the Assistance to Firefighters Grant (AFG).

The tactical thermal imaging training program that Insight LLC provides is proprietary and is a uniquely developed, credentialed and peer reviewed curriculum which is protected under US copyright laws and is not available through any other vendor. This program incorporates specific methodology, instructions frameworks and performance standards exclusive to Insight LLC. This training opportunity is delivered by level 1 thermography certified instructors and has a curriculum credentialed by Western Kentucky University and reviewed by peers at Kentucky Thermal Institute.

This request once approved will be effective from October 5, 2026 through the end of the grant funding October 1, 2027. In no event shall the total compensation paid to the Contractor exceed $40,000, during the entire term of the agreement. Funds will be encumbered through the AFG funding 200-CC160000-GR1385-SC51000.

The training will allow BCoFD to make quicker fireground decision-making, including victim location, fire behavior interpretation and hazard identification.

Prepared by: Fire Department

FM-5 (4 Contracts) **Council District(s) __All_**

Department of Environmental Protection and Sustainability

Rural Reforestation Services

The Administration is requesting approval of four contracts, with Wright Environmental & Land Services, LLC, Strickland Services, LLC, Lorenz, Inc., and Empire Landscape, LLC, to provide on-call rural reforestation services throughout the County. Each contract commences upon Council approval, continues for 3 years, and will renew automatically for two additional 1-year periods for planting and maintenance, and then for one additional 3-year period for maintenance only if required. The County may extend the agreements at the end of the initial term or any renewal term an additional 180 days. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that $900,000 is appropriated in FY 2027 for rural reforestation services, including $500,000 in Metropolitan District Funds and $400,000 in the Stormwater-Sustainability capital project. The Department advised that estimated compensation for all contractors combined totals $6,750,000 for the entire 8-year and 6-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Combined Total Compensation		Notes
County (1)	$ 6,750,000		(1) Capital Projects Fund (Waterway Improvement Bonds, Metropolitan District Funds, and Forest Conservation Fee-In-Lieu Funds).
State	--		(2) Department's estimate for the entire 8-year and 6-month term.
Federal	--		
Other	--		
Total	$ 6,750,000	(2)	

Analysis

The contractors will provide on-call rural reforestation services for projects required under the County's Phase II Watershed Implementation Plan (WIP), the Chesapeake Bay Watershed TMDL Plan, and the Maryland Forest Conservation Act (FCA). Services include site preparation (including weed and vegetation management), tree planting (furnishing and installing trees and tree protection barriers), and site and tree maintenance (guarantee of 90% survival rate at the end of the first growing season and following a period of three years after trees are planted and inspected) for rural reforestation sites throughout the County. The Department advised that the County's rural reforestation goal is 60 acres per year. The Department also advised that it plans to increase the number of acres reforested each year, alongside other Maryland jurisdictions, in order to achieve the State of Maryland's goal of planting 5 million trees by the end of 2031.

The contracts provide that the contractors are not guaranteed any minimum amount of work. The Department advised that work generally will be assigned on a project-by-project basis, based on price and/or which contractor is most timely/efficiently able to meet the Department's needs. Hourly rates range from $34 to $100, depending on the contractor and skill level. Markup costs for plants, trees, planting materials (e.g., stakes, deer protective coverings) and herbicides range from 9% to 85%, depending on the contractor. Equipment costs range from $0.50 to $205 per hour and from $70 to $650 per day, depending on the contractor and the type of equipment (e.g., tractor, water truck, mower).

Each contract commences upon Council approval, continues for 3 years, and will renew automatically for two additional 1-year periods for planting and maintenance, and then for one additional 3-year period for maintenance only if required. The County may extend the agreements at the end of the initial term or any renewal term an additional 180 days on the same terms and conditions, unless the County provides notice of non-renewal. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation for all contractors combined totals $6,750,000 for the entire 8-year and 6-month term, including the renewal and extension periods.

Prior to the commencement of the second and third years of the initial term and 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 the lowest responsive and responsible bids from seven bids received. (The Department advised that one bid was disqualified because its proposed M/WBE plan was not approved; the proposed subcontractor's NAICS codes did not correspond with its MDOT certification.) The bid solicitation established a 25% M/WBE participation requirement; one contractor (Lorenz) proposed and received approval for 30% participation, which therefore became its contractual requirement.

On October 4, 2021, the Council approved similar 8-year and 3-month contracts, with Environmental Quality Resources, LLC, Wright Environmental & Land Services, LLC, and Empire Landscape, LLC, with combined compensation not to exceed $8,650,000 for the entire 8-year and 3-month term. The County's financial system indicates that as of September 11, 2026, the County has expended $1,660,586 under these contracts: $1,201,110 to Wright Environmental & Land Services, LLC, $459,476 to Empire Landscape, LLC, and $0 to Environmental Quality Resources, LLC, respectively. The Department advised that Environmental Quality Resources, LLC was not utilized because its pricing was consistently higher than the other on-call contractors.

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

Rural Reforestation Services, Term Contract

Four vendors have been selected for the Rural Reforestation Services, Wright Environmental & Land Services, LLC, Empire Landscape, LLC, Lorenz Lawn and Landscape, Inc., and Strickland Services, LLC. Baltimore County Department of Environmental Protection and Sustainability (EPS) has had two on-call contracts with Wright Environmental (M.A. #2774 and M.A. #4758) since 2014 and one with Empire Landscape since (M.A. #4758) since 2021 to provide rural reforestation services for the application of the County's Phase II Watershed Implementation Plan (WIP) and Maryland's Forest Conservation Act (FCA).

To date on-call contractors have planted more than 450 acres of rural reforestations for EPS. Reforestation projects include site preparation, tree planting, and site and tree maintenance for rural reforestation sites throughout the County. Projects will be funded by both the Maryland FCA and by EPS's capital fund.

The Contractors and EPS will consult together on a project-by-project basis on the Scope of Work for the Contractor's duties. EPS will provide prepared planting plans including the locations of specific planting projects, site preparation, the estimated number of trees, tree species and spacing, tree shelter types, and maintenance requirements. The Contractor will submit a written proposal for each project. At the completion of each planting, the Contractor will provide EPS with a summary report, photographs where appropriate, and a yearly inspection report detailing tree survival and maintenance performed.

Wright Environmental & Land Services, LLC, Empire Landscape, LLC, Lorenz Lawn and Landscape, Inc., and Strickland Services, LLC. were the vendors selected for this contract through a competitive bid. The contractors will not be compensated more than appropriated by the County Council.

Prepared by: Department of Environmental Protection and Sustainability

MB-3 (Res. 32-26) **Council District(s) _5_**

Mr. Ertel (By Req.)

Department of Public Works and Transportation

Extension of Sanitary Sewer System – Parkville Area

Resolution 32-26 approves an extension of the County's sanitary sewer system to 6 properties on Burton Avenue in the Parkville area. See Exhibit A.

Fiscal Summary

Funding Source	Construction Cost	Notes
County (1)	$ 274,269	(1) Capital Projects Fund – Metropolitan District.
State	--	(2) Property owners' responsibility.
Federal	--	
Other (2)	317,276	
Total	$ 591,545	

Analysis

Section 20-1-119 of the Baltimore County Code authorizes the extension of the water and sewer system to serve existing housing units without meeting the normal requirement of the Metropolitan District Act that the project be self-supporting; however, the extension must be deemed necessary for the protection of public health. Such an extension is conditioned upon the holding of a public hearing at which the Department of Public Works and Transportation (DPWT) must notify the affected property owner(s) of all project costs, and the subsequent approval by the County Council via a resolution. DPWT advised that the hearing for the proposed extension was held on September 10, 2026.

According to DPWT and the Department of Environmental Protection and Sustainability, in 2023, the County determined that a health problem exists in the area of Burton Avenue in the Parkville area; the extension of the sanitary sewer system will alleviate problems related to existing septic systems.

The project consists of installing approximately 309 linear feet of 2-inch PVC low-pressure sewer pipe, 1 flushing connection, 1 gravity manhole, 6 grinder pumps, and 6 alarm panels. DPWT advised that the project also consists of installing approximately 127 linear feet of 1.5-inch PVC low-pressure sewer pipe as part of the individual connections to the properties, not to the sewer main, and are included in individual connection costs for the property owners.

Information provided by the Office of Budget and Finance for the FY 2027 budget season noted funding earmarked for the project totaling $621,734. Construction costs for the project total $591,545. Based on DPWT's cost-allocation methodology, the Metropolitan District will fund $274,269, including a $43,137 construction cost allowance associated with 41 feet of the sewer alignment along 9512 Burton Avenue, which is already connected to public sewer, and 10 feet associated with an unbuildable parcel adjacent to 9501 Burton Avenue. The remaining project deficit is shared equally between the Metropolitan District and the 6 property owners. DPWT advised that it applies the same standards and considerations in determining the scope and design of health extensions as it applies to other sewer extensions. Accordingly, the 6 property owners will pay the remaining $317,276 balance (along with $5,250 ($875 per property) in system connection charges not factored into the construction cost) through front-foot assessment and associated construction loan charges over a 40-year period.

DPWT advised that it plans to request that the Council consider up to 3 additional County sewer health projects on FY 2027 legislative agendas.

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

Executive Summary

The Department of Public Works and Transportation seeks approval of funds to construct the Burton Avenue Sewer Extension (“Sewer Extension). This is a health-initiated project under §20-1-119 of the County Code requiring County Council approval.

The proposed Burton Avenue Sewer Extension – Health in the Parkville area in the Fifteenth Election District and the Fifth Council District of Baltimore County serves six (6) improved properties.

The construction cost is $591,544.85 of which the property owners will pay $317,275.80. Baltimore County will be responsible for $274,269.05.

Bids for this project were opened on July 23rd, 2026. The project construction is expected to take 95 working days to complete after Notice to Proceed is issued.

Prepared by: Department of Public Works and Transportation

Terry Hickey **Fiscal Note** October 5, 2026

MB-4 (Res. 33-26) PILOT **Council District(s)_6_**

Mr. Ertel (By Req.)

Department of Housing and Community Development

Authorize Payment in Lieu of Property Taxes (PILOT) – Ridgedale 9 LLC

Resolution 33-26 authorizes the County to enter into a 20-year agreement with Ridgedale 9 LLC for stipulated payments-in-lieu of real property taxes (PILOT) in order to provide financial assistance to support the affordability restrictions for 40 townhome units located at 7500 Philadelphia Road in Rosedale. Of the 40 new townhome units, 12 units will be reserved for households earning up to 30% of the Area Median Income (AMI) (e.g., up to $32,160 for a family of two and $40,200 for a family of four), and the remaining 28 units will be reserved for households earning up to 60% of the AMI (e.g., up to $64,320 for a family of two and $80,400 for a family of four). The PILOT agreement shall be effective July 1, 2027. See Exhibit A.

Fiscal Summary

Funding Source	Property Tax Reduction		Notes
County	$ 613,476	(1)	(1) Estimated net present value of property tax loss over the 20-year term of the PILOT agreement.
State	--		* The Council previously approved a $7.0 million Housing Opportunities Fund loan for the project, of which $2.6 million originated from federal ARPA funding
Federal	--		
Other	--		
Total *	$ 613,476		

Analysis

The Department advised that Ridgedale 9 LLC (the Future Owner) will acquire property located at 7500 Philadelphia Road from current owner Philadelphia Road Residential, LLC. The Department further advised that the Future Owner plans to construct 40 new affordable townhomes and a community building on the property, along with 80 multi-family senior-restricted units that are not included in this PILOT agreement. The Department anticipates that the acquisition will take place in November 2026, and advised that site work commenced in August 2026, with vertical construction expected to begin in late October. The Department advised that of the 40 townhome units, 12 units will be reserved for households earning up to 30% of the Area Median Income (AMI) (e.g., up to $32,160 for a family of two and $40,200 for a family of four), and the remaining 28 units will be reserved for households earning up to 60% of the AMI (e.g., up to $64,320 for a family of two and $80,400 for a family of four). The Department further advised that 4 of the units will be designated to accommodate households with accessibility needs and will adhere to Uniform Federal Accessibility Standards (UFAS), and an additional 8 units will be reserved for persons with disabilities and populations with special needs, with ongoing referrals coordinated through collaboration between Baltimore County's Center for Independent Living (CIL), the Image Center, the Maryland Department of Disabilities (MDOD), and Baltimore County's DHCD – Office of Housing. The Department anticipates that construction will take approximately 12 months.

Resolution 33-26 authorizes the County to enter into a 20-year PILOT agreement (effective July 1, 2027) with Ridgedale 9 LLC, with payments-in-lieu of taxes in the amount of $300 per unit in the first year, and then increasing 3% per year in each subsequent year. The PILOT agreement will reduce County real property tax revenue for the earlier of 20 years or as long as the developer continues to maintain the affordability restrictions. 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 will total $12,000 ($300 per unit for 40 units). Estimated PILOT-generated revenue is $40,903 less than the estimated County property tax revenue amount in the first year. PILOT-generated revenue is estimated to be a net present value amount of $613,476 less than the County property tax amount over 20 years (assuming the developer's estimated assessed value of the property of $4,809,340, which is based on Net Operating Income before taxes at a 9.5% capitalization rate; the property value increases by 2% each year; and the present-value discount rate equals 5% per year). Should the property no longer maintain its affordability restrictions, Ridgedale 9 LLC will be liable for all foregone County property taxes.

The Department advised that project costs for the 40 new townhome units are expected to total $24.4 million and will be financed as follows:

9% Low Income Housing Tax Credit Equity	$ 8,880,000
Baltimore County Housing Opportunity Fund Loan	7,000,000
Freddie Mac Private Loan	5,750,000
FHLB/Sponsor Loan	1,250,000
Developer Equity and Deferred Developer Fee	900,000
Seller Take Back	400,000
BGE Rebate	180,000
Total	$ 24,360,000

The Department advised that these housing units will fulfill a critical need for Baltimore County families and that all 40 new affordable townhome units 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.

Ridgedale 9 LLC is an affiliate of Enterprise Community Development. The Department advised that between December 1996 and August 2018, the Council authorized 11 PILOT agreements with other affiliates of Enterprise Community Development to provide financial assistance to support similar affordable housing projects. The Department further advised that all of these entities are in compliance with the terms of their respective PILOT agreements.

On August 1, 2022, the Council approved the review of a proposed Planned Unit Development (Resolution 27-22) for a project known as Ridgedale, to include up to 40 townhomes and up to 80 senior-restricted apartments. In January 2023, the Council approved a $5 million, 40-year loan through the 7-day notification process for construction costs related to this project. Then in August

2026, the Council approved an amendment to the original loan, increasing the loan amount to $7 million and changing the funding source from the Economic Development Revolving Financing Fund to the Housing Opportunities Fund, of which $2.6 million originated from ARPA funding.

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

Executive Summary

The Developer (Enterprise Community Development) of a new construction 120-unit affordable housing community named Ridgedale is requesting financial assistance from the County in the form of a Payment in Lieu of Taxes ("PILOT") Agreement.

Located at 7500 Philadelphia Road, Rosedale, MD 21237, the project is configured with forty (40) townhomes surrounding a multifamily building containing eighty (80) senior-restricted apartments. Ridgedale is the first planned, affordable, intergenerational housing site in Baltimore County. It will help the County achieve the broad policy goal of creating new high-quality affordable housing units to serve the needs of a variety of Baltimore County residents. Furthermore, the forty townhome units will help the County meet its Hard Unit goals under the Voluntary Compliance Agreement (VCA). Among those units will be twelve (12) reserved for families with incomes at or below 30% of AMI and four (4) Accessible Units, helping the County address these difficult to achieve Hard Unit subcategories.

The project will be particularly helpful in serving those with accessibility needs. The four Accessible Units referenced above will be fully compliant with the Uniform Federal Accessibility Standards (UFAS), serving households in need of wheelchair accessible units. Eight (8) units will be reserved for persons with disabilities and populations with special needs, with ongoing referrals coordinated through collaboration between Baltimore County's Center for Independent Living (CIL), the Image Center, the Maryland Department of Disabilities (MDOD), and Baltimore County's DHCD- Office of Housing.

The project has received an award of both 9% and 4% federal Low-Income Housing Tax Credits ("LIHTC") awards from the Maryland Department of Housing and Community Development. The 9% credits will be applied to 40 townhome units which will serve families earning 30%-60% or less of the Area Median Income ("AMI"), while the 4% credits will be applied an 80-unit multifamily building which will serve older adults earning 80% or less of AMI.

At this time, the Developer is seeking a PILOT only as it relates to the 40 townhome units (9% LIHTC). The requested PILOT would set payments equal to $300 per unit in year 1, escalating 3% per year in years 2-20. However, if the property is transferred or sold (subject to the terms of the Loan Agreement and Declaration of Covenants), the tax payment would increase by four percent (4%) annually.

Prepared by: Department of Housing and Community Development

MB-5 (Res. 34-26) **Council District(s) _5_**

Mr. Marks

Request for Dedication of Campbell Boulevard Honoring Robert Joseph Romadka, Sr.

Resolution 34-26 requests that the Administration dedicate Campbell Boulevard in honor of Robert Joseph Romadka, Sr. upon completion of the extension to Philadelphia Road.

Robert Joseph Romadka, Sr. was a "Lion of the East Side" of Baltimore County and exemplified the values of education, hard work, and service to his community. He was a founding partner of Romadka & Gontrum, a founding member of the Chesapeake Gateway Chamber of Commerce, and one of the founders of the Essex Community Development Corporation. He was a life-long supporter of Eastern Baltimore County institutions such as MedStar Franklin Square Medical Center and the Community College of Baltimore County – the latter of which renamed the College Community Center at the Essex campus to the Robert and Eleanor Romadka College Center. Robert Joseph Romadka, Sr. passed away on March 23, 2026. He is remembered by his wife Eleanor, their four children, and his grandchildren and great-grandchildren.

Recognizing the growing need, the County is working to connect several Eastern Baltimore County communities by extending Campbell Boulevard at the heart of the Nottingham to White Marsh Boulevard and Philadelphia Road. Accordingly, the Council finds that the dedication of this new connection of several Eastern Baltimore County communities is a fitting way to honor the life and service of Robert J. Romadka, Sr.

Resolution 34-26 shall take effect from the date of its passage by the County Council.