

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

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

- A. MOMENT OF SILENT MEDITATION
PLEDGE OF ALLEGIANCE TO THE FLAG**
- B. APPROVAL OF JOURNAL** – Meeting of September 2, 2025
- C. ENROLLMENT OF BILLS** – Bills 43-25, 44-25, 45-25, 48-25, 49-25 & 50-25
- D. INTRODUCTION OF BILLS**
Bill 67-25 – Mr. Young – Zoning Regulations – Uses Permitted in the Office Building Residential (OR-1) Zone
- E. CALL OF BILLS FOR FINAL READING AND VOTE**
Bill 51-25 – Mr. Ertel(By Req.) – CEB – Victim Witness Unit Services
Bill 52-25 – Councilmembers Patoka & Marks – Historical and Architectural Preservation – Issuance of Demolition Permit
Bill 53-25 – Mr. Marks – Maryland Model Floodplain Ordinance – Bill 6-24
Bill 54-25 – Mr. Marks – Correction of Zoning Map – Notice by Councilmember
Bill 55-25 – Mr. Ertel – Revision of Councilmanic Districts
- F. APPROVAL OF FISCAL MATTERS/CONTRACTS**
1. Amendment to Contract – Johnson Controls, Inc. – Digital control of HVAC systems/preventative maintenance
2. Contract – Easter’s Lock & Access Systems, Inc. – Preventative door maintenance services and inspections
3. Contract – Contractor Compliance and Monitoring, Inc. – Prevailing wage requirements – Advisory services
4. Contracts – (2) – Automobile rental services – Liability Claims Management Unit
- G. MISCELLANEOUS BUSINESS**
1. Res. 42-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) – Melvin Park Owner LP
2. Res. 43-25 – Mr. Ertel(By Req.) – Approval of loan – Turner Station Preservation, LLC
3. Res. 44-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) – Turner Station Preservation LLC
4. Res. 45-25 – Mr. Ertel – Amending the Towson Commercial Revitalization District
5. Res. 46-25 – Mr. Patoka - Designation of Pikesville as a Sustainable Community
6. Approval – Mr. Ertel(By Req.) – (5) – Qualified Individuals – Supervisor of Assessments

**BALTIMORE COUNTY COUNCIL
NOTES TO THE AGENDA
LEGISLATIVE SESSION 2025**

*Issued: September 4, 2025
Reissued: September 9, 2025
Work Session: September 9, 2025
Legislative Day No. 15 : September 15, 2025*

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



OFFICE OF THE COUNTY AUDITOR

BALTIMORE COUNTY COUNCIL

September 15, 2025

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* Note included in reissued package.

** Revised note included in reissued package.

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APPENDIX

None

**AGENDA
BALTIMORE COUNTY COUNCIL
LEGISLATIVE SESSION 2025, LEGISLATIVE DAY NO. 15
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CALL OF BILLS FOR FINAL READING AND VOTE

SCOTT SHELLENBERGER, STATE'S ATTORNEY

- 1 Bill 51-25 – Mr. Ertel(By Req.) – CEB – Victim Witness Unit Services

COUNCIL

- 4 Bill 52-25 – Cnclmbrs. Patoka & Marks – Historical and Architectural Preservation – Issuance of Demolition Permit
6 Bill 53-24 – Mr. Marks – Maryland Model Floodplain Ordinance – Bill 6-24
7 Bill 54-25 – Mr. Marks – Correction of Zoning Map – Notice by Councilmember
9 Bill 55-25 – Mr. Ertel – Revision of Councilmanic Districts

BILLS FOR FIRST CONSIDERATION

AMANDA WENSEL, EMS CAPTAIN, FIRE DEPARTMENT

- 11 Bill 56-25 – Mr. Ertel(By Req.) – CEB – Maryland Opioid Restitution Funding FY2026

CAPTAIN WILBERT BUCKINGHAM, POLICE DEPARTMENT

- 14 Bill 57-25 – Mr. Ertel(By Req.) – CEB – Cold Case Testing – Private Grant

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

- 17 Bill 58-25 – Mr. Ertel(By Req.) – CEB – AIDS Case Management

COUNCIL

- 20 Bill 59-25 – Mr. Patoka – Zoning Regulations – Exceptions to Residential Transition Areas
21 Bill 60-25 – Mr. Jones – Zoning Regulations – Uses Permitted in the Residential-Office (R-O) Zones
22 Bill 61-25 – Councilmembers Jones & Young – Revitalization Property Tax Credit
25 Bill 62-25 – Mr. Kach – Zoning Regulations – Hookah and Vapor Lounges – On-Site Security Personnel
26 Bill 63-25 – Mr. Kach – Zoning Regulations – C.C.C. Overlay Districts – Restrictions on First Story Apartments
28 Bill 64-25 – Mr. Marks – Metropolitan District – Wastewater User Charges
29 Bill 65-25 – Mr. Marks – Historical and Architectural Preservation – Appeals
31 Bill 66-25 – Mr. Marks – Landmarks Preservation Commission – Meetings and Hearings

APPROVAL OF FISCAL MATTERS/CONTRACTS

DEBRA SHINDLE, CHIEF, PROPERTY MANAGEMENT

- 33 1. Amendment to Contract – Johnson Controls, Inc. – Digital control of HVAC systems/preventative maintenance
38 2. Contract – Easter's Lock & Access Systems, Inc. – Preventative door maintenance services and inspections

KEVIN REED, DIRECTOR, OFFICE OF BUDGET & FINANCE

- 41 3. Contract – Contractor Compliance and Monitoring, Inc. – Prevailing wage requirements – Advisory services

JAMES BENJAMIN, COUNTY ATTORNEY, OFFICE OF LAW

- 45 4. Contracts – (2) – Automobile rental services – Liability Claims Management Unit

MISCELLANEOUS BUSINESS

JOEL BELLER, DEPUTY CHIEF OF POLICY AND STRATEGIC INITIATIVE

- 49 1. Res. 42-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) –
Melvin Park Owner LP
- 53 2. Res. 43-25 – Mr. Ertel(By Req.) – Approval of loan – Turner Station Preservation, LLC
- 53 3. Res. 44-25 – Mr. Ertel(By Req.) – Authorize payment in lieu of property taxes (PILOT) –
Turner Station Preservation LLC

COUNCIL

- 59 4. Res. 45-25 – Mr. Ertel – Amending the Towson Commercial Revitalization District
- 61 5. Res. 46-25 – Mr. Patoka - Designation of Pikesville as a Sustainable Community
- 6. Approval – Mr. Ertel(By Req.) – (5) – Qualified Individuals – Supervisor of Assessments

Bill 51-25 (Supplemental Appropriation)**Council District(s) All**

Mr. Ertel (By Req.)

State's Attorney's Office

Victim Witness Unit Services

The Administration is requesting a supplemental appropriation of federal funds totaling \$49,404 to the Victim Witness Unit Services Gifts and Grants Fund program to increase the amount appropriated to the actual amount of the grant award. The funds will be used for the salary and benefits of one full-time Victim Witness Advocate to provide assistance to victims and witnesses in District Court cases. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State	--	--	--
Federal ⁽¹⁾	\$ 49,404	\$ 133,972	\$ 183,376
Other	--	--	--
Total	<u>\$ 49,404</u>	<u>\$ 133,972</u>	<u>\$ 183,376</u>

⁽¹⁾ U.S. Department of Justice, Office for Victims of Crime funds passed through the Governor's Office of Crime Control and Prevention. No County matching funds are required.

Analysis

The State's Attorney's Office operates a Victim Witness Assistance Unit which strives to enhance prosecution by offering personal attention and support to all crime victims and witnesses in order to promote a positive experience within the criminal justice system.

The Office advised that the proposed supplemental appropriation will be used toward the salary and fringe benefits of one new full-time (35 hours-per-week) Victim Witness Advocate (paralegal), who will provide assistance to victims and witnesses in District Court cases; services include providing court updates, assisting with the court process, arranging transportation to court, and requesting court interpreters. The Office further advised that four similar existing positions provide these services to Circuit Court victims and witnesses.

The FY 2026 Adopted Operating Budget included a \$133,972 appropriation to the Victim Witness Unit Services Program based on the estimated amount of the grant award at the time the Office submitted its budget request to the Office of Budget and Finance. Accordingly, this bill appropriates the additional \$49,404 to the program, increasing the total appropriation to the actual \$183,376 grant award. The grant period is July 1, 2025 to June 30, 2026. The Office advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 51-25 will take effect September 28, 2025.

Executive Summary

The Baltimore County State's Attorney's Office Victim Witness Unit was established in 1977. The Victim Witness Unit strives to enhance prosecution by offering personal attention and support to all crime victims and witnesses, in order to promote a positive experience within the criminal justice system.

Since 1992 our office has received funding through the Victims of Crime Act Grant (VOCA/VOCG). Our District Court handles roughly 25, 000 cases each year and a victim is associated with most cases. Currently our office has four Circuit Court Advocates but does not have a Victim Witness Advocate for our District Court cases. Even though the cases in District Court are misdemeanors many are domestic violence related and serious traffic cases that resulted in serious injury or death. These cases deserve the same attention we are providing to our Circuit Court victims and witnesses.

For FY26 we requested funding in the VOCG application for a Victim Witness District Court Advocate. We were awarded funding for this position in addition to the continuation of the Victim Notification Specialist and Contractual Services bringing the total grant award to \$183,376.00. This position is equivalent to a SA Paralegal. Our starting salary is \$56,732. The award was for the entire salary and an additional \$5,572.00 for Fringe.

Our office had only budgeted \$133,972 for this grant for FY26. The additional funds will solely fund this new Victim Advocate (Paralegal) position. This will provide services needed to victims and witnesses in our District Court cases such as court accompaniment, court updates, explanations of the court process; arranging transportation to court and requesting court interpreters.

Prepared by: State's Attorney's Office

Councilmembers Patoka & Marks

Historical and Architectural Preservation – Issuance of Demolition Permit

Bill 52-25 amends the circumstances under which a demolition permit may be issued for certain buildings or structures that may be subject to historical or architectural preservation in order to expand the circumstances under which the County is prohibited from issuing a demolition permit.

Currently, in order to erect, construct, repair, alter, remodel, remove, or demolish any structure in the County, the County's Building Engineer must issue a permit. Specifically, the application for such a permit requires, among other provisions, the plans and specifications showing the nature and character of the work to be done and the plans and specifications of the building or structure to be demolished.

However, if a property or structure is currently on, or has been nominated for inclusion on the Preliminary County Landmarks List, a demolition permit cannot be issued for the structure until it completes the process for inclusion on the Final Landmarks List. This process includes a public hearing before the Landmarks Preservation Commission, recommendation for inclusion by the Commission, review by the County Executive, and forwarding to the County Council for a public hearing to consider whether to include a property or structure on the Final Landmarks List.

Bill 52-25 enacts several procedural changes to this process. First, the bill expands the types of properties for which a demolition permit must be held until a nomination for preliminary or final landmark status has been undertaken and completed to any property or structure on: the Maryland Historic Trust Inventory (pre-2007 and post-2007); the National Register of Historic Places; and the Preliminary County Landmarks List.

The bill also requires the County to notify via email the Preservation Alliance of Baltimore County and the County Council when an application for demolition has been received for any building constructed before 1960. Within 30 days of receiving this notification, a Councilmember may direct the Council Secretary to submit to the County Administrative Officer a written objection to the issuance of the demolition permit. The Councilmember may also direct the Council Secretary

to schedule a public hearing before the County Council within 60 days of the objection to determine whether the property should be included on the Final County Landmarks List. Last, the County must withhold approval of an application for demolition of any structure with an active application for addition to the Final County Landmarks List until the notice requirements have been met and the process for inclusion has been completed.

With the affirmative vote of five members of the County Council, Bill 52-25 will take effect 14 days after its enactment.

Mr. Marks

Maryland Model Floodplain Ordinance – Bill 6-24

Bill 53-25 amends Bill 6-24 in order to repeal and re-enact an uncodified provision setting forth the applicability of certain provisions of Bill 6-24.

Bill 6-24 updated the County Code sections related to floodplains to be in conformance with the Maryland Model Floodplain Ordinance. The Maryland Department of the Environment (MDE) recommends that Maryland jurisdictions implement the “model ordinance” produced by MDE. MDE prepared the model ordinance in response to the requirement that local jurisdictions adopt regulations that are fully compliant with the National Flood Insurance Program (NFIP). Bill 6-24 brought Baltimore County into alignment with the model ordinance, while maintaining the higher standard of floodplain protection that has been a hallmark of program implementation in this County for both tidal waters and nontidal waters of the State.

Bill 53-25 repeals and re-enacts Section 3 of Bill 6-24, which stated that Bill 6-24 took effect 45 days after its enactment. Bill 53-25 amends this uncodified section to state “the limitation on the square footage of an accessory structure in §32-8-507(a) of this Act shall not apply to a permit or a petition for variance for such a structure filed prior to the effective date of this Act, nor shall it apply to any subsequent permit or petition for variance for the same structure filed subsequent to the effective date of this act but prior to November 1, 2025.”

With the affirmative vote of five members of the County Council, Bill 53-25 will take effect 14 days after its enactment.

Mr. Marks

Correction of Zoning Map – Notice by Councilmember

Bill 54-25 establishes a process for a Councilmember to make a corrective change to a Zoning Map approved during the Comprehensive Zoning Map Process (CZMP) under certain circumstances in order to return a property to its previous zoning.

Currently, a correction of the Zoning Map that was last enacted by the County Council is only permitted if the error alleged is:

- A technical drafting error made by the Department of Planning in transferring the County Council's enacted zoning classification to the comprehensive zoning map;
- A change in the property's zoning that was not within the boundaries of a filed issue; or
- A technical drafting error made by the original petitioner for a zoning change, provided the error did not impact the intent of the County Council to place a particular zoning classification on the particular property.

Currently, the process to correct a Zoning Map error may be initiated by the property owner or the Director of Planning. The process is initiated by a petition to the Board of Appeals, which must conduct a hearing within 30 days after the petition was filed and issue an order within 10 days after the hearing.

Bill 54-25 establishes a new method of correcting certain Zoning Map errors. The bill permits a Councilmember to initiate a corrective change in zoning to an issue previously adopted by the County Council through the CZMP for a specific property, subject to the following:

1. The corrective change shall only be initiated by the Councilmember who filed the issue that is applicable to the specific property, or portion thereof;
2. The corrective change shall be to a property, or portion thereof, that is an issue last adopted during the comprehensive zoning map process held immediately prior to the proposed change;

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

Within 60 days from the effective date of the approval of the corrective change by the County Council, the Director of the Department of Planning shall amend the Zoning Map and return the zoning of the property, or portion thereof, that is the subject of the change to the zoning classification that existed prior to the filing of the issue.

With the affirmative vote of five members of the County Council, Bill 54-25 will take effect 14 days after its enactment.

Mr. Ertel

Revision of Councilmanic Districts

Bill 55-25 revises and reconstitutes the County's seven Councilmanic districts into nine districts for the 2026 election, as required by Charter Sections 206 and 207, based upon the 2020 Decennial Census of the United States. This Councilmanic redistricting is part of the Council expansion process enacted in 2024.

On July 1, 2024, the County Council enacted Bill 47-24, which amended the Baltimore County Charter to increase the number of Council districts from seven to nine starting with the 2026 election. Bill 47-24 also amended the Councilmanic redistricting process set forth in Sections 206 and 207 of the Charter. On November 5, 2024, the voters of Baltimore County approved the Charter amendments enacted in Bill 47-24, including the requirement that Council districts be revised to establish nine Councilmanic districts for the 2026 election.

Bill 47-24 specifically amended Charter Section 206 to state "revisions of council districts may only be enacted in accordance with Section 207 of this Charter and may only occur: before October 1, 2025 or after each decennial census of the United States; or upon ratification of amendments to this Charter by the voters of Baltimore County to increase or decrease the number of council districts."

The redistricting plan as set forth in Bill 55-25 was, in part, informed by the recommendations of the 2025 Baltimore County Councilmanic Redistricting Commission. The full report of the Commission, submitted June 17, 2025, the recommended redistricting map, and the Redistricting Manual have been posted on the Council's web site. After receiving the Commission's final report, the Council held a public hearing on the recommendations on July 8, 2025.

A geographic representation of the nine revised Councilmanic districts is set forth in the 2026 Proposed Councilmanic District Map attached as Exhibit A to the bill, and the corresponding Population and Demographic Summary is attached as Exhibit B to the bill. Bill 55-25 complies with all legal requirements of the Charter and State and federal law.

With the affirmative vote of at least five members of the County Council, Bill 55-25 shall take effect 45 days after its enactment, and the Councilmanic boundaries established in Bill 55-25 shall become effective for the next regularly scheduled election of the County Council in 2026. Bill 55-25 is not subject to executive veto.

Bill 56-25 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Fire Department

Maryland Opioid Restitution Funding FY 2026

The Administration is requesting a supplemental appropriation of State funds totaling \$38,315 to the MD [Maryland] Opioid Restitution FY 2026 Grant Gifts and Grants Fund program to increase the amount appropriated to the actual amount of the grant award. The Department advised that it will utilize the funds, together with previously appropriated funds, over a two-year period, primarily toward the salaries and benefits of an EMS Captain and two Paramedics, allowing for expansion of the County's Quick Response Team (QRT)'s substance use disorder (SUD) services from 16 to 40 hours a week. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 38,315	\$ 255,432	\$ 293,747
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 38,315</u>	<u>\$ 255,432</u>	<u>\$ 293,747</u>

⁽¹⁾ Maryland's Office of Overdose Response funds. No County matching funds are required.

Analysis

The QRT partners the Department's Paramedics with Certified Peer Recovery Specialists (CPRS) from the County's Department of Health to provide individuals with SUD and their families access

to community resources. The QRT also provides real-time response to overdose patients, reducing the number of 9-1-1 calls and EMS transports. The Department advised that it will use the proposed \$38,315 supplemental appropriation, together with funds appropriated on March 3, 2025, primarily toward the salaries and benefits (\$292,622) of one EMS Captain, one Paramedic Firefighter, and one Paramedic, enabling the QRT to expand its hours of service from 16 to 40 per week. (The Department further advised that the grant funds support 50% of the cost of these positions; a Health Department grant supports the other 50%.) The Department previously noted that it will use \$1,125 of the grant funds to purchase a subscription to an American Sign Language (ASL) virtual translation service for the QRT.

The Department estimates that it will serve 600 residents through this program during the grant period.

The grant period is January 1, 2025 through December 31, 2026. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 56-25 will take effect October 19, 2025.

Executive Summary

Baltimore County Fire Department

FY2026 Current Expense Budget
MD Opioid Restitution Funding
SUPP-FIR-2025-1353
200-CC160000- GR-2145- \$38,314.80 (additional funds)

Baltimore County Fire Department (BCoFD) is requesting an amendment for the 2026 Current Expense Budget by appropriating to the Gifts and Grants Special Revenue Fund. These monies derive from state funds made available to Baltimore County through MD Opioid Restitution Funding. The State of Maryland has made known the funds available are to be used in funding the Quick Response Team (QRT).

The program affords Baltimore County Fire Department's QRT, to combat the opioid epidemic by expanding overdose resources to the community. The goal is to provide support for overdose victims and their families through a coordinated response, with support from the Baltimore County Department of Health; and conduct home visits accompanied by a Certified Peer Recovery Specialist (CPRS). The Quick Response Team will refer individuals to treatment and provide access to community resources for both individuals with SUD and their families. Individuals who are not ready to seek treatment will receive scheduled follow-up to ensure engagement. The Quick Response Team initiative provides real time response to overdose victims, reducing the number of 9-1-1 calls and EMS transports while increasing a coordinated community response. The Baltimore County Fire Department is pleased to engage in a collaboration with the Baltimore County Department of Health to provide these resources to the community. This project will fund expansion to two full-time Mobile Integrated Health (MIH) Paramedics. Additionally, this project will support continued oversight by an EMS Captain to ensure our goals and strategies remained aligned and attainable.

The grant period is January 1, 2025 through December 31, 2026. The appropriation is a 100% funding opportunity with no county match. The QRT is supported by shared funding between DHHS- OD2A funding and MOOR funding. The new total amount of the award is \$293,746.80 with the requested acceptance of the additional \$38,314.80; or \$146,873.40 for 2 years.

Prepared by: Fire Department

Bill 57-25 (Supplemental Appropriation)

Council District All

Mr. Ertel (By Req.)

Police Department

Cold Case Testing – Private Grant

The Administration is requesting a supplemental appropriation of private funds totaling \$30,000 to the Cold Case Testing – Private Grant Gifts and Grants Fund Program. The Department advised that, with the advancement of DNA analysis, the grant will help in solving the identities of the victims as well as suspects of homicide cold cases. See Exhibit A.

Fiscal Summary

<u>Funding Source</u>	<u>Supplemental Appropriation</u>	<u>Current Appropriation</u>	<u>Total Appropriation</u>
County	--	--	--
State	--	--	--
Federal	--	--	--
Other ⁽¹⁾	\$ 30,000	--	\$ 30,000
Total	\$ 30,000	\$ --	\$ 30,000

⁽¹⁾ Private donation. No County matching funds are required.

Analysis

On August 4, 2025, the Council approved Resolution 36-25, authorizing the County to accept a private donation of \$30,000 from Ms. Anne Louise Allen to be used to fund the outsourcing of homicide cold case DNA testing and analysis. The Department advised that, with the advancement of DNA analysis, the donation will help in determining the identities of the victims as well as suspects of these cold cases. The Department further advised that the quantities of

cases and/or samples that could benefit from cold case testing are dependent on the required testing and the length of the processing needed for each sample.

The proposed supplemental appropriation appropriates the donated funds to the grant program within the FY 2026 budget. There is no grant period. The Department advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 57-25 will take effect October 19, 2025.

Executive Summary

Ms. Anne Louise Allen has graciously offered to donate thirty thousand dollars (\$30,000.00) to the Baltimore County Police Department. Ms. Allen's father was a homicide victim from 1981. She called two years ago and requested that her father's case be reopened and tests conducted for DNA of a suspect. The Police Department sent DNA evidence to Combined DNA Index System (CODIS) and got a hit on a suspect who is currently in jail in Delaware. She was so grateful that she would like to help others to have resolutions for their own lost loved ones. Ms. Allen has donated \$30,000.00 to be used specifically for Homicide, Missing and Unidentified persons Cold Case DNA Outsourcing in the hopes that other families can also find closure. This CARF is the second of two Action Requests; the first was used to accept the donation. This will be used to appropriate the money into a grant code.

Prepared by: Police Department

Bill 58-25 (Supplemental Appropriation)

Council District(s) All

Mr. Ertel (By Req.)

Department of Health and Human Services

AIDS Case Management

The Administration is requesting a supplemental appropriation of State funds totaling \$449,999 to the AIDS Case Management Gifts and Grants Fund program. The Department advised that it will use the funds primarily toward the salaries and benefits of seven positions to provide non-medical case management services to eligible HIV-positive Baltimore County residents, as well as to provide subsidies (e.g., food vouchers and rental assistance) to address social determinants of health. See Exhibit A.

Fiscal Summary

Funding Source	Supplemental Appropriation	Current Appropriation	Total Appropriation
County	--	--	--
State ⁽¹⁾	\$ 449,999	--	\$ 449,999
Federal	--	--	--
Other	--	--	--
Total	<u>\$ 449,999</u>	<u>--</u>	<u>\$ 449,999</u>

⁽¹⁾ Maryland Department of Health funds. No County matching funds are required.

Analysis

The program provides HIV-positive County residents, who meet Ryan White program eligibility criteria, with a continuum of services, including non-medical case management and emergency financial support services (i.e., subsidies to address social determinants of health). Services

include co-pay assistance, eviction and utility turn-off prevention, medical transportation, and food vouchers.

The Department advised that it will use the proposed \$449,999 supplemental appropriation primarily toward the salaries and benefits (\$378,150) of seven existing part-time positions (three Human Services Associates, one Management Analyst III, one Data Entry Operator, one Human Services Assistant, and one Nursing Assistant) to provide non-medical case management services. The Department further advised that it will utilize \$55,854 for financial support services, and the remaining funds (\$15,995) for other program costs (e.g., indirect costs, supplies, utilities).

The Department estimates that it will serve 150 residents during the grant period.

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

With the affirmative vote of five members of the County Council, Bill 58-25 will take effect October 19, 2025.

Executive Summary

AIDS Case Management

The Baltimore County Department of Health is seeking a supplemental appropriation in the amount of \$449,999.

PURPOSE

This funding will be used to provide services to Baltimore County residents who are HIV positive and enrolled in the HIV Case Management program within Baltimore County Department of Health. Clients will receive services to organize a response to gaps in services and care that have been identified by Maryland Department of Health (MDH). These Non-Medical Case Management positions will use the MDH Model for Improvement guidelines to facilitate activities that identify and reduce/eliminate gaps in HIV prevention services and health care.

BACKGROUND

Since 1994, the HIV Case Management Program within the Baltimore County Department of Health (BCDH) has served Ryan White-eligible County residents with a continuum of services that include non-medical case management and emergency financial support services. These services include medical visit co-pays, eviction prevention, utility turn-off prevention, medical transportation, and food vouchers. Throughout this time, partnerships with community organizations and other State and local government agencies have remained an integral part of the BCDH's approach to serving and responding to the evolving needs of those living with HIV and/or AIDS. As a local health department, BCDH maintains strategic partnerships and collaborations with other providers to maximize access to, and services for, those at highest risk and most in need of its public health services. According to the most recent data from the Center for Epidemiology and Evaluation of the Prevention and Health Promotion Administration, 3,793 Baltimore County residents are living with HIV.

AIDS Case Management State Special funds are administered by Maryland Department of Health and granted to Baltimore County Department of Health to provide HIV Case Management services to eligible Baltimore County residents.

FISCAL

Funding \$449,999

Maryland Department of Health to Baltimore County Department of Health and Human Services.

Prepared by: Department of Health and Human Services

Bill 59-25

Council District(s) 2

Mr. Patoka

Zoning Regulations – Exceptions to Residential Transition Areas

Bill 59-25 adds an exception to the application of Residential Transition Areas to include additions to certain existing religious schools.

The Zoning Regulations define the residential transition area (RTA) as a 100-foot area, including any public road or public right-of-way, extending from a Density Residential (D.R.) zoned tract boundary into the site to be developed. The purpose of an RTA is to assure that similar housing types are built adjacent to one another or that adequate buffers and screening are provided between dissimilar housing types.

Currently, there are several exceptions to the RTA, including the new construction or reconstruction of or additions to a church or other building for religious worship. Specifically, the RTA does not apply to an existing church or other building for religious worship, including parking areas and driveways, provided all other applicable zoning regulations including setback, parking, and screening requirements, are maintained. Bill 59-25 states that this exception shall also apply to an addition to an orthodox Jewish school located within or adjacent to the Pikesville Design Review Area and between Sudbrook and Church Lanes.

With the affirmative vote of five members of the County Council, Bill 59-25 will take effect 14 days after its enactment.

Bill 60-25

Council District(s) 2 & 4

Mr. Jones

Zoning Regulations – Uses Permitted in the Residential-Office (R-O) Zones

Bill 60-25 permits personal day spas in certain areas of the Residential-Office (R-O) Zone. The bill also expands the locations within the R-O Zone that personal service establishments may be located.

Currently, personal service establishments, including barber shops and beauty shops, with accessory retail services are permitted by right in the R-O Zone within the Pikesville Design Review Area along Church Lane. The bill expands those by-right uses to include personal day spas. Additionally, the bill expands the area where all such by-right uses are permitted to the Liberty Road (East) Commercial Revitalization District within Interstate 695 and Rolling Road.

With the affirmative vote of five members of the County Council, Bill 60-25 will take effect 14 days after its enactment.

Bill 61-25

Council District(s) All

Councilmembers Jones & Young

Revitalization Property Tax Credit

Bill 61-25 expands a revitalization tax credit for properties within a State designated transit-oriented development located in a certain area and within the Woodlawn Commercial Revitalization District.

The State of Maryland recognizes that “transit-oriented developments” (defined as dense, mixed-use developments within ½ mile of transit stations) are an important tool “to help increase ridership, support economic development, and maximize the efficient use of transportation infrastructure.” Qualifying transit-oriented developments are designated as such by agreement of the Maryland Department of Transportation and the local jurisdiction.

Baltimore County has stated its intention to support transit-oriented developments within the jurisdiction, with Master Plan 2030 assigning great weight to transportation access and, particularly, proximity to transit stations. Master Plan 2030 identified a clear goal of incentivizing transit-oriented developments, describing them as providing a “unique opportunity to increase transit ridership and connectivity” within the County and the region.

At this time, the Metro Centre at Owings Mills is the only State-designated transit-oriented development in Baltimore County. This mixed-use development features commercial/retail, office, and residential components and also includes, as a centerpiece, a public library and branch of the Community College of Baltimore County, which represent a multi-million dollar investment by Baltimore County.

The tax credit proposed in Bill 61-25 will incentivize the intensification, particularly in the form of additional residential units, of the State-designated transit-oriented development and, in turn, promote usage of the Baltimore Metro Subway Link and utilization of the public library and the Community College campus.

Another area in need of investment lies within the Woodlawn Commercial Revitalization District (CRD). The Woodlawn CRD includes an area of Business Major-Commercial, Town Center Core (B.M.-C.T.) zoning, which was designated by Master Plan 2030 as a Regional Commercial Node due to the presence of the aging and outdated Security Square Mall. The County Council recognized that Regional Commercial Nodes present “valuable opportunities to intensify redevelopment efforts, transform land-use paradigms and improve quality of life.”

Over the last several years, Baltimore County has demonstrated a commitment to revitalizing the Security Square Mall area through the acquisition of 39± of the 88± acres and the completion of a design charrette. While “Reimagine Security Square” presented scenarios for an eventual dense, mixed-use development – one with retention of the mall, and one with the eventual demolition of the mall – these scenarios will require the cooperation of the other property owners and significant private investment. In an effort to kickstart these revitalization efforts, the County Council seeks to provide assistance to property owners and businesses within the study area in the form of a tax credit to incentivize the redevelopment and full build-out of the Security Square Mall area.

Bill 61-25

Within the scope of the Baltimore County revitalization property tax credit, Bill 61-25 expands the definition of “commercially zoned properties” to include properties that are located within a State designated transit-oriented development and the C.T. District of Owings Mills.

Currently, the revitalization property tax credit cannot be combined with any other tax credit or payment in lieu of taxes applicable to the qualified improvements or tax increment financing, except that it can be combined with the property tax credit granted under County Code § 11-2-203.1 when the revitalization property tax credit has expired. Bill 61-25 expands the combining restriction so that it also extends to tax increment financing, while establishing an additional exception whereby the revitalization property tax credit may be combined with another tax credit, payment in lieu of taxes, or tax increment financing if the administrator certifies that the qualified improvements are not necessary to secure payment of any debt funded by the applicable tax increment revenues on the basis of the most recent reassessment of such improvements.

Last, Bill 61-25 expands the time for when a revitalization property tax credit can continue. Currently, the tax credit can continue for 5 years or 10 years if the qualified improvements exceed \$10 million. The bill would allow the tax credit to continue for 30 years for qualified improvements to a residential building located on a qualifying property within the Security Square Mall regional

commercial node, as designated by the Baltimore County Master Plan 2030, and zoned B.M.-C.T., under two circumstances.

- 10% of the total number of units are affordable units. Affordability shall be calculated based on 60% of the area median income (Baltimore-Columbia-Towson) as determined annually by U.S. Department of Housing and Urban Development, and rent for those units shall not exceed 30% of annual income. In order to qualify for this tax credit, rent for the affordable units shall remain at 60% of the area median income (Baltimore-Columbia-Towson) for the duration of the tax credit; and
- Any other residential building or a building for senior housing, assisted living, life care, continuing care, or elderly housing, that is at least 60 feet in height. This tax credit may be not granted unless the building has been constructed and has received a use and occupancy permit.

Additionally, the bill would allow the tax credit to continue for 20 years for other qualified improvements exceeding \$10,000,000 to properties within the node.

The bill's direct fiscal impact stems from foregone County real property tax revenues – both from the geographic expansion of the tax credit opportunity area, and from the extension of the maximum duration of the tax credit, from 5 or 10 years (depending on the value of the property improvements) to 20 or 30 years for certain properties (depending on meeting the aforementioned designated criteria). For every \$10,000,000 of newly eligible property value, foregone General Fund tax revenue totals \$110,000 annually. Additionally, if the expanded exception clause were to exempt a property from the restriction on combining tax credits, an increased level of property tax forgiveness could result. Indirect fiscal impacts include both potential costs (associated with public facility pressures created by the incentivized development) and potential revenues (associated with construction work and other taxable economic activity related to the incentivized development).

With the affirmative vote of five members of the County Council, Bill 61-25 will take effect 14 days after its enactment.

Bill 62-25

Council District(s) All

Mr. Kach

Zoning Regulations – Hookah and Vapor Lounges – On-Site Security Personnel

Bill 62-25 establishes a new requirement for hookah and vapor lounges related to security. Currently, hookah and vapor lounges are required to, among other things, maintain a video surveillance system that monitors all off-street parking areas and public entrances. The system must continuously record each day the hookah lounge or vapor lounge is open, from its opening until at least two hours after 12:00 midnight or two hours after its closure to the public, whichever is earlier, and all video recordings must be retained for at least 90 days as business records kept in the normal course of business.

Bill 62-25 requires that the hookah or vapor lounge also provide an appropriate number of security personnel during all hours of operation in order to maintain the health, safety, and welfare of persons on the premises.

With the affirmative vote of five members of the County Council, Bill 62-25 will take effect 14 days after its enactment.

Bill 63-25

Council District(s) All

Mr. Kach

**Zoning Regulations – C.C.C. Overlay Districts –
Restrictions on First Story Apartments**

Bill 63-25 eliminates the prohibition on residential uses for the first story of a building in the Commercial, Community Core (C.C.C.) overlay district if commercial uses are located in other buildings on the property or within a certain number of feet of the property.

C.C.C. Overlay District - History

In 1970, the County Council created the C.C.C. overlay district to allow for the addition of high-density apartment residential uses in the Business Zones, such as Business Local (B.L.), Business Major (B.M.), and Business Roadside (B.R.). The special regulations adopted in conjunction with the creation of this overlay district restricted residential use and occupancy of the “first story of a building” which mirror the restrictions in the Commercial, Town-Center Core (C.T.) overlay district.

Although there is little in the way of legislative history, the logical reason for this restriction is to create a mix of uses and to provide goods and services in close proximity to those residents, similar to that provided in buildings in city centers where residential occupancy at ground level may not be desirable.

However, the use of the C.C.C. and the C.T. overlay districts on properties in the County has generally not resulted in the development of mixed-use buildings. Buildings that have been constructed with residential only above the first story have had difficulty in attracting and retaining commercial tenants, particularly where there is other retail in close proximity.

Over the years, the Council has adopted several bills that waive the restriction on first-floor residential for certain types of projects (e.g., Bills 79-12, 1-14, 35-19, 115-20, 9-22, and 76-22). Most recently, in recognition of this outcome, the Council adopted a new overlay district – the Mixed-Use (M.U.) district – with stronger incentives and greater flexibility.

However, the M.U. District does not address minor changes where a development in the C.C.C. or C.T. overlay district merely needs flexibility regarding the first-floor restriction, rather than a wholesale redevelopment. Instead of continuing to chip away at this restriction, Bill 63-25 proposes to eliminate the first-floor residential restriction from the C.C.C. overlay district when there is existing or proposed retail within a certain distance.

Bill 63-25

Unlike most other overlay districts, which may be found in Section 259 of the County Zoning Regulations, the use regulations for the C.C.C. overlay district are stated in sections immediately following the business zone they intend to modify as an “A” section. For example, the regulations for the B.L. Zone are stated in Section 232, and the corresponding C.C.C. overlay district regulations are stated in Section 232A.

Accordingly, Bill 63-25 amends the following sections:

- Section 232A.1 for the uses permitted in C.C.C. overlay district as applied to the B.L. Zone;
- Section 235A.1 for the uses permitted in the C.C.C. overlay district as applied to the B.M. Zone; and
- Section 238A.1 for the uses permitted in the C.C.C. overlay district as applied to the B.R. Zone.

Bill 63-25 amends each section to state that, notwithstanding anything in this provision to the contrary, apartments shall be permitted in any story of a building if commercial uses are located in other buildings on the property or within 1,000 feet of the property.

With the affirmative vote of five members of the County Council, Bill 63-25 will take effect 14 days after its enactment.

Bill 64-25**Council District(s) All**

Mr. Marks

Metropolitan District – Wastewater User Charges

Bill 64-25 extends the time to request a review of annual Metropolitan District wastewater user charges.

Currently, any person liable for the payment of the wastewater user charges assessed by the Metropolitan District who disputes such charges may, within 240 days after mailing of the bill for such charges, request the Director of Public Works and Transportation review the charges imposed. Such requests for review shall be in such form, contain such information, and be supported by such documents as the Director may require.

Bill 64-25 extends the window to request an appeal from 240 days to 365 days.

With the affirmative vote of five members of the County Council, Bill 64-25 will take effect 14 days after its enactment and shall apply retroactively as of July 1, 2025.

Bill 65-25

Council District(s) All

Mr. Marks

Historical and Architectural Preservation - Appeals

Bill 65-25 permits certain decisions of the Landmarks Preservation Commission (the “Commission”) to be appealed to the County Board of Appeals (the “Board”) and sets certain requirements for such an appeal. Bill 65-25 was previously introduced as Bill 46-25. In order to receive additional public input, this Bill’s sponsor withdrew Bill 46-25 and re-introduced the bill as Bill 65-25 with changes described herein.

Under current law, a decision, order, recommendation, or other finding made by the Commission may not be appealed to the Board. The bill establishes an exception to this prohibition wherein any person aggrieved by a decision of the Commission under § 32-7-302(f) of the County Code that a property does not meet the eligibility criteria for placement on the preliminary county landmarks list, may appeal the decision to the Board.

The appeal must be made within 30 days after the Commission’s decision. The appeal to the Board shall be on the record. Upon an appeal, the Board may remand the case to the Commission, affirm the Commission’s decision, or reverse or modify the Commission’s decision.

The Board may reverse or modify the Commission’s decision if a finding, conclusion, or decision of the Commission:

- exceeds the Commission’s statutory authority or jurisdiction;
- results from an unlawful procedure;
- is affected by any other error of law;
- is unsupported by competent, material, and substantial evidence in light of the entire record as submitted; or
- is arbitrary or capricious.

The unavailability of a Commission hearing's recording is not grounds for reversal of the Commission's decision. The Board's decisions are final, may not be appealed, and are exclusive.

With the affirmative vote of five members of the County Council, Bill 65-25 will take effect 14 days after its enactment.

Bill 66-25

Council District(s) All

Mr. Marks

Landmarks Preservation Commission – Meetings and Hearings

Bill 66-25 requires that all meetings and hearings of the Landmarks Preservation Commission (the “Commission”) be held in person except under certain circumstances. The bill also codifies several requirements related to public testimony before the Commission. Last, the bill establishes that a member of the public may not be prohibited from testifying at a Commission hearing solely because they have previously submitted written testimony regarding the subject of the hearing or the matter on which they wish to testify.

In general, the Commission shall meet at the call of the Chair as frequently as is required to perform its duties. Also, the Commission may adopt a set of rules consistent with the requirements in the County Code to govern its own meetings and hearings.

All meetings and hearings of the commission must be held in person. However, at the Chair’s discretion, any meeting or hearing of the Commission may be conducted virtually, if a state of emergency, a weather event, a power outage, or other occurrence would present a danger to members of the public attending in person or would prevent the normal operations of the meeting or hearing. If the Chair requires a meeting or hearing to be virtual, public notice shall be given with as much advance notice as is possible for the given circumstance.

A Commission member that cannot attend a meeting or hearing in person may participate and vote virtually. A Commission member that wishes to participate virtually should give as much advance notice as possible to the Chair and Commission staff.

A member of the public that wishes to testify at a Commission hearing must register in advance in the method established by the Chair and Commission staff. Also, a member of the public may not be prohibited from testifying at a Commission hearing solely because they have previously submitted written testimony regarding the subject of the hearing or the matter on which they wish to testify.

Bill 66-25 was previously introduced as Bill 47-25. In order to receive additional public input, this Bill's sponsor withdrew Bill 47-25 and re-introduced the bill as Bill 66-25 with no changes.

With the affirmative vote of five members of the County Council, Bill 66-25 will take effect 14 days after its enactment.

FM-1 (Contract Amendment)**Council District(s) All****Property Management****Digital Control of HVAC Systems/Preventative Maintenance**

The Administration is requesting approval of an amendment to a contract with Johnson Controls, Inc. to continue to provide preventative maintenance services for Direct Digital Control HVAC Systems at 16 County-owned and/or operated facilities. Property Management advised that the proposed amendment, which commences upon Council approval, is necessary due to a greater number of repairs than anticipated. The proposed amendment removes the existing compensation cap of \$405,485 and limits the compensation to the amount appropriated for these services for the entire contract term; Property Management advised that estimated compensation totals \$454,917 for the entire 5-year and 4-month term, including the renewal periods. The contract commenced May 3, 2021. See Exhibit A.

Fiscal Summary

Funding Source	Current Maximum Compensation	Amended Estimated Compensation ⁽²⁾
County ⁽¹⁾	\$ 405,485	\$ 454,917
State	--	--
Federal	--	--
Other	--	--
Total	\$ 405,485 ⁽³⁾	\$ 454,917 ⁽⁴⁾

⁽¹⁾ General Fund Operating Budget and/or Capital Projects Fund.

⁽²⁾ The proposed amendment removes the existing compensation cap and limits compensation to the amount appropriated for these services for the entire contract term.

⁽³⁾ Current maximum compensation for the 5-year and 4-month term.

⁽⁴⁾ Estimated compensation for the entire 5-year and 4-month term, including the renewal and extension periods; amount exceeds the previous maximum compensation by \$49,432.

Analysis

The contractor will continue to furnish all labor, equipment, materials, supervision, and tools to repair, maintain, and/or upgrade its proprietary Direct Digital Control (DDC) heating, ventilating, and air conditioning (HVAC) devices at selected County-owned and/or operated facilities. DDC devices are used to control HVAC via microprocessors using software to perform the control logic. These systems are electronically connected which allows operators to monitor, control, alarm, and diagnose building equipment remotely.

Property Management advised that the contractor will continue to provide comprehensive and operational inspections, including routine maintenance as well as repair and emergency services and software updates at the following 16 facilities:

- Arbutus Library
- Arbutus Senior Center & Arbutus Community Center
- Cockeysville Senior Center
- Eastern Family Resource Center
- Edgemere Senior Center
- Fullerton Upper and Lower Buildings
- Human Resource Building
- Parkville Police Station
- Pikesville Police Station
- Public Safety Building
- Reisterstown Library
- Richards Building
- Rosedale Senior Center
- Towson Fire Station
- Towson Police Station
- White Marsh Police Station

Annual payments to the contractor for preventative maintenance services and a licensing/subscription fee are as follows:

<u>Year</u>	<u>Annual Payment</u>
1	\$ 63,194
2	65,095
3	67,699
4	70,407
5	73,224
Total	<u>\$ 339,619</u>

Hourly labor rates for services outside preventative maintenance and software range from \$160 to \$320, depending on the worker's skill level/type of repair and regular/overtime status. The contract provides a 50% discount for Johnson Controls equipment, while certain non-proprietary HVAC system equipment parts are billed at a 30% markup.

On May 3, 2021, the Council approved the 5-year and 4-month contract with compensation not to exceed \$405,485. The proposed amendment, which commences upon Council approval, removes the existing compensation cap and limits the compensation to the amount appropriated for these services for the entire contract term; Property Management advised that estimated compensation totals \$454,917 for the entire 5-year and 4-month term, including the renewal and extension periods (an increase of \$49,432). All other terms and conditions remain the same. Property Management advised that the proposed amendment, which commences upon Council approval, is necessary due to a greater number of repairs than anticipated. According to the County's financial system, as of August 26, 2025, expenditures/encumbrances under the contract totaled \$369,766.

The County awarded the contract through a sole source procurement process. Property Management previously advised that Direct Digital Control is proprietary to Johnson Controls, Inc. The County may terminate the agreement by providing 30 days prior written notice.

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

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

EXECUTIVE SUMMARY

The Administration is requesting the approval of an amendment to the contract with Johnson Controls, Inc. to provide digital control of HVAC systems and preventative maintenance services.

Out of the original compensation of \$405,484.52, there is \$35,718.73 remaining. The new estimated total compensation is \$454,916.66 for emergency repairs and preventative maintenance. The contract will expire in 2026.

Paragraph 2.3 of the Agreement shall be stricken in its entirety and the following shall be inserted in lieu thereof:

“In no event shall the compensation paid to the Contractor exceed the sum of the County Council approved appropriation during the entire term of this Agreement including renewals thereof.”

All other terms, conditions and provisions of the Agreement shall remain in full force and effect.

Prepared by: Property Management

FM-2 (Contract)

Council District(s) All

Property Management

Preventative Door Maintenance Services and Inspections

The Administration is requesting approval of a contract with Easter's Lock & Access Systems, Inc. to provide preventive maintenance and annual inspections of automatic doors at various County-owned and/or operated facilities. The contract commences on or after October 5, 2025, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation totals \$291,516 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 291,516	⁽¹⁾ General Fund Operating Budget and/or Capital Projects Fund.
State	--	⁽²⁾ Estimate for the entire 5-year and 4-month term.
Federal	--	
Other	--	
Total	<u>\$ 291,516</u> ⁽²⁾	

Analysis

The contractor will furnish all labor, materials, tools, equipment, supervision, and incidentals to perform preventive maintenance and annual inspections of automatic doors at various County-owned and/or operated facilities. For repair services, the contractor must physically report to the work site within 24 hours of notification to provide a quote of the work to be performed, and begin work within 10 calendar days of receiving a notice to proceed. In an emergency, the contractor must physically report to the work site within 2 hours, phone in a quote, and begin work

immediately upon receiving a notice to proceed. Repairs will be performed at an hourly rate of \$99 for regular time and \$149 for overtime, weekends, or holidays; materials will be billed at a markup of 20%. Preventive maintenance and annual inspections range from \$117 to \$426 based on door type and sets of door locks.

The contract commences on or after October 5, 2025, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. Property Management advised that estimated compensation totals \$291,516 for the entire 5-year and 4-month term, including the renewal and extension periods. The contract does not include an M/WBE participation requirement.

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

The County awarded the contract through a competitive procurement process based on low bid from two bids received.

On October 5, 2020, the County approved a similar 5-year and 4-month contract not to exceed \$216,362 with this contractor. According to the County's financial system, as of August 26, 2025, the County has expended/encumbered \$192,470 under the contract. Property Management advised that it will utilize the current contract through its expiration date of October 4, 2025.

The County's financial system indicates that as of August 26, 2025, the County currently has one other contract with Easter's Lock & Access Systems, Inc.

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

Executive Summary

The Administration is requesting the approval of a contract for Easter's Lock & Access Systems, Inc. to furnish all labor, materials, tools, equipment, supervision, and incidentals to perform preventative maintenance and annual inspections of automatic doors to maintain the doors in working order at all times at various County owned and/or operated facilities with the boundaries of Baltimore County.

This Agreement shall be effective when executed by the County and shall continue through one (1) year (the "Initial Term"), at which time the County may exercise its option to renew this Agreement for four (4) additional one (1) year renewals on the same terms and conditions. The County shall have the option of extending this Agreement at the end of the Initial Term or any renewal term for an additional 120 days, on the same terms and conditions.

The estimated total compensation for this contract is \$291,515.73 This contract was competitively bid and was chosen based on best qualified, best value, experience, low bid and competitive bid.

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

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Prepared by: Property Management

FM-3 (Contract)

Council District(s) All

Office of Budget and Finance

Prevailing Wage Requirements – Advisory Services

The Administration is requesting approval of a contract with Contractor Compliance and Monitoring, Inc. (CCMI) to provide labor compliance program (prevailing wage) services. The contract commences upon Council approval, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Office of Budget and Finance advised that estimated compensation totals \$1,840,157 for the entire approximate 5-year and 6-month term, including the renewal and extension periods. See Exhibit A.

Fiscal Summary

Funding Source	Total Compensation	Notes
County ⁽¹⁾	\$ 1,840,157	⁽¹⁾ Capital Project funds.
State	--	⁽²⁾ Estimate for the entire 5-year and 6-month term.
Federal	--	
Other	--	
Total	<u>\$ 1,840,157</u> ⁽²⁾	

Analysis

On November 2, 2020, the Council approved Bill 102-20 (effective July 1, 2021), which stipulated new requirements for County capital improvement contracts valued at more than \$300,000 and County-subsidized capital contracts receiving assistance in excess of \$5 million. Specifically, the legislation requires that all contractors and subcontractors must pay the construction employees for such contracts no less than the prevailing wage in the County. “Prevailing wage” is the basic hourly rate and fringe benefit rate paid for comparable work in the private sector within the County.

Prevailing wage rates are calculated annually by the State Commission of Labor and Industry, and, in part, based on surveys of construction company employers. The legislation also requires the monitoring of contractor compliance.

The contractor will provide comprehensive labor compliance program (prevailing wage) services, including, but not limited to, the monitoring and enforcement of labor compliance for projects subject to the County's prevailing wage law, conducting prevailing wage related trainings, providing telephone and email support to contractors and subcontractors for prevailing wage related inquiries, monitoring of apprenticeship requirements, performing audits of certified or verified payrolls, drafting associated reports and summaries, and providing benchmarking on best practices on prevailing wage enforcement with peer jurisdictions or recommendations for streamlining the County's program. The Administration advised that the proposed contract will enable the County's Prevailing Wage Administrator to focus on other requirements (e.g., pre-bid and pre-construction meetings, site visits, monitoring, reporting, trainings, and outreach to assist vendors with compliance).

The Office advised that for a majority of the work assigned to the contractor, the contractor will bill the County as a percentage of the project cost ranging from 0.1% to 0.5% depending upon the value of the project. The contractor will also bill the County at hourly rates ranging from \$105 to \$400, depending on the staffing level (e.g., manager, analyst, technician, principal) for additional work/services and meetings required/requested by the County; flat fees of \$165 and \$300 for preconstruction conferences conducted virtually and in-person, respectively; and \$350 per visit per project for onsite interviews.

The contract commences upon Council approval, continues for one year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days 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 \$1,840,157 for the entire approximate 5-year and 6-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice.

The County awarded the contract through a competitive procurement process based on qualifications, value, experience, and low bid from three proposals received. The contract does not include an M/WBE participation requirement.

On August 7, 2023, the Council approved a similar 2-year and 2-month contract not to exceed \$190,000 with CCMI. On September 16, 2024, the Council approved an amendment to remove the compensation cap of \$190,000 and limit compensation to the amount appropriated for the services for the entire contract term. According to the County's financial system, as of August 26, 2025, expenditures/encumbrances under the contract totaled \$697,029.

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

EXECUTIVE SUMMARY

The Office of Budget and Finance requests approval of a term Contract with Contractor Compliance and Monitoring, Inc., who shall provide comprehensive Labor Compliance Program advisory services, including, but not limited to the monitoring and enforcement of labor compliance for projects subject to the County's Prevailing Wage Law, conducting Prevailing Wage related trainings, providing telephone and email support to Contractors and Subcontractors for Prevailing Wage related inquiries, monitoring of apprenticeship requirements, reviews of certified or verified payrolls and drafting of associated reports and summaries.

This contract was awarded pursuant to a competitively solicited Baltimore County Request for Proposal from three proposals received. The term of the Agreement is effective upon approval of the County Council, and shall continue through one (1) year, at which time, the County may exercise four (4) one-year renewal options. In no event shall the compensation paid to the Contractor exceed the sum of the County Council approved appropriation during the entire term of this agreement including renewals thereof.

Prepared by: Office of Budget and Finance

FM-4 (2 Contracts)

Council District(s) All

Office of Law

Automobile Rental Services – Liability Claims Management Unit

The Administration is requesting approval of two contracts, with Sterling Car Rental, LLC and Towson Economy Auto Rental, Inc., to provide automobile rentals to individuals whose vehicles were damaged by County-owned/operated vehicles in traffic accidents or for any claim for which the County is negligent. Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days. The contracts provide that compensation for both contractors combined may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation for both contractors combined totals \$50,000 for the entire 5-year and 6-month term, including the renewal and extension periods.

Fiscal Summary

Funding Source	Combined Total Compensation	Notes
County ⁽¹⁾	\$ 50,000	⁽¹⁾ Self-Insurance Fund.
State	--	⁽²⁾ Estimate for the entire 5-year and 4-month term.
Federal	--	
Other	--	
Total	\$ 50,000 ⁽²⁾	

Analysis

The contractors will provide automobile rentals for the Insurance Division of the Office of Budget and Finance. In the event a County-owned/operated vehicle is involved in an at-fault accident or

for any claim in which the County is negligent, the contractor will provide a late-model (1 to 2 years old) rental vehicle to the owner of the vehicle involved in the accident while their vehicle is being repaired. Per-day rates are \$32.99 or \$44.00 for sub-compact, compact, and mid-size vehicles and \$42.99 or \$69.00 for mini-vans, depending on the contractor. Towson Economy Auto Rental, Inc., will provide pick-up trucks, 15-passenger vans, and utility vans at \$99.00 per day. The County will determine the length of the rental period, and the contractor will be responsible for making arrangements directly with the individual for delivery and pick-up of the vehicle. Vehicles must be provided to the individual within one day after receipt of order, or the County may procure the services elsewhere, in which event the extra cost of procuring the service may be charged against the contractor. The renter will be responsible for all additional charges, including fuel, damage waivers, and providing and paying for any required insurance coverage.

Each contract commences upon Council approval, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days on the same terms and conditions, unless the County provides notice of non-renewal. The contracts provide that purchase orders issued within the contract term, even if not completed within the contract term, shall continue to be bound by the contract terms and conditions. The contracts provide that compensation for both contractors combined may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation for both contractors combined totals \$50,000 for the entire 5-year and 6-month term, including the renewal and extension periods.

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

The Office advised that the County awarded the contracts via competitive negotiations after receiving no bids in response to its solicitation. The contracts do not include an M/WBE participation requirement.

On November 4, 2019, the Council approved a similar 5-year and 4-month contract (which commenced October 6, 2019) not to exceed \$75,000 with Towson Economy Auto Rental, Inc.

According to the County's financial system, as of August 26, 2025, expenditures/encumbrances under the contract totaled \$74,899. The contract expired February 2, 2025.

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

EXECUTIVE SUMMARY

The Office of Law - Liability Claims Management Unit, requests approval of two (2) Contracts with Sterling Car Rental and Towson Economy Auto Rental.

The vendors shall be responsible to provide rental vehicles for the period of time specified to those parties who sustained auto damage as the result of a county hazard or auto accident with a county vehicle. Late-model (one to two years old) will be provided. The vendor will make arrangements for pick-up and delivery directly with the renter. Additional driver options will be at the renter's expense.

The County Council previously approved one (1) similar Contract on October 6, 2019, with Towson Economy Auto Rental. These Agreements will replace the previously approved Contract, which expired on February 2, 2025.

The initial term of the Agreements is one (1) year, reserving the right to renew for up to four (4) additional one-year renewal options. Funds will be encumbered each fiscal year by Purchase Order. In no event shall the total compensation paid to both Contractors exceed the sum of the County Council approved appropriation during the entire term of the Agreements, including renewals thereof.

Prepared by: Office of Law

MB-1 (Res. 42-25) PILOT

Council District(s) 1

Mr. Ertel (By Req.)

Department of Housing and Community Development

Authorize Payment in Lieu of Property Taxes (PILOT) – Melvin Park Owner LP

Resolution 42-25 authorizes the County to enter into a 20-year agreement with Melvin Park Owner LP for stipulated payments in lieu of real property taxes (PILOT) in order to support affordability restrictions for 79 housing units at Melvin Park Apartments, located at 351 Suter Road in Catonsville. Upon approval, the PILOT agreement takes effect for the fiscal year that commenced July 1, 2025. The agreement is estimated to result in a property tax loss of \$97,018 for FY 2026, with future-year annual losses of a similar magnitude; the estimated present value of the annual losses over the 20-year term totals \$1,626,308. See Exhibit A.

Fiscal Summary

Funding Source	Property Tax Reduction
County	\$ 1,626,308 ⁽¹⁾
State	--
Federal	--
Other	--
Total	\$ 1,626,308

⁽¹⁾ Estimated net present value of property tax loss over the 20-year term of the PILOT agreement.

Analysis

Melvin Park Owner LP owns Melvin Park Apartments, an existing 263-unit multi-family community (i.e., 263 two-bedroom apartments in 132 two-story duplexes) located at 351 Suter Road in

Catonsville. The Department advised that Melvin Park Owner LP intends to renovate and preserve the affordability of 79 of the units (roughly 30% of the total units), of which 27 will be leased to households earning up to 60% of the area median income (e.g., up to \$54,780 for an individual and \$62,580 for a family of two), and 52 will be leased to households earning up to 80% of the area median income (e.g., up to \$72,950 for an individual and \$83,400 for a family of two).

Resolution 42-25 authorizes the County to enter into a 20-year PILOT agreement with Melvin Park Owner LP effective July 1, 2025. The agreement provides that payments in lieu of taxes in the amount of 70% of the ordinary Baltimore County real property taxes based on the 2025 assessment are due in the first year, with similar payments of 70% of the ordinary Baltimore County real property taxes that would otherwise be due in the second through 20th years. The PILOT agreement will reduce County real property tax revenue for the earlier of 20 years or as long as the property owner continues to maintain the affordability restrictions. The property owner shall make annual payments.

Payments in the first year will total \$226,374. Estimated PILOT-generated revenue is \$97,018 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 \$1,626,308 less than the County property tax amount over 20 years (using the 2025 assessed value of the property (\$29,399,267); assuming the value of the property increases by 3% each year; and assuming the present-value discount rate equals 5% per year). Should the property cease to maintain its affordability restrictions, Melvin Park Owner LP will be liable for all foregone County property taxes.

The Department advised that over the past 18 months, Melvin Park Owner LP has invested approximately \$3 million in partnership with the State's Multifamily Energy Efficiency and Housing Affordability (MEEHA) Program to upgrade the property and make it more energy efficient. Renovations have included new HVAC systems, hot water heaters, and water saving toilets and faucets. The Department advised that no residents were displaced by the recent renovations. The Department further advised that Melvin Park Owner LP is in the process of refreshing the appearance of the two playgrounds, the dog park, and other outdoor common areas, and noted that items such as roofs, siding, and unit interiors will be replaced or updated as needed.

The Department advised that the 79 attainable housing units will fulfill a critical need for Baltimore County families in a VCA-designated "Area of Opportunity," and that 27 of the 79 income-restricted units will count toward the County's obligations under the VCA with HUD.

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

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

EXECUTIVE SUMMARY

PILOT Request for Melvin Park Apartments

Summary:

Melvin Park Owner LP, the owner of Melvin Park Apartments (“Melvin Park”), is requesting a PILOT Agreement in connection with its plans to improve the property by addressing deferred maintenance with plumbing upgrades, minor roof repairs, window replacements, dog park/playground enhancements and landscaping work, and create and preserve affordability for households earning 60% and 80% of the Area Median Income (“AMI”).

Project Description and Background:

Melvin Park is an existing market rate multifamily apartment community located at 351 Suter Road in Catonsville, MD, 21228, in Baltimore County, near Route 40 and Old Frederick Road and close to the University of Maryland Baltimore County, the Community College of Baltimore County and Patapsco State Park. The property is located in a Voluntary Compliance Agreement (“VCA”) Table A Area of Opportunity. Originally built in 1951, the property consists of 263 two-bedroom apartments in 132 two-story duplexes. Community amenities include covered picnic and barbeque area, two playgrounds, a laundry care center, dog park, and outside storage. Although the property was recently recapitalized and renovated in 2022, the Owner has identified the need for additional unit renovations and property repairs.

PILOT Request:

In exchange for the PILOT, the Owner will complete renovations and preserve affordability at 79 units (roughly 30% of the units within the community), of which 27 will be affordable at 60% of AMI and 52 units at 80% of AMI for a Period of Affordability of 20 years.

This request will help to address a critical need, specifically the creation and preservation of quality affordable housing in Baltimore County in an Area of Opportunity. The PILOT request consists of the following:

- Commencing on July 1, 2025 (“Effective Date”), the Owner shall make annual payments (the “Tax Payment”) equal to 70% of the Baltimore County real property tax assessed on the Property, together with 100% of the State of Maryland property taxes, and any other charges included in the annual tax bill (the “Tax Payment”). The PILOT shall terminate on June 30, 2045 (“Termination date”).
- Upon the Termination Date, this Agreement shall expire and the Owner shall thereafter pay all real property taxes in full when due.

Prepared by: Department of Housing and Community Development

**MB-2 (Res. 43-25) Approval of Loan
MB-3 (Res. 44-25) PILOT**

Council District(s) 7

Mr. Ertel (By Req.)

Department of Housing and Community Development

Approval of Loan and Payment in Lieu of Taxes – Turner Station Preservation, LLC

Resolution 43-25 authorizes the County to provide a 30-year, \$495,000 loan from the County's HOME Loan Fund to Turner Station Preservation, LLC to assist in financing the renovation of 34 multi-family units, all of which are income-restricted rental units for households earning up to 60% of the area median income (e.g., up to \$54,780 for an individual and \$62,580 for a family of two), located at the intersection of Pine Street and Chestnut Street in Dundalk. As a companion matter, Resolution 44-25 authorizes the County to enter into a 10-year agreement with Turner Station Preservation, LLC for stipulated payments-in-lieu of real property taxes (PILOT) in order to provide financial assistance to support the affordability restrictions. The PILOT agreement shall be effective July 1, 2026. (The Administration advised that it will request amendments to both Resolutions to correct the address reference and will also request an amendment to Resolution 44-25 to correct the termination date of the PILOT agreement.) See Exhibit A.

Fiscal Summary

Funding Source	(MB-2) County Loan	(MB-3) Property Tax Reduction
County	--	\$ 1,293,394 ⁽²⁾
State	--	--
Federal	\$ 495,000 ⁽¹⁾	--
Other	--	--
Total	<u>\$ 495,000</u>	<u>\$ 1,293,394</u>

⁽¹⁾ Federal HOME Loan Funds; the loan will have a 30-year repayment period with 2% interest.

⁽²⁾ Estimated net present value of property tax loss over the 10-year term of the PILOT agreement.

Analysis

The Department advised that Turner Station Preservation, LLC will acquire an existing multi-family community consisting of 34 units, including 11 one-bedroom units, 19 two-bedroom units, and 4 three-bedroom units, located at the intersection of Pine Street and Chestnut Street in Dundalk from current owner Strongtree I LLC. The Department further advised that 2 of the 34 units will be designated to accommodate households with accessibility needs and will undergo comprehensive renovations to adhere to Uniform Federal Accessibility Standards (UFAS), and all 34 units will be leased to households earning up to 60% of the area median income (e.g., up to \$54,780 for an individual and \$62,580 for a family of two). The Department anticipates that the acquisition will occur in November 2025, and that renovations will be completed in May 2026. The Department advised that no residents will be displaced as a result of the renovations.

MB-2

Resolution 43-25 authorizes the County to provide a \$495,000, 30-year loan from the County's HOME Loan Fund to Turner Station Preservation, LLC to partially fund the costs associated with the renovations. According to the Department, renovations will consist of the replacement of all metal windows, shower doors, shower and shower-tub surrounds, bathroom vanities, grab bars, toothbrush and soap holders, medicine cabinets, towel bars, kitchen cabinets, exterior masonry, roofing, metal flashing and trim, and metal and wood doors and frames. The loan will have a 0% interest rate during the Construction Loan Period, which is expected to last approximately 13

months, and a 2% interest rate during the Permanent Loan Period, which commences upon the completion of construction and continues for 30 years.

The Department advised that project costs are expected to total approximately \$13.8 million and will be financed as follows:

Low Income Housing Tax Credit Equity	\$	4,618,598
Freddie Mac Bond Financing		4,180,000
Rental Housing Works (State of MD)		2,500,000
Seller Note		738,223
MEEHA/EmPower (State of MD)		608,928
Baltimore County HOME Funds		495,000
Deferred Developer Fee		432,604
Interim Income		221,670
Total	\$	<u>13,795,023</u>

MB-3

Resolution 44-25 authorizes the County to enter into a 10-year PILOT agreement (effective July 1, 2026) with Turner Station Preservation, LLC with payments-in-lieu of taxes in the amount of \$300 per unit in the first year; increasing 3% per year in the second through fifth years; \$400 per unit in the sixth year; and increasing 3% per year in the seventh through tenth years. The PILOT agreement will reduce County real property tax revenue for the earlier of 10 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 \$10,200 (\$300 per unit for 34 units). Estimated PILOT-generated revenue is \$141,545 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 \$1,293,394 less than the County property tax amount over 10 years (assuming the assessed value of the property is equal to the total project cost of approximately \$13.8 million; the property value increases by 3% each year; and the present-value discount rate equals 5% per year).

Should the property no longer maintain its affordability restrictions, Turner Station Preservation, LLC will be liable for all foregone County property taxes.

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.

On February 1, 2017 and December 1, 2020, the County entered into PILOT agreements with Lyon Homes Preservation LLC and Lyon Homes III Preservation LLC, respectively, both affiliates of Turner Station Preservation, LLC, to provide financial assistance to support similar affordable housing projects in Turner Station. The Department advised that both Lyon Homes Preservation LLC and Lyon Homes III Preservation LLC are in compliance with the terms of their respective PILOT agreements.

These resolutions shall take effect from the date of their passage by the County Council.

Turner Station Preservation, LLC
Executive Summary

Project Summary and Background

The CT Group is requesting the Department of Housing and Community Development ("Department") to provide gap financing and a PILOT for the substantial rehabilitation of 34 affordable family units. The property known as Turner Station Apartments is located in the historic Turner Station area of Dundalk at the intersection of Pine Street and Chestnut Street, Dundalk, MD 21222 (Tax ID# 1202058699) ("Project" or "Turner Station"). All of the units will be affordable at or below 60% of area median income ("AMI") with many residents at or below 30% of AMI. This project encompasses the rehabilitation of eleven (11) one-bedroom flats located in the former Turner Station Elementary schoolhouse building, together with nineteen (19) adjacent two-bedroom townhomes and four (4) adjacent three-bedroom townhomes. Among the 34 units, two (2) units will be designated to accommodate households with accessibility needs and will undergo comprehensive renovations to adhere to Uniform Federal Accessibility Standards ("UFAS"). The Project with 26,391 square feet of rentable space. The Project is supported with a HAP Contract with Project Based Section 8 covering all of the units.

Turner Station Apartments was built in 1953 and has had no significant renovations over the last 10 to 15 years. This property is in need of a major renovation. The property is zoned DR 16 (Density Residential, 16 dwelling units per acre) and is situated on approximately 2 acres. There are 34 one, two, and three- bedroom units with 2 of those designated fully UFAS accessible. The developer is proposing to complete a substantial recapitalization and renovation totaling approximately \$13.8 million to be financed with 4% LIHTC equity, tax-exempt bonds, with first mortgage permanent financing using the Freddie Mac 4% LIHTC Tax-exempt Loan Program, a Rental Housing Works loan, MEEHA loan covering energy improvements, deferred developer fee, seller financing, a Baltimore County Loan to fill the gap. The property will be further supported with an HAP contract with Project Based Section 8 covering all the units together with a PILOT also covering all of the units. The property is in legislative District 6 and Councilmanic District 7.

The CT Group has received financing commitments including letters of intent from its first mortgage lender, M&T Realty Capital Corporation, and from its tax credit investor, Enterprise Housing Credit Investments, LLC. The CT Group sent an application to the State of Maryland for an allocation of credits, bond financing, as well as soft financing. The developer received in writing from the state its approval for the financing proposal and subsequently received final approval from the Housing Finance Review Committee. The CT Group has yet to provide the County with its third-party reports including market study, Phase I Environmental report and appraisal. The CT Group anticipates receiving all of its firm financing commitments and closing by the third quarter of 2025.

PROPOSED LOAN

The Proposed Request is for substantial rehabilitation of all units and common areas that will include replacement of all metal windows, shower doors, shower and shower -tub surrounds, bathroom vanities, kitchen cabinets, grab bars, toothbrush and soap holders at vanity, Medicine cabinets, towel bars, exterior masonry, roofing, metal flashing and trim, metal and wood doors and frames.

Project costs total approximately \$ 13,795,023.00 and will be financed as follows:

Freddie Mac Bond Financing	4,180,000.00
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Rental Housing Works (State of MD)	2,500,000.00
Baltimore County HOME Funds	495,000.00
Equity (LIHTC)	4,618,598.00
MEEHA/EmPower	608,928.00
Seller Note	738,223.00
Deferred Developer Fee	432,604.00
Interim Income	221,670.00

The proposed County investment consists of a HOME Loan Fund in the approximate amount of Four Hundred Ninety Five Thousand Dollars (\$495,000.00) with payment of principal and interest to be payable from surplus funds for a period of forty (40) years from commencement of the Permanent Loan Period, then any outstanding balance repaid to the County on the Maturity Date, together with interest at the rate of zero percent (0%) per annum during the Construction Loan Period, which is expected to last for a period of approximately thirteen (13) months, and two percent (2%) per annum during the Permanent Loan Period, which commences once construction is complete, with payment to be made on an annual basis from a portion of net cash flow during the Permanent Loan Period, subject to coordination with the requirements of other Project lenders.

The budget code for **HOME funds-** CC670000 GR-1103- 200

PROPOSED

PILOT: Turner Station Preservation, LLC, has requested a ten (10) year PILOT, commencing on July 1, 2026, of \$300 per unit for the first year, and through years 2-5 with annual escalation of 3%, 400.00 per unit in year 6 and then a 3% escalation in years 7-10 (4% if the Property is transferred or sold subject to the Covenants and the PILOT Agreement).

Payments due annually in arrears. The Tax Payment shall be made prior to payment of any debt service on the Property.

The difference between the amount of stipulated payments in lieu of taxes remitted to the County under this Agreement and the amount of full real estate taxes which would have otherwise been paid based on the assessed value of the Property, shall be repaid upon default prior to the Termination Date. Any payment under this provision shall be limited to the extent of available proceeds after repayment of all debt and other obligations, which constitute liens on the Property.

The obligations of Turner Station Preservation to operate the Property as rental housing for eligible residents will be set forth in covenants (the "Covenants") contained in a Deed of Trust, Assignment of Leases and Rents, Regulatory Agreement, and Security Agreement (the "Deed of Trust") to be recorded among the Land Records of Baltimore County.

Prepared by: Department of Housing and Community Development

Mr. Ertel

Amending the Towson Commercial Revitalization District

Resolution 45-25 amends the boundary of the Towson Commercial Revitalization District. Currently, there are 24 officially designated Commercial Revitalization Districts in Baltimore County.

Commercial Revitalization Districts provide incentives to property owners and businesses in the districts to improve the exterior of existing buildings and to develop and redevelop underused properties. Each district is staffed by a planner from the Department of Planning who works closely with the business and property owners, business associations, and the local communities to provide a range of tools aimed at maintaining the health and vitality of neighborhood commercial areas. These tools include “Architect On Call” services, the Building Improvement Loan Program, the Commercial Revitalization Action Grant, and potential property tax credits.

The County Council has identified an area in west Towson that is north of Georgia Court, south of W. Pennsylvania Avenue, east of Dixie Drive, and west of Bosley Avenue that could benefit from revitalization. See Exhibit A. Expansion of the Towson Revitalization District will provide incentives and opportunities to encourage redevelopment of the area.

Resolution 45-25 shall take effect from the date of its passage by the County Council.



Mr. Patoka

Designation of Pikesville as a Sustainable Community

Resolution 46-25 endorses the State designation of the Pikesville Area as a Sustainable Community and adopts the Pikesville Sustainable Community Plan.

The Baltimore County Department of Planning proposes to designate the area of the Pikesville community in Baltimore County, as outlined on the map attached to the resolution and to this fiscal note as Exhibit A (the “Area”), as a Sustainable Community.

Pikesville is currently included in the Northwest Gateways Sustainable Community Designation, which also includes Randallstown and Woodlawn. The Department of Planning recognizes the varying needs between the Pikesville community and the Randallstown and Woodlawn communities and feels that separate plans will better serve them moving forward with their sustainable growth goals.

The Sustainable Community designation requires the County to submit a Sustainable Community Application, attached to the resolution as Exhibit B (the “Application”), to the Maryland Department of Housing and Community Development (the “Department”) or through the State’s Smart Growth Subcabinet. As part of the Application, the County is submitting a Sustainable Community Plan (the “Plan”) for the Area, for the purposes of contributing to the reinvestment and revitalization in the Area. As required under Section 5-7B-02 of the State Finance and procurement Article of the Annotated Code of Maryland, the Area is located within a priority funding area.

The applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program. Last, Resolution 46-25 authorizes the persons listed as contacts on the application or as advisory committee members of the work group to execute documents and take any action necessary to carry out the intent of this resolution.

Resolution 46-25 shall take effect from the date of its passage by the County Council.

