*TENTATIVE#2*

# WORK SESSION – SEPTEMBER 1, 2026, 4 P.M.

# FOR

## BALTIMORE COUNTY COUNCIL AGENDA
## LEGISLATIVE SESSION 2026, LEGISLATIVE DAY NO. 16
## SEPTEMBER 8, 2026 6:00 P.M.

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

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

Bill 68-26 – Councilmembers – Ertel, Marks & Patoka – Zoning Regulations – Smoke Shops
Bill 69-26 – Mr. Ertel – Zoning Regulations – Uses Permitted in the D.R. Zones – Housing for the Elderly
Bill 70-26 – Mr. Ertel – Zoning Regulations – Automotive Parts Sales Facility
Bill 71-26 – Mr. Marks – Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Union

**B. BILLS FOR FIRST CONSIDERATION**

Bill 72-26 – Mr. Ertel(By Req.) – CEB – Waterway Improvement Program
Bill 73-26 – Mr. Ertel(By Req.) – The Fire Prevention Code of Baltimore County
Bill 74-26 – Mr. Ertel(By Req.) – Procedures for Tenant Notice When a Court Has Issued a Warrant of Restitution
Bill 75-26 – Mr. Ertel(By Req.) – Rental Housing Licenses – Advertising
Bill 76-26 – Mr. Ertel(By Req.) – Permits, Licenses, and Business Regulations – Electricians – Licensing and Registration
WITHDRAWN ~~Bill 77-26 – Mr. Ertel – Baltimore County Business Development and Retention Corporation~~
Bill 78-26 – Councilmembers Ertel, Marks & Mangione – Office of the Inspector General – Technical Definition and Clarification
Bill 79-26 – Cnclmbrs. Marks, Ertel, Mangione & Crandell – Data Centers – Extension of Temporary Controls Enacted Under Bill 3-26
Bill 80-26 – Mr. Mangione – Zoning Regs. – Uses Permitted in the M.L.R. Zone – Commercial, Retail, Institutional, Or Service Uses
Bill 81-26 – Mr. Jones – Zoning Regs. – Uses Permitted in the Residential-Office (R-O) Zone – Beauty and Wellness Services
Bill 82-26 – Councilmembers Marks & Mangione – Surplus Commodities – Alternative Disposition Methods for Public and Nonprofit Entities
Bill 83-26 – Councilmembers Marks & Mangione – Property Tax Credit – Fraternal Order of Police

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

1. Contract – Primecare Medical, Inc. – Medical health services and MOUD programs – Dept. of Corrections
2. Amendment to Contract – KCI Technologies, Inc. – Well water testing/maintenance services
3. Contract – TDA Consulting, Inc. – HOME and HOME-ARP Program professional consulting services
4. Contract – Shannon-Baum Signs, Inc. – Traffic signs and sign installation services
5. Contract – Waterfront Partnership of Baltimore, Inc. – Trash removal services – Gwynns Falls waterway
6. Amendment #3 to Contract – Redgate Holdings, LLC d/b/a Redgate Real Estate Advisors, LLC – Real Estate Advisory Services – Redevelopment of Security Square Mall
7. Contracts – (2) – HVAC maintenance and repair – Computer environments
8. Amendment to Contract – Paradigm Software, LLC – Hardware/software & support/maintenance – Solid Waste tonnage
9. Contract of Sale – Ellen Lewis & Anne Bartlett – Acquisition of 115 E. Quaker Bottom Road, 21152 – Conservation easement
10. Contract of Sale – The Benedictine Sisters of Baltimore, Inc. – Acquisition of temporary construction easement area – 2229 W. Joppa Road, 21093 – Greenspring Station Capacity Improvements Project
11. Contract – Aviation Specialists Unlimited, Inc. – Inspection services – Aviation goggles

**D. MISCELLANEOUS BUSINESS**

1. Correspondence - (a) (10) - Non-Competitive Awards (July 27, 2026)
2. Res. 23-26 – Mr. Ertel(By Req.) – Approval of the 2025 Edition of the Baltimore County Code
3. Res. 24-26 – Mr. Ertel(By Req.) – Approval of Applications & Ranking -MD Agricultural Land Preservation Foundation (MALPF) Easements
4. Res. 25-26 – Councilmembers Marks, Mangione & Crandell – General Assembly - Inspector General Oversight of BCPS
5. Res. 26-26 – Councilmembers Marks & Crandell – Encouraging DNR to Work with Friends of Jerusalem Mill
6. Appointment – Mr. Marks - Advisory Committee for Public School Capacity – Tricia Sokolowski
7. Appointment – Mr. Ertel(By Req.) – Design Review Panel – Robert Gehram
8. Appointment – Mr. Ertel(By Req.) – Baltimore County Revenue Authority – Paul Tiburzi
9. Appointment – Mr. Ertel(By Req.) – Acting Director – Department of Environmental Protection & Sustainability – Brady Locher

*BALTIMORE COUNTY COUNCIL*

*NOTES TO THE AGENDA*
*LEGISLATIVE SESSION 2026*

*Issued: August 27, 2026*
*Work Session: September 1, 2026*
*Legislative Day No. 16 : September 8, 2026*

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

**OFFICE OF THE COUNTY AUDITOR**

**BALTIMORE COUNTY COUNCIL**

**September 8, 2026**

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**September 8, 2026 6:00 P.M.**

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



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Council **Fiscal Note** September 8, 2026

**Bill 68-26** **Council District(s) _All_**

**Councilmembers Ertel, Marks & Patoka**

**Zoning Regulations – Smoke Shops**

Bill 68-26 establishes a definition of a smoke shop and establishes proximity standards for smoke shops located near schools, certain treatment facilities, recreation centers, public parks, and other smoke shops. The bill also clarifies that certain existing uses qualify as a smoke shop if they meet specific conditions, making them subject to smoke shop requirements. The bill also provides limitations on smoke shop lighting. Finally, the bill requires owners of certain non-conforming smoke shops to come into compliance within one year.

A smoke shop is defined as a business that is engaged in the retail sale or on-site consumption of tobacco products, tobacco smoking accessories, any device or paraphernalia that can be used to deliver nicotine or other substances to the individual inhaling from the device, or any cartridge, component, or accessory of the device and operates under one or more tobacco or smoking-related licenses established by the Maryland Code, Business Regulation Article. In addition, to qualify as a smoke shop, the business must devote more than 5 linear feet of display area, measured by shelf space, counter space, and wall-mounted displays, whether vertical or horizontal, to one or more of the tobacco or smoking products or devices that are defined by the State Business Regulation Article.

However, a business is not considered a smoke shop if the business primarily derives its revenue from the sale of premium cigars, pipe tobacco, membership fees, or locker rentals, or if the sale of tobacco products is secondary to the business's primary retail function and less than 10% of the business's revenue is derived from the sale of tobacco products.

Finally, if a business constitutes a hookah lounge, vapor lounge, convenience store, fuel service station, or automotive service station as those uses are defined under the Zoning Regulations, that business shall be considered a smoke shop in addition to any other use and must comply with the smoke shop regulations if the business operates under one or more of the State tobacco or smoking licenses and devotes more than 5 linear feet of display area to tobacco or smoking products.

Bill 68-26 establishes proximity standards for smoke shops in order to promote the health, safety, and public welfare of Baltimore County residents. Under these standards, a smoke shop may not be located within 1,000 feet of:

- a public or private school;
- a hospital, mental health center, or substance abuse center licensed by the Maryland Department of Health;
- a public recreation center;
- a public park or playground; or
- another smoke shop.

The distance between properties shall be measured using the shortest separation between the property boundary lines. Bill 68-26 specifies that the owner of a premises where a smoke shop is located shall have one year from the bill's effective date to come into compliance with the proximity standards, after which they may be subject to Code Enforcement action by the County.

Last, Bill 68-26 sets lighting restrictions for smoke shops. Specifically, the bill prohibits any displays or signs in or on the building or premises with LED flashing lights or permanent illuminated tubing or strings of lights outlining property lines, sales areas, rooflines, doors, windows, edges of any building, or fencing. The bill also prohibits a revolving device that causes intermittent flashes of light to be projected. Smoke shops must conform to these lighting requirements within 14 days after the enactment of Bill 68-26.

With the affirmative vote of five members of the County Council, Bill 68-26 will take effect 14 days after its enactment.

**Bill 69-26** **Council District(s) _All_**

**Mr. Ertel**

**Zoning Regulations – Uses Permitted in the D.R. Zones – Housing for the Elderly**

Bill 69-26 permits housing for the elderly in several Density, Residential (D.R.) Zones on properties of a certain size located in specific geographic areas of the County. The bill also establishes bulk, area, and setback requirements for such use and sets limits on the number of dwelling units. Last, the bill modifies the residential transition area requirements for the use.

The Baltimore County Zoning Regulations define housing for the elderly as a building, a section of a building, or a group of buildings that contains dwellings where the occupancy of the dwellings is restricted to persons 55 years of age or older or to couples where either spouse or domestic partner is 55 years of age or older, and to any person, regardless of age, who has a physical or developmental disability. There are two classes of housing for the elderly – Class A, which is constructed under a federal or State housing or tax act, and Class B, which is not constructed under such federal or State acts.

Currently, housing for the elderly (also referred to as elderly housing facilities) is permitted in several zones, including some D.R. Zones, Residential, Apartment Elevator (R.A.E.) 1 and 2, Community Business (C.B.), Manufacturing Light (M.L.), Manufacturing Light Restricted (M.L.R.), and the Commercial, Community Core (C.C.C.), Commercial, Town Center Core (C.T.), Mixed-Use (M.U.), and Honeygo overlay districts. However, many of these permitted uses have specific conditions that must be met, which limits the applicability of the use. Additionally, there is an Elderly and Senior Housing overlay district that authorizes several senior-based housing uses, including age-restricted housing, housing for the elderly, and assisted living facilities, as well as buildings and uses that are accessory to such housing.

Bill 69-26 permits housing for the elderly by-right in all D.R. Zones, subject to the following restrictions:

- the use is located on a property containing a minimum of 5 acres; and
- the use is located within an area bounded by Charles Street to the west, Stevenson Road to the south, York Road to the east, and Towsontown Boulevard to the north.

Bill 69-26 also states that the only applicable density, bulk and area, and setback requirements shall be those as set forth for non-residential uses in the D.R. 16 Zone in sections 1B01.2.C.1.a and 1B02.2.A of the Zoning Regulations. The height of a proposed building or building addition permitted under this use may not exceed the height of the tallest existing building on the site or 60 feet, whichever is greater. Also, the length of a building permitted under this use is not subject to any restrictions.

Finally, the bill establishes an exception from the residential transition area restrictions for the conversion of and additions to existing facilities used for religious worship or housing to housing for the elderly.

With the affirmative vote of five members of the County Council, Bill 69-26 will take effect 14 days after its enactment.

**Bill 70-26** **Council District(s) _All_**

**Mr. Ertel**

**Zoning Regulations – Automotive Parts Sales Facility**

Bill 70-26 establishes a definition for an Automotive Parts Sales Facility and permits the use in the Business, Local, Restricted (B.L.R) Zone and Business, Light (B.L.) Zone. The bill also establishes off-street parking spaces for the use.

An Automotive Parts Sales Facility is defined as a retailer and distributor of automotive replacement parts, fluids, and accessories where at least 50% of the facility is dedicated to the storage of inventory. The definition includes the occasional change of an automotive battery, windshield wipers, light bulbs, or ignition system parts for customers in distress to ensure the health, safety, and general welfare of the public, but excludes body repairs, vehicle painting, and oil changes.

Bill 70-26 permits an Automotive Parts Sales Facility by-right in the B.L. Zone. The bill also permits this use by-right in the B.L.R. Zone, provided the property on which the use is located is in both the B.L. Zone and the B.L.R. Zone and at least 40% of the facility is located in the B.L. Zone. Last, the bill requires an Automotive Parts Sales Facility to have 2.5 off-street parking spaces per 1,000 square feet of gross floor area, which is the same requirement for furniture and carpet stores, building supply retail stores, and retail warehouse clubs (specifically, retail warehouse clubs in the Owings Mills Commercial Revitalization District).

With the affirmative vote of five members of the County Council, Bill 70-26 will take effect 14 days after its enactment.

**Bill 71-26** **Council District(s) _ All_**

**Mr. Marks**

**Zoning Regulations – Uses Permitted in the Manufacturing, Light (M.L.) Zone – Union Halls**

Bill 71-26 permits union halls as an accessory use in the Manufacturing, Light (M.L.) Zone. While there is no formal definition in the Zoning Regulations, union halls, also referred to as union hiring halls, are traditionally a meeting space located on or near industrial employers where the unionized workers, or prospective union members or workers, may gather and conduct union business.

According to the National Labor Relations Board, employers in certain industries, particularly construction and maritime, often hire through union hall referrals. An employer's use of the hiring hall for hiring purposes may be voluntary, or it may be compulsory by the terms of the employer's collective agreement with a union.

Currently, the Zoning Regulations permit union halls or other places of assembly for employment-related activities by-right in the Manufacturing, Heavy (M.H.) Zone or the M.H.-Industrial, Major (I.M.) Zone with at least 2,500 acres in area that is under common ownership or control. This same use is also permitted in the M.L. Zone by special exception as an auxiliary service use that serves primarily the industrial uses and related activities in the surrounding industrial area, provided it is located in a planned industrial park at least 25 acres in net area or in an I.M. District.

Bill 71-26 loosens this restriction by permitting union halls or other places of assembly for employment-related activities by-right in the M.L. Zone as an accessory use.

With the affirmative vote of five members of the County Council, Bill 71-26 will take effect 14 days after its enactment.

**Bill 72-26 (Supplemental Appropriation)** **Council District(s) _All_**

**Mr. Ertel (By Req.)**

**Police Department**

**Waterway Improvement Program**

The Administration is requesting a supplemental appropriation of anticipated State funds totaling $10,000 to the Waterway Improvement Fund Grant Gifts and Grants Fund program (as amended). The Department advised that the funds, if awarded, will be used to assist with the removal of abandoned vessels and hazardous debris from Maryland waters. (The Administration has submitted a technical amendment to the bill to correct the program name.) See Exhibit A.

**Fiscal Summary**

| Funding Source | Supplemental Appropriation | Current Appropriation | Total Appropriation |
|---|---|---|---|
| **County** | -- | -- | -- |
| **State**[1] | $ 10,000 | -- | $ 10,000 |
| **Federal** | -- | -- | -- |
| **Other** | -- | -- | -- |
| **Total** | $ 10,000 | -- | $ 10,000 |

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

**Analysis**

The Maryland Department of Natural Resources (DNR) offers Abandoned Boat and Debris Program grants to local governments to fully reimburse costs associated with the removal of abandoned vessels or hazardous debris from State waters that pose risks to navigation and public safety. The Department advised that its Marine Unit has experienced an increasing number of abandoned vessels requiring removal, reflecting a broader proliferation of abandoned boats throughout the State's waterways. The Department further advised that removal has become an operational priority for the Marine Unit. The Department advised that it intends to utilize the proposed grant funds to hire a contractor to tow and safely store abandoned boats while the Department investigates ownership and until DNR retrieves the vessels.

The Department advised that the County has not yet received notice of a grant award in response to its grant application. The Department further advised the grant period is July 1, 2026 through June 30, 2027. The Department also advised that no County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 72-26 will take effect October 4, 2026.

**Executive Summary**

The Baltimore County Police Department (BCoPD) requests Council's approval to accept and appropriate a $10,000 FY 2027 Waterway Improvement Fund grant from the Maryland Department of Natural Resources. This grant was not originally included in the FY 2027 budget request.

The Maryland Department of Natural Resources' Abandoned Boat and Debris (AB&D) Program provides grant funding to assist public agencies with the removal of abandoned vessels and hazardous debris from state waters that pose risks to navigation and public safety. AB&D grants reimburse 100 percent of eligible costs.

The BCoPD Marine Unit has experienced an increasing number of abandoned vessels requiring removal, reflecting a broader proliferation of abandoned boats throughout Maryland's waterways. As these vessels can create navigational hazards and public safety risks, their timely removal has become an operational priority for the Marine Unit.

Prepared by: Police Department

Travis Francis | **Fiscal Note** | September 8, 2026
First Consideration

**Bill 73-26** **Council District(s) _All_**

**Mr. Ertel (By Req.)**

**Fire Department**

**The Fire Prevention Code of Baltimore County**

Bill 73-26 completes the triennial revision of the Fire Code and adopts the NFPA 1: Fire Code, 2024 Edition, with amendments, and the NFPA 101: Life Safety Code, 2024 Edition, with amendments, as the Fire Prevention Code of Baltimore County. See Exhibit A.

Bill 73-26 updates the Fire Code previously enacted in Bill 14-21. The County periodically reviews and revises its Fire Code to reflect updates to applicable fire and life safety standards. The Administration advised that the Code proposed by Bill 73-26 will align the County Fire Prevention Code with the State Fire Prevention Code and will be less complicated to enforce and easier for the building community to manage because it eliminates the need for code officials, design professionals, and contractors to review different sets of national standards to determine which is the more stringent and, therefore, the appropriate standard to apply.

With the affirmative vote of five members of the County Council and signature by the County Executive, Bill 73-26 will take effect October 4, 2026.

# Executive Summary

The updated Fire Prevention Code of Baltimore County (Fire Code) incorporates, with certain amendments, the 2024 Editions of NFPA 1: Fire Code and NFPA 101: Life Safety Code. Also included are changes to align with the State of Maryland Fire Prevention Code (State Code), amended effective July 15, 2025, which included NFPA 1: Chapter 65, Fireworks.

Specific changes to the Fire Prevention Code of Baltimore County are:

- Updated the requirements for Photovoltaic Systems to align with current Baltimore County Building Code (page 25).
- Updated the Speculative Warehouse Automatic Sprinkler System design, for new and existing buildings (page 30).
- Existing High-Rise Buildings, added requirements for signage and notification within lease agreements when a building is not protected by an automatic sprinkler system (page 103).
- Updated references to “smoke detectors” to “smoke alarms” to align with the 2024 Editions of NFPA 1: Fire Code and NFPA 101: Life Safety Code (page 36).

Prepared by: Executive Office/Fire Department

**Bill 74-26** **Council District(s) _All_**

**Mr. Ertel (By Req.)**

**Department of Housing and Community Development**

**Procedures for Tenant Notice When a Court Has Issued a Warrant of Restitution**

Bill 74-26 modernizes and updates the County Code to align with requirements in State law regarding the eviction process and notification requirements. Specifically, Bill 74-26 establishes new procedures under which a warrant of restitution must be executed and requires a landlord to provide at least 14 days written notice to a tenant when a court has issued a warrant of restitution. See Exhibit A.

Generally, under Maryland law, a landlord who wishes to evict a tenant must bring an action in District Court, and the Court must issue a warrant of restitution. This document directs the designated authority (in most jurisdictions, including Baltimore County, that is the local Sheriff's Office) to allow the landlord to repossess the property and move the tenant's belongings out of the premises. A Sheriff's officer must be present at the actual eviction.

Under current County law, there is no notification required to be given to a tenant prior to the execution of an eviction. The only County requirements are in regard to the removal and placement of the tenant's property upon the execution of a warrant of restitution.

Bill 74-26 aligns the County law regarding the execution of a warrant of restitution with the requirements of State law. Specifically, the bill requires that a landlord must provide written notice to the tenant of the date on which the warrant of restitution is scheduled to be executed. This notice must be given at least 14 days before the scheduled date of repossession as set by the designated authority.

The notice must include the district court case number, the tenant's name as stated in the case, the address of the leased premises, the date on which the warrant of restitution was ordered by the court, the initial scheduled date of the eviction, and the telephone number, e-mail address, and mailing address at which the landlord may be contacted.

If the warrant of restitution was issued in a "failure to pay rent" case, the notice must state that the tenant may exercise the right to redemption under § 8-401 of the Real Property Article of the Annotated Code of Maryland, if available. If the tenant still has a right to redemption of the leased premises under § 8-401(h) of the Real Property Article of the Annotated Code of Maryland, the notice must include a statement showing the amount still due to redeem the property.

Also, the notice must include a statement that the repossession may occur unless the tenant returns possession of the leased premises to the landlord and a statement that the notice is the final notice to the tenant of the intended repossession, even if the repossession is stayed for any reason. Last, the notice must include the following statement: "You could lose all your personal belongings left inside your home when the eviction occurs. Local laws and practices about disposal of any of your personal belongings upon eviction vary. You may seek advice by calling 2-1-1 for a legal referral or by contacting the District Court Help Center at (insert the telephone number for the district court help center) or (insert the address for the website of the district court help center) to speak to an attorney."

The written notice may be given under any of the following methods:

- Sending the notice by first-class mail with certificate of mailing;
- Posting the notice on the front door of the leased premises and taking a date-stamped photograph of the notice posted on the front door; and
- If the landlord knows or has on file the e-mail address or cellphone number of the tenant, sending the notice electronically to the tenant by an e-mail message or a text message.

Last, Bill 74-26 requires that, if a tenant is not present during the execution of the warrant of restitution, the designated authority must post a notice on the front door of the premises stating that repossession of the premises has been completed.

With the affirmative vote of five members of the County Council, Bill 74-26 will take effect immediately from the date of its enactment.

Executive Summary

This legislation is intended to modernize and update the County Code to align with requirements in state law regarding the eviction process and notification requirements. The bill establishes requirements for how landlords must notify tenants after a court issues a warrant of restitution and before an eviction may occur. The bill mandates that landlords provide written notice at least 14 days prior to the scheduled repossession date, in alignment with Baltimore County's peer jurisdictions across the State of Maryland.

Prepared by: Executive Office/Department of Housing and Community Development

Pete Gutwald

# Fiscal Note

September 8, 2026
First Consideration

**Bill 75-26** **Council District(s) _All_**

**Mr. Ertel (By Req.)**

**Department of Permits, Approvals and Inspections**

**Rental Housing Licenses – Advertising**

Bill 75-26 requires a property owner to have a rental license in order to advertise a rental property for rent. See Exhibit A.

Currently, the County Code requires that a property owner have a rental housing license issued by the County in order to rent a dwelling unit or a portion of a dwelling unit. Additionally, a tenant may not rent a dwelling unit or a portion of a dwelling unit to another tenant or a sub-tenant unless the tenant has been issued a County rental housing license.

Permitting the advertising of a dwelling unit for rent without a license can potentially lead to that unit being rented without a license. Therefore, Bill 75-26 includes advertising a dwelling unit for rent to the actions prohibited without a rental license.

With the affirmative vote of five members of the County Council, Bill 75-26 will take effect 14 days after its enactment.

Executive Summary

The County Administration is requesting approval for legislation to require a property owner to have a rental license in order to advertise a rental property for rent. Currently, a license is required to rent a property but not to advertise a property for rent. This potentially results in rental properties being leased without a license.

Prepared by: Executive Office/Department of Permits, Approvals and Inspections

Sally Nash

# Fiscal Note

September 8, 2026
First Consideration

**Bill 76-26** **Council District(s) _All_**

**Mr. Ertel (By Req.)**

**Department of Permits, Approvals and Inspections**

**Permits, Licenses, and Business Regulations – Electricians – Licensing and Registration**

Bill 76-26 updates the Baltimore County Code to be in compliance with State law, specifically S.B. 762 passed in 2021, regarding the licensing and registration of restricted electricians and master electricians. See Exhibit A.

Under State law, local jurisdictions may register master electricians, but not independently license them through an exam process. The State administers the exam for all master electricians. Additionally, State law allows local jurisdictions to license restricted, or low voltage only, electricians.

Currently, the County Code requires both master electricians and restricted electricians to pass a local exam and receive a local license. Bill 76-26 amends the County Code to remove the exam and license requirements for master electricians and replaces it with a registration requirement. Additionally, minor technical clarifications to the Baltimore County Building Code that pertain to electrical work are also proposed.

Under the current County Code, there are three classes of electricians: master general electrician, master limited electrician, and restricted electrician. Bill 76-26 eliminates the master limited electrician and clarifies that restricted electricians are for low voltage, mirroring State law.

For master general electricians, Bill 76-26 removes many requirements that are redundant with State law or that are now handled by the State for licensing purposes. Instead, Bill 76-26 requires master general electricians to complete a registration process whereby they must submit the following documents to the County:

- An active and insured master electrician license issued by the State and held in the individual's name;
- The individual's non-expired driver's license;
- The completed application for master general electrician registration; and
- The continuing education certificate required by the State for the individual's master electrician license renewal, unless continuing education was not required to obtain the master electrician license with the State, in which case this requirement shall be waived.

The registration expires at the same time as the registrant's master electrician license issued by the State. A registrant must renew their State license before applying for a registration renewal. In order to renew a registration, the registrant must: hold a current and insured State master electric license; pay the renewal fee, and, if the registration expired prior to the application for registration renewal, pay the late fee; and provide a copy of the continuing education certificate submitted with the current renewal of the registrant's State license. If the registration is not renewed within 1 year after its expiration date, the registration may not be renewed and the person may receive a registration only by applying for registration as a new registrant.

For restricted electricians, Bill 76-26 retains the exam requirements, but simplifies the process by removing the requirements for letters of recommendation and the restrictions on when an exam must be taken or can be re-taken. However, the bill does require that restricted electricians be at least 21 years old and that applicants must provide a current insurance certificate meeting the insurance requirements set by the State. The bill also specifies that "low voltage" means 50 volts or less and updates the kinds of work a restricted electrician may do to include telephone, internet, and alarm wiring.

Bill 76-26 also updates the standards for electrical installations from only needing to conform to the National Electrical Code, NFPA 70, to needing to also conform to NFPA 70E and NFPA 70B. Last, Bill 76-26 updates certain sections of the Building Code of Baltimore County, as adopted by Bill 49-24. Specifically, the bill updates Part 128.1.4.1, which requires a single emergency disconnect be provided at each service connection, to apply for all buildings, either single tenant or multiple tenant, with multiple services. The bill also updates Part 128.9 regarding solar photovoltaic connections to include electric vehicle connections. Last, the bill repeals Part 129 regarding new one- and two-family dwellings that have either a garage, carport, or driveway.

With the affirmative vote of five members of the County Council, Bill 76-26 will take effect 14 days after its enactment.

**Executive Summary**

This proposed legislation updates the Baltimore County Code to be in accordance with a state law that was passed in 2021 through Senate Bill 762. This bill allows local jurisdictions to register master electricians, but not independently license them through an exam process. The state administers the exam for all master electricians. Local jurisdictions can continue to license restricted, or low voltage only, electricians. The updates to the Baltimore County Code reflect these changes.

Additionally, minor technical clarifications to the Baltimore County Building Code that pertain to electrical work are also proposed.

Prepared by: Department of Permits, Approvals and Inspections

**Bill 78-26** **Council District(s) _All_**

**Councilmembers Ertel, Marks & Mangione**

**Office of the Inspector General – Technical Definition and Clarification**

Bill 78-26 establishes a definition of “Inspector General” with regard to the phrase “Office of the Inspector General” and clarifies the ability of the Office of the Inspector General to issue reports.

Currently, neither the County Charter nor the County Code have definitions for the terms “Inspector General” and “Office of the Inspector General.” Bill 78-26 establishes a definition that clarifies that the term “Inspector General” includes the “Office of the Inspector General” and that both phrases shall be considered interchangeable. The bill also clarifies that the Office of the Inspector General may issue public reports, and removes the reference to § 3-14-111 of the Code.

With the affirmative vote of five members of the County Council, Bill 78-26 will take effect 14 days after its enactment.

Council **Fiscal Note** September 8, 2026
First Consideration

**Bill 79-26** **Council District(s) _All_**

**Councilmembers Marks, Ertel, Mangione & Crandell**

**Data Centers – Extension of Temporary Controls Enacted Under Bill 3-26**

Bill 79-26 extends the temporary controls enacted under Bill 3-26 that suspended the permitting of data centers.

Under Section 2 of Bill 3-26, the temporary controls on data centers were to remain in effect until either January 1, 2027 or 90 days after the Planning Board submits its report and recommendations to the County Council under Section 3 of Bill 3-26, whichever is earlier. Bill 79-26 amends Section 2 of Bill 3-26 to remove the provision regarding the Planning Board report and extend the temporary control period to December 31, 2027.

With the affirmative vote of five members of the County Council, Bill 79-26 will take effect 14 days after its enactment.

# Fiscal Note

September 8, 2026
First Consideration

**Bill 80-26** **Council District(s) _3_**

**Mr. Mangione**

**Zoning Regs. – Uses Permitted in the M. L. R. Zone – Commercial, Retail, Institutional, or Service Uses**

Bill 80-26 permits certain commercial, retail, institutional, or service uses in certain areas of the Manufacturing, Light Restricted (M.L.R.) Zone.

Specifically, the bill permits by-right any of the commercial, retail, institutional, or service uses permitted by-right in the entire Business Local Restricted (B.L.R.) Zone and in the Manufacturing Light (M.L.) Zone as an auxiliary retail or service use or semi-industrial use that is located in a planned industrial park at least 25 acres in net area, in an Industrial Major (I.M. District), or in combination of an Automotive Service (A.S.) and I.M. District. Additionally, the uses permitted under Bill 80-26 must be in a business or office park located in the M.L.R. Zone in Hunt Valley, of which at least 15 acres is under common ownership or control. The uses permitted under the bill shall be subject to the height and bulk regulations applicable to the M.L. Zone.

With the affirmative vote of five members of the County Council, Bill 80-26 will take effect 14 days after its enactment.

Council

# Fiscal Note

September 8, 2026
First Consideration

**Bill 81-26** **Council District(s) _4_**

**Mr. Jones**

**Zoning Regs. – Uses Permitted in the Residential-Office (R-O) Zone – Beauty and Wellness Services**

Bill 81-26 permits beauty and wellness services as a by-right use in certain areas of the Residential-Office (R-O) Zone under certain conditions.

While there is no formal definition for beauty and wellness services, the use is similar to the established use of beauty shops. Under the Zoning Regulations, beauty shops are permitted in the Resource Conservation Commercial (R.C.C.) and Community Business (C.B.) Zones (along with other personal service establishments), the Residential, Apartment, Elevator (R.A.E.) 1 and 2 Zones (in an apartment building of 50 or more units), the Service Employment (S-E) and Office and Technology (O.T.) Zones (as an auxiliary use), the Business Local (B.L.) Zone, and the Manufacturing Light-Industrial, Major (M.L.-I.M.) District. In addition, in the R-O Zone, beauty salons, beauty shops, and personal service establishments are permitted, but only in the South Towson and Pikesville Design Review Areas.

Bill 81-26 permits a beauty and wellness service in the R-O Zone by right, if the use is located on Main Street within the Reisterstown Historic District.

With the affirmative vote of five members of the County Council, Bill 81-26 will take effect 14 days after its enactment.

**Bill 82-26** **Council District(s) _All_**

**Councilmembers Marks & Mangione**

**Surplus Commodities – Alternative Disposition Methods for Public and Nonprofit Entities**

Bill 82-26 establishes alternative disposition methods for surplus commodities to public entities or certain private nonprofit entities by the County Purchasing Agent. The bill also authorizes the Purchasing Agent to grant a right of first refusal to certain nonprofit entities for surplus public safety commodities, with the approval of the Chief Administrative Officer.

Under the Finance Article of the Baltimore County Code (Article 10), a "commodity" is defined as an article of trade or value, an item that is bought or sold, or any moveable or tangible item that is produced or used as the subject of trade or commerce and includes goods, materials, equipment, and supplies. The Finance Article also defines the "Purchasing Agent" as the Director of Budget and Finance.

Under current law, every County agency must report all surplus commodities to the Purchasing Agent. If the commodities owned by the County cannot be transferred to another agency to meet their needs or have become unsuitable for use by any County agency, the Purchasing Agent has only two options: (1) exchange or trade-in the commodities in part or in full payment for new commodities; or (2) competitively sell the commodities on the open market to the highest bidder. If the estimated value of the surplus commodities exceeds $25,000, the Purchasing Agent generally must sell the commodities by formal written contract to the highest responsive and responsible bidder.

Bill 82-26 establishes an alternative option for the Purchasing Agent to dispose of surplus commodities, if the Chief Administrative Officer determines the disposition would benefit the residents of Baltimore County. In that case, the Purchasing Agent may donate, lease, loan, or sell below fair market value surplus commodities to any of the following entities:

- The federal government, the State, or a public or quasi-public entity that is funded in whole or in part by County or State monies;

- A public service organization, institution, association, society, or corporation that is exempt from taxation under § 501(c)(3) or § 501(c)(4) of the Internal Revenue Code; or
- A private nonprofit entity that is headquartered in the County and whose primary purpose is to perform public safety functions in the County, such as a volunteer fire company.

If a commodity is disposed of under this alternative method, the recipient of the commodity must assume all liabilities associated with the commodity and, if applicable, all ownership responsibilities. Also, the Purchasing Agent may set additional terms and conditions regarding the disposition of the commodity. If a public safety commodity would be disposed of under this alternative method to a volunteer fire company, the disposition must be accompanied by a written recommendation by the Baltimore County Volunteer Fire Association. Last, the Chief Administrative Officer may authorize the Purchasing Agent to grant a right of first refusal for surplus public safety commodities to nonprofit entities that are headquartered in the County and whose primary purpose is to perform public safety functions in the County, such as a volunteer fire company.

With the affirmative vote of five members of the County Council, Bill 82-26 will take effect 14 days after its enactment.

Council **Fiscal Note** September 8, 2026
First Consideration

**Bill 83-26** **Council District(s) _5_**

**Councilmembers Marks & Mangione**

**Property Tax Credit – Fraternal Order of Police**

Bill 83-26 grants a property tax credit for a property owned by the Fraternal Order of Police as authorized under State law.

In its 2026 regular legislative session, the General Assembly passed Senate Bill 30, which enacted § 9-305(j) of the Tax-Property Article of the Annotated Code of Maryland. That law authorizes the governing body of Baltimore County to grant a property tax credit against the County property tax imposed on real property that is owned by the Fraternal Order of Police Lodge 34 and located at 730 Wampler Road, Middle River, Maryland. The State law requires that, for each taxable year, the amount of this property tax credit shall equal 100% of the property tax imposed on the property. Bill 83-26 enacts this property tax credit as authorized by State law.

The fiscal impact of Bill 83-26 is approximately $9,550 annually, based on the County portion of the FY 2027 property tax bill for 730 Wampler Road.

With the affirmative vote of five members of the County Council, Bill 83-26 will take effect 14 days after its enactment.

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

## Department of Corrections

## Medical Health Services and MOUD Programs

The Administration is requesting approval of a contract with PrimeCare Medical, Inc. to provide healthcare services (medical, behavioral, pharmaceutical, and dental) and Medications for Opioid Use Disorder (MOUD) for individuals with Opioid Use Disorder (OUD) and/or Alcohol Use Disorder (AUD) incarcerated in the County's Detention Center (BCDC). The contract commences September 15, 2026, continues for three years, and will renew automatically for three additional 2-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 Department advised that estimated compensation totals $185,789,875 for the entire 9-year and 6-month term, including the renewal and extension periods. See Exhibit A.

## Fiscal Summary

| Funding Source | Total Compensation | |
|---|---|---|
| **County** (1) | $ 159,600,876 | |
| **State** | -- | |
| **Federal** | -- | |
| **Other** (2) | 26,188,999 | |
| **Total** | $ 185,789,875 | (3) |

**Notes**

(1) General Fund Operating Budget.
(2) Opioid Abatement Funds.
(3) Department's estimate for the entire 9-year and 6-month term.

## Analysis

Medical Health Services

The contractor will provide on-site and off-site medical care, dental services, behavioral health (mental health and substance abuse) services, and pharmaceuticals to the BCDC inmate population (average daily population of 850-1,000 individuals). The contractor will also provide all necessary office and medical supplies, equipment, and materials as well as provide and maintain electronic health records for the inmates.

The contractor's estimate of the cost for these medical services totals $14,474,216 in the first year of the contract.

The County will be charged $4.24 per inmate, per day, for each individual over a total inmate population of 1,400 (not including those in home detention). The Department advised that the estimated compensation does not include the additional charge. The Department further advised that the current average daily population is approximately 831 inmates; the population fluctuates over time.

MOUD/AUD Services

The contractor will provide services to two populations of individuals with Opioid Use Disorder (OUD) and/or Alcohol Use Disorder (AUD): individuals who are already engaged in treatment services in the community who will receive continued treatment upon incarceration, and individuals who are not engaged in treatment in the community but who are determined to be appropriate candidates during incarceration. These services include screening and diagnosis for OUD and AUD, dispensing of methadone, buprenorphine, and naltrexone, clinical assessment, daily dosing, individual and group counseling, medication assessments, random urinalysis testing, peer support services, and case management services, and discharge planning. The contractor's estimate for the cost for labor associated with these services is $1,962,776 in the first year of the contract. All other costs, such as medications, diagnostic and laboratory testing, and urine drug tests, will be billed separately at an estimated $412,307 in the first year of the contract.

The Department advised that under the agreement, services, including medical, OUD, and AUD, are subject to a total stop-loss limit of $25,000 per inmate per fiscal year. The County will pay the contractor for costs above the $25,000 annual threshold for an individual inmate and subsequently receive reimbursement from the State. The Department advised that such reimbursements are deposited as General Fund revenue and are not reflected in the estimated contract compensation. The Department further advised that in FY 2026, nine inmates required care costing more than $25,000 per individual.

The contract commences September 15, 2026, continues for 3 years, and will renew automatically for three additional 2-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 Department advised that estimated compensation totals $185,789,875 for the entire 9-year and 6-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice.

Subsequent to the first year of the initial term, 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 – Medical Care Services (CPI-U), as published by the United States Department of Labor, Bureau of Labor Statistics at the time of the request, or up to a maximum 5% increase on the current pricing, whichever is lower.

The County awarded the contract through a competitive procurement process; no other proposals were received. According to the procurement documents, there is a 10% M/WBE participation requirement.

On September 5, 2017, the Council approved a similar 9-year and 6-month contract (effective September 15, 2017) with PrimeCare Medical, Inc., to provide healthcare services (medical, behavioral, pharmaceutical, and dental) for incarcerated individuals. On November 3, 2025, the Council approved an amendment to the contract to add MOUD services to the contract scope, following the December 3, 2025 termination of the County’s contract with Glass Health Programs, Inc. d/b/a Medmark Treatment Centers Timonium for these services. (The Council approved the contract with Glass Health Programs on November 21, 2022.) According to the County’s financial system, as of August 18, 2026, expenditures under the PrimeCare Medical, Inc. contract totaled $109,711,079, and expenditures under the Glass Health Programs contract totaled $4,628,400.

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 Department of Corrections is seeking Council approval for the medical services contract that serves all incarcerated individuals health needs while at the facility; including: medical, behavioral health, dental, pharmaceutical and medication for opioid use disorder (MOUD). Care services are designed to ensure safe, efficient, compliant, and continuous healthcare delivery for all individuals in custody.

The selected vendor, PrimeCare Medical (PCM), will provide comprehensive healthcare for all incarcerated individuals. PrimeCare Medical follows national accreditation standards, has over 40 years of experience in correctional healthcare and experience in 87 facilities across 6 states. PCM is the largest county-level correctional healthcare provider in MD, PA and NY. The proposal totals 76+ full time licensed, certified and trained medical and/or behavioral health professionals providing medical care 24/7/365.

The term of the contract is to begin on September, 15 2026 and continue for three (3) years with three (3) additional two-year renewal periods for a total of up to nine (9) years. The cost of the contract shall not exceed the amount approved by County Council.

The funding for this contract is derived from two sources. The general medical services contract is funded through Correction's operating budget and is approved yearly through the budget process. The medication for opioid use disorder program was established due to state mandate. Funding for MOUD is currently through Opioid Abatement Funds (OAF); Fund 207. Opioid abatement funds were approved by the Council and allocated in FY 2022. Currently, Corrections is a recipient of these County funds for the MOUD program at the Department of Corrections.

The average daily population served for this contract ranges between 850-1,000 individuals. These individuals are at the Correctional facility approximately 57 days on average. Approximately 75% of the population has behavioral health needs and approximately 19% participate in the medication for opioid use disorder program. Each month approximately 412 individuals present with chronic health problems.

PCM's proposal outlines a fully integrated, accredited healthcare plan that addresses medical, behavioral, dental, MOUD, and specialty needs of incarcerated individuals. PCM is also the incumbent provider at Corrections. PCM has established workflows, a compliant operational model, and a staffing framework designed to improve health outcomes, enhance safety, reduce recidivism, and support Baltimore County's strategic correctional goals.

Prepared by: Department of Corrections

**FM-2 (Contract Amendment)** **Council District(s) All**

## Property Management

## Well Water Testing/Maintenance Services

The Administration is requesting approval of an amendment to a contract with KCI Technologies, Inc. to provide well and drinking water testing and maintenance services at County-owned sites. Property Management advised that the proposed amendment, which commences upon Council approval, is necessary due to the expansion of the well testing program to include all buildings with wells, as well as water treatment system upgrades and repairs that are required at various locations. The proposed amendment removes the existing compensation cap of $435,000 and instead limits total compensation to the amount appropriated for these services over the contract term. Property Management advised that estimated compensation totals $509,271 for the entire 5-year and 4-month term, including the renewal and extension periods (an increase of $74,271 from the existing not-to-exceed amount). The contract commenced July 15, 2022. See Exhibit A.

### Fiscal Summary

| Funding Source | Current Maximum Compensation | Amended Estimated Compensation [2] |
|---|---|---|
| **County** [1] | $ 435,000 | $ 509,271 |
| **State** | -- | -- |
| **Federal** | -- | -- |
| **Other** | -- | -- |
| **Total** | $ 435,000 [3] | $ 509,271 [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 entire 5-year and 4-month term.
[4] Property Management's estimate for the entire 5-year and 4-month term; estimate exceeds the previous maximum compensation by $74,271.

## Analysis

The contractor will continue to provide all labor, materials, equipment, transportation, services, incidentals and related items necessary for the testing and maintenance of existing and newly added drinking water wells at various County-owned sites. The wells are located at Oregon Ridge Park, Loch Raven Fishing Center, Cromwell Valley Park, Kingsville Park, Animal Services on Manor Road, Agricultural Center, Ballestone Mansion, Eck House, Merrick House, Sherwood House, Hereford Library, Oregon Ridge Nature Center, Oregon Ridge Lodge, Parkton Fire Station, Clarks Lane Highway Shop, Graystone Highway Shop, Hyde's Road Park, Middletown Highway Shop, Baltimore County Safety Office, and Jacksonville Community Center. In addition, Oregon Ridge Lodge, Ballestone/Stansbury House, Parkton Fire Station, Hereford Library, Eck House, Sherwood House, and the Agricultural Center have water treatment systems with their own separate testing requirements. Testing will continue to be conducted on existing and new wells and water systems as necessary; the contract provides that the County may add or delete sites and wells and has the right to revise the frequency of tests. These services are necessary in order to comply with federal requirements for publicly consumed well water. In addition, the contractor will provide legionella testing, as needed. The County will be billed at unit prices for the specific service, materials, and type of tests required for each location.

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. According to the bid documents, there is not an M/WBE participation requirement.

On June 6, 2022, the Council approved the original 5-year and 4-month contract (effective July 15, 2022) with compensation not to exceed $435,000. The proposed amendment removes the existing compensation cap and instead limits compensation to the amount appropriated for these services over the contract term. Property Management advised that estimated compensation totals $509,271 for the entire contract term, including the renewal and extension periods, $74,271 above the existing compensation cap. All other terms and conditions remain the same. Property

Management advised that the proposed amendment is necessary due to the expansion of the well testing program to include all buildings with wells, as well as due to water treatment system upgrades and repairs that are required at various locations. According to the County's financial system, as of August 17, 2026, expenditures under the contract totaled $311,664.

The County's financial system indicates that as of August 17, 2026, the County has nine other contracts with KCI Technologies, 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 an amendment to the contract for KCI Technologies, Inc. for well water testing and maintenance for various locations in Baltimore County.

Currently SCON-10001121/MA00004946, has $95,184.59 of the NTE available as of 7/30/2026. The future estimated testing and maintenance for the remainder of this contract is $169,455.23. This contract will expire on July 14, 2027 and will be competitively rebid.

Paragraph 2.3 In no event shall the total compensation paid to the Contractor under this Agreement exceed the sum of Four Hundred Thirty-Five Thousand Dollars and No Cents ($435,000.00) during the entire term of this Agreement including renewals thereof.

Shall be removed and replaced with:

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

**Department of Housing and Community Development**

**HOME and HOME-ARP Program Professional Consulting Services**

The Administration is requesting approval of a contract with TDA Consulting, Inc. to provide HOME and HOME-ARP professional consulting services. The Department advised that it is in the process of amending the contract to provide that the contract will commence September 8, 2026, upon Council approval. The contract continues through December 31, 2026 and will renew automatically for two additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $50,000 for the initial approximate 4-month term and $150,000 for the entire approximate 2-year and 8-month term, including the renewal and extension periods. See Exhibit A.

**Fiscal Summary**

| Funding Source | Initial Term | Total Compensation |
|---|---|---|
| County | -- | -- |
| State | -- | -- |
| Federal [1] | $ 50,000 | $ 150,000 |
| Other | -- | -- |
| Total | $ 50,000 [2] | $ 150,000 [3] |

[1] U.S. Department of Housing and Urban Development (HUD) funds.
[2] Department's estimate for the initial approximate 4-month term.
[3] Department's estimate for the entire approximate 2-year and 8-month term.

## Analysis

The proposed contract provides for review and on-call technical assistance for the County's CDBG, HOME, HOME-ARP, and other HUD-funded programs. The Department advised that it currently anticipates utilizing the contract for the HOME and HOME-APP programs. Services include remote participation in County meetings, review of program or project-specific documents, review of prior and/or proposed projects for regulatory compliance and best practices, assistance in resolving potential compliance issues, and assistance in underwriting and/or negotiating County investments in affordable housing projects. Hourly rates for technical assistance and monitoring and evaluation services range from $100 to $290 depending on the position (i.e., associate, senior consultant). The County will reimburse the contractor with no markup for direct expenses, including those associated with printing, reproduction, or binding of documents, filing fees, permit fees, or other fees paid or advanced by the Contractor, and travel expenses in accordance with the County's travel policy.

The Department advised that it is in the process of amending the contract to provide that the contract will commence September 8, 2026, upon Council approval. The contract continues through December 31, 2026 and will renew automatically for two additional 1-year periods with the option to extend the initial term or any renewal term an additional 120 days, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $50,000 for the initial approximate 4-month term and $150,000 for the entire approximate 2-year and 8-month term, including the renewal and extension periods. The County may terminate the agreement by providing 30 days prior written notice.

On September 3, 2025, the Administration approved a similar 6-month contract effective September 1, 2025 not to exceed $24,999 with TDA Consulting, Inc. On May 13, 2026, The Office of Budget and Finance, Purchasing Division approved an amendment to the contract which retroactively extended the term an additional 4 months, through June 30, 2026. According to the County's financial system, as of August 21, 2026, expenditures under the contract totaled $20,800, including services provided in May 2026. The Department advised that no additional services have been provided since May 2026.

The County awarded the contract as a cooperative procurement of an existing competitively-bid City of Stockton, California 3-year and 11-month agreement that was effective February 1, 2025. The Department advised that it requires services due to the complexity of HOME and HOME-ARP program regulations as well as the time sensitive nature of deploying-ARP funds, and that compliance errors could result in financial penalties, ineligible cost findings, and delays in deploying housing resources to County residents. The Department further advised that due to its prior work with the County, TDA Consulting, Inc., already possesses knowledge of the Department's internal processes, program history, and current project pipeline, ensuring uninterrupted support for housing projects and avoidance of delays. The Department also advised that there is not an M/WBE participation requirement.

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

## Executive Summary

The Baltimore County Department of Housing and Community development requests County Council approval of a contract with TDA Consulting Services Inc. for the review of and on-call Technical Assistance related to Baltimore County HOME and HOME-ARP Program Policies and Procedures.

Baltimore County is a recipient of federal funding from the U.S. Department of Housing and Urban Development (HUD) through the HOME Investment Partnerships Program (HOME), Community Development Block Grant (CDBG), HOME-American Rescue Plan (HOME ARP), and the Emergency Solutions Grant (ESG). Through the Department of Housing and Community Development (DHCD), the County administers a range of affordable housing and community development initiatives funded by federal, state, and local programs.

TDA Consulting, Inc. (TDA) is a national leading provider of technical assistance, training, and consulting services supporting state and local governments' implementation of HUD-funded housing and community development programs and similar state and/or locally funded programs. It is also HUD's lead technical assistance provider under HUD's Community Compass technical assistance initiative, delivering training and technical assistance on HUD's behalf, with several ongoing assignments specifically related to the CDBG, HOME and HOME-ARP Program. This specialized knowledge is essential for Baltimore County DHCD's effective and compliant implementation of the HOME and HOME ARP programs, which require precise interpretation and application of HUD regulations.

DHCD has identified an urgent need for specialized technical assistance services specific to the HOME and HOME ARP programs, particularly given the high complexity of these regulations and the time-sensitive nature of deploying HOME-ARP funds, including those allocated to VCA housing production deals. Ensuring full compliance with HUD rules is critical to prevent audit findings, funding delays, or potential repayment of federal dollars.

HUD strongly encourages jurisdictions to use HUD-approved technical assistance providers due to the specialized expertise required to correctly structure, implement, and monitor HOME and HOME ARP activities. For this reason, HUD allows the County to use HOME and HOME-ARP administrative funds to procure these services. Procuring a HUD-approved provider is therefore in the County's best interest and is consistent with HUD guidance and federal compliance standards. Given the technical complexity of HOME and HOME ARP programs, the urgency of project timelines, and the need to minimize compliance risk, TDA is the most suitable and cost-effective provider. Their existing relationship with DHCD, HUD approval, and proven expertise make procurement of their services clearly in the County's best interest.

Historically, DHCD has relied on TA provided directly by HUD for complex grant programs. HUD previously funded TA through TDA for housing counseling, SELP, and MALP program needs, but HUD has explicitly excluded HOME-ARP and HOME-funded housing production activities from allowable HUD TA. Although DHCD requested support from HUD for these programs, the request was denied. However, the County can utilize HOME and HOME ARP administrative funds to procure this assistance independently.

The HOME program is one of HUD's most complex funding sources, and HOME-ARP introduces additional, COVID-era statutory and regulatory requirements. HOME ARP funds must be fully expended by 2030, and the County must meet strict compliance, monitoring, and documentation standards to avoid audit findings, repayment liabilities, ineligible cost findings, financial penalties or program delays. This would also potentially increase delays in deploying critical housing resources to Baltimore County residents.

DHCD does not currently have staff with comprehensive expertise in HOME-ARP implementation, nor does staff possess the specialized, technical knowledge required for evaluating, structuring, and underwriting HOME-ARP assisted housing production projects.

The procurement of TA services will directly strengthen DHCD's operational capacity, ensure full compliance with federal regulations, expedite the deployment of HOME and HOME ARP funds, and support the effective development of affordable housing projects. This investment protects the County from audit exposure, enhances program outcomes, and improves service delivery to the public by enabling DHCD to execute complex federal programs efficiently and effectively.

The initial term of the agreement would commence September 8, 2026 and continue until December 31, 2026, with two 1-year renewal options. The estimated compensation for the contract is $150,000, including renewals.

Prepared by:  Department of Housing and Community Development

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

## Department of Public Works and Transportation

## Traffic Signs and Sign Installation Services

The Administration is requesting approval of a contract with Shannon-Baum Signs, Inc. to provide traffic signs and sign assembly installation services for roadway projects and related infrastructure within the County as needed. The Office of Budget and Finance, Purchasing Division advised that is in the process of amending the contract to provide that the contract will commence September 8, 2026, upon Council approval. The contract 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 120 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Purchasing Division advised that estimated compensation totals $2,754,906 for the entire 5-year and 4-month term, including the renewal and extension periods. See Exhibit A.

## Fiscal Summary

| Funding Source | Total Compensation |
|---|---|
| **County** (1) | $ 2,754,906 |
| **State** | -- |
| **Federal** | -- |
| **Other** | -- |
| **Total** | $ 2,754,906 (2) |

**Notes**

(1) General Fund Operating Budget.
(2) Office of Budget and Finance, Purchasing Division's estimate for the entire 5-year and 4-month term.

## Analysis

The contractor will provide all labor, supervision, tools, equipment, incidentals, and related items to furnish, maintain, and/or install various street and traffic signs/sign assemblies within the County as needed. The Purchasing Division advised that the contractor will fabricate and supply all signs. The County's Traffic Shop is the primary installer of signage; however, there are occasions where the contractor will perform the sign installation services. In such cases, the contractor will be responsible for the safe and continuous maintenance of traffic in areas of sign installation or repair. The contract provides that except on minor residential streets as allowed by the contract administrator, the contractor's work shall not result in the blockage or obstruction of any moving lane of traffic from 6:30 a.m. to 9:00 a.m. and 3:30 p.m. to 7:00 p.m., Monday through Friday; no work will be permitted on the weekends or national holidays without the contract administrator's permission. The contractor will be required to complete the work within 14 calendar days of receiving the work order; otherwise, the County may assess liquidated damages at the rate of $500 per calendar day.

Installation, maintenance, and removal costs range from $82.40 to $1,117.55 per sign depending on the type of job and other factors. Fabrication costs range from $5.67 to $23.28 per square foot, depending on the material, type of sign, and other factors. Labor will be performed at $103.00 per hour.

The Purchasing Division advised that is in the process of amending the contract to provide that the contract will commence September 8, 2026, upon Council approval. The contract 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 120 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Purchasing Division advised that estimated compensation totals $2,754,906 for the entire 5-year and 4-month term, including the renewal and extension periods. The Purchasing Division advised that this estimate assumes full utilization of all contract line items and annual price escalations; actual expenditures are expected to be substantially lower. DPWT estimates expenditures of approximately $120,000 annually, or $600,000 over the five-year term, excluding any extension period.

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 three bids received. According to the bid documents, there is not an M/WBE participation requirement.

On September 7, 2021, the Council approved a similar 5-year and 4-month contract with Shannon-Baum Signs, Inc. The contract expires September 6, 2026. According to the County's financial system, as of August 20, 2026, expenditures under the contract totaled $721,697.

The County's financial system indicates that as of August 20, 2026, the County currently has 1 other contract with Shannon-Baum Signs, 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

**Traffic Signs and Installation, Term Contract**
**Shannon Baum Signs Inc.**

**Purpose –** The Contractors hereunder shall provide and Baltimore County Government shall purchase traffic signs and sign installation services for County roadway projects and related infrastructure on an as needed basis. Work to be performed will be overseen by the Department of Public Works & Transportation, Traffic Engineering & Transportation Planning.

**Scope of Contract –** The Contractor shall provide traffic signs goods and sign installation services, including, but not limited to, County roadways, properties, and other paved surfaces which the County may require during the Term. The County reserves the right to order such goods and/or services as may be required during the Term, and it also reserves the right not to order any goods and/or services, if it is found that such goods and services are not required by the County during the Term.

**Contract Value ($)** - The contract does not specify a contract capacity. The capacity is tied to the total County Council annually approved appropriation for general administration of road and highway goods and services.

**Term –** One (1) year term beginning 9/8/2026, with up to four (4) one-year renewal options through 9/7/2031.

**Vendor Selection method –** Request for Bid No. B-10000500, Traffic Signs and Sign Installation, Term Contract, closed 4/17/2026.

**MBE/WBE –** 0%. (Note: Shannon Baum Signs Inc. is a WBE.)

Prepared by: Department of Public Works and Transportation

**FM-5 (Contract)** **Council District(s) 1, 2, & 4**

### Department of Environmental Protection and Sustainability

### Trash Removal Services – Gwynns Falls Waterway

The Administration is requesting retroactive approval of a contract with Waterfront Partnership of Baltimore, Inc. (WPB) to provide debris and trash removal services from the Gwynns Falls Waterway. The contract commenced July 1, 2026, continues through June 30, 2028, and will renew automatically for three additional 1-year periods. The Department advised that the contract commenced prior to Council approval to ensure continuity of services following the June 30, 2026 expiration of a prior Memorandum of Understanding. The contract states that compensation totals $75,000 annually. The contract also states that prior to the commencement of the second year of the initial term and each subsequent renewal term, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers (CPI-U) – 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; therefore, compensation may not exceed $153,750 for the initial 2-year term and may not exceed $414,423 for the entire 5-year term, including the renewal periods. See Exhibit A.

### Fiscal Summary

| Funding Source | Initial Term | Maximum Compensation |
|---|---|---|
| **County** (1) | $ 153,750 | $ 414,423 |
| **State** | -- | -- |
| **Federal** | -- | -- |
| **Other** | -- | -- |
| **Total** | $ 153,750 (2) | $ 414,423 (3) |

(1) Capital Projects Fund (bond-funded).
(2) For the initial 2-year term.
(3) For the entire 5-year term.

## Analysis

WPB owns and operates the Gwynns Falls Waterwheel, also known informally as “Gwynnda.” The Department advised that a portion of the trash and debris discharged from the Gwynns Falls originates in Baltimore County, which is subject to a Total Maximum Daily Load (TMDL) Waste Load Allocation (a “pollution diet”), that requires the County to reduce the amount of trash discharged from the Gwynns Falls into the Patapsco River. Under the proposed contract, Baltimore County pays WPB for a portion of the operating and maintenance costs of the Waterwheel; in return, WPB credits a portion of the trash removed by the Waterwheel to Baltimore County, proportional to the County’s financial contributions toward the total operational and maintenance costs of the Waterwheel. The Maryland Department of the Environment accepts this credit as part of Baltimore County’s progress on the Baltimore Harbor Trash TMDL.

Specifically, WPB will collect trash and debris in a refuse container (“Dumpster”) located on the Gwynns Falls Waterwheel; when the Dumpster is filled to capacity and must be emptied in order for Waterwheel operations to continue, WPB will deliver the Dumpster to the Baltimore Refuse Energy Systems Company (BRESCO) for disposal. The contract stipulates that WPB will maintain the Waterwheel and the Dumpster in good, safe and sanitary condition at its sole cost and expense; the contractor is solely responsible for compliance with all local, State, and federal laws.

The Department advised that Baltimore County is one of seven jurisdictions in the United States under trash TMDL federal mandates, which stem from the federal Clean Water Act and aim to reduce trash in specific waterways. The Department advised that the Gwynns Falls Waterwheel collects on average 175 dry tons of trash and debris per year from the Gwynns Falls before it can enter the Patapsco River and degrade the navigability, wildlife habitat, and aesthetics qualities of the River and Baltimore’s Harbor. The Department further advised that the City of Baltimore also pays WPB to help operate and maintain the Gwynns Falls Waterwheel in return for TMDL credits.

The contract commenced July 1, 2026, continues through June 30, 2028, and will renew automatically for three additional 1-year periods on the same terms and conditions, unless the County provides notice of non-renewal. The Department advised that the contract commenced prior to Council approval to ensure continuity of services following the June 30, 2026 expiration of a prior Memorandum of Understanding. The contract states that compensation totals $75,000 annually, which represents 40% of the annual cost of operating and maintaining the Waterwheel during FY 2026. The contract also states that prior to the commencement of the second year of the initial term and each renewal term, the County may entertain a request for an escalation in unit prices in accordance with the Consumer Price Index – All Urban Consumers (CPI-U) – 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; therefore, compensation may not exceed $153,750 for the initial 2-year term and may not exceed $414,423 for the entire 5-year term, including the renewal periods. The County may terminate the agreement by providing 90 days prior written notice.

The Department advised that there is not an M/WBE participation requirement.

In FY 2020, the County entered into a Memorandum of Understanding (MOU) with WPB similar to the proposed contract. Under the MOU, the County paid WPB 20 quarterly payments of $18,750 beginning when the Waterwheel commenced operations in July 2021. The MOU expired June 30, 2026. The Department advised that during that time, the County's portion of the Gwynns Falls Waterwheel averaged 14.3 dry tons of trash removed per year, contributing 34.4% of the County's total average 41.6 dry tons of trash removed per year from the Gwynns Falls, and helping the County attain the Gwynns Falls TMDL Waste Load Allocation reduction requirement of 40.8 dry tons of trash per year. According to the County's financial system, a total of $375,000 was expended under the agreement.

The Department requested that the proposed contract be designated as a noncompetitive 902(f) award secured in the best interest of the County. The Department advised that the contractor owns and operates the only trash wheel in operation at the Gwynns Falls, and the location of the Waterwheel is optimal for efficient trash removal and disposal.

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

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is…for services for a term in excess of two years or involving the expenditure of more than $25,000 per year…." As noted above, the contract commenced July 1, 2026 without prior Council approval; the prior MOU also was not submitted for Council approval.

# EXECUTIVE SUMMARY

The County Council is asked to approve a contract negotiated between the County and the Waterfront Partnership of Baltimore, Inc. (WPB). This contract will help the County comply with state-mandated waterway improvements, including the Total Maximum Daily Load (TMDL) of Trash and Debris for the Middle Branch and Northwest Branch of the Patapsco River ("Baltimore Harbor Trash TMDL").

WPB owns and operates a trash intercepting waterwheel device located at the mouth of the Gwynns Falls, where the Falls discharges into the Middle Branch of the Patapsco River. Installed in June 2021 and informally known as "Gwynnda the Good Wheel of the West", this waterwheel collects on average 250 tons of trash and debris per year from the Gwynns Falls before it can enter the Patapsco River and degrade the navigability, wildlife habitat, and aesthetic qualities of the River and Baltimore's Harbor. The cost of operating and maintaining the Gwynns Falls waterwheel is born by the WPB.

A portion of the trash and debris discharged from the Gwynns Falls originates in Baltimore County. Baltimore County is subject to a TMDL Waste Load Allocation (a "pollution diet") requiring the County to reduce the amount of trash discharged from the Gwynns Falls into the Patapsco River. This contract establishes a relationship in which Baltimore County pays for a portion of the operating and maintenance costs of the waterwheel, and in return WPB credits a portion of the trash removed by the waterwheel to Baltimore County. The Maryland Department of the Environment accepts this credit as part of Baltimore County's progress on the Baltimore Harbor Trash TMDL pollution diet.

From June 2021 through June 2026, WPB and the County operated under a memorandum of understanding that was similar to this new contract. During that time, the County's portion of the Gwynns Falls waterwheel averaged 14.3 dry tons of trash removed per year, contributing 34.4% of the County's total average 41.6 dry tons of trash removed per year from the Gwynns Falls, and helping the County attain the Gwynns Falls TMDL WLA* reduction requirement of 40.8 dry tons of trash per year.

*Note that the County has not yet attained the Jones Falls TMDL WLA reduction requirement for trash.

Prepared by: Department of Environmental Protection and Sustainability

**FM-6 (3rd Amendment to Contract)** **Council District(s) _1_**

**Department of Planning**

**Real Estate Advisory Services – Redevelopment of Security Square Mall**

The Administration is requesting approval of a third amendment to a contract with Redgate Holdings, LLC dba Redgate Real Estate Advisors, LLC to continue to provide real estate advisory services associated with the redevelopment of the existing Security Square Mall site. The Department advised that the proposed third amendment, which commences September 18, 2026, is necessary to allow additional time to complete the project's final phase (Development Solicitation), including developer selection and subsequent negotiations. The proposed third amendment extends the contract by 1 year from September 18, 2026 to September 17, 2027, or until a contract of sale is executed for the Security Square Mall property, whichever occurs first. The proposed third amendment also continues the existing monthly billing rate of $20,000 per month for the 1-year extension period, removes the existing compensation cap of $621,000, and limits the compensation to the amount of capital funds appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $861,000 for the entire amended 3-year and 6-month term (an increase of $240,000 from the existing not-to-exceed amount). The contract commenced March 18, 2024. See Exhibit A.

## Fiscal Summary

| Funding Source | Current Maximum Compensation | | Amended Estimated Compensation [2] | |
|---|---|---|---|---|
| **County** [1] | $ 621,000 | | $ 861,000 | |
| **State** | -- | | -- | |
| **Federal** | -- | | -- | |
| **Other** | -- | | -- | |
| **Total** | $ 621,000 | [3] | $ 861,000 | [4] |

[1] 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] Maximum compensation for the current 2-year and 6-month term.
[4] Department's estimated compensation for the entire amended 3-year and 6-month term; amount exceeds the previous maximum compensation by $240,000.

## Analysis

The contractor will continue to provide real estate advisory services associated with the redevelopment of the existing Security Square Mall site. Services include engaging in regular meetings with designated County officials; providing an ongoing engagement plan for on-site property owners and surrounding community stakeholders; and providing advice and recommendations for an appropriate future governance structure for the mall properties. Services under the contract are broken down into four phases. Phases 1 through 3 of the project are described as follows:

- Phase 1 – Project Due Diligence: included assessing pre-existing conditions on the site and, to the extent necessary, adjacent properties, to include transportation, sewer and water, stormwater management, electrical service, environmental constraints, easements, cross-easements, and related agreements, and determining the County's rights, obligations, and limitations. The contractor also was to formulate a short-term "activation plan" for the County-owned property and, potentially, the other properties.
- Phase 2 – Market Analysis and Infrastructure Needs: to be built off the Reimagine Security Square plan, with the contractor conducting a refined market analysis to assist in targeting the scope, scale, and sectors of potential redevelopment opportunities and investments. The contractor also was to develop a plan for delivering infrastructure improvements; focusing on a new internal road and transportation network for the entire property and

egress/ingress. According to the Department, the plans related to this Phase changed so that creating an infrastructure network plan would be the selected developer's responsibility; the Department advised that the County's partnership with Sec Square Holding LLC further affirmed the need for this change. (The County and Sec Square Holding LLC own 39 acres and 30 acres, respectively, of the 88-acre mall site.)

- Phase 3 – Funding and Implementation: included creating a funding and financing plan for the County that could be utilized for its own property and as a partner with other property owners. The contractor was to evaluate the redevelopment potential based on market analysis, community input, and the Reimagine Security Square plan and establish an implementation program for the County-owned parcels, to the extent that cooperation and collaboration were established with other property owners, for other Mall properties.

Phase 4 (Development Solicitation) includes: working with the County to provide a solicitation for developers and/or development partners to achieve the goals of the Reimagine Security Square plan and the implementation program; providing advice regarding the best approach; and providing support and assistance, as needed, for the review of proposals and for the negotiations with selected development partner(s). The Department advised that in Spring 2025, the contractor began working with the County to develop a Request for Proposal (RFP) seeking a real estate developer to purchase (or ground lease) and redevelop County- and Sec Square Holding LLC-owned property at Security Square Mall; the RFP was released jointly on October 23, 2025 by Baltimore County and Sec Square Holding LLC with responses due in December 2025. The Office advised that the submission deadline was extended into January 2026, and the County received two responses.

During the amended contract term, Redgate Real Estate Advisors, LLC will continue its Phase 4 work to provide support and assistance as needed with developer selection and subsequent negotiations with the selected development partner(s). The Department advised that the two proposals have been evaluated and that, once a developer is selected, the County will negotiate a term sheet and contract of sale for Council approval.

Specifically, the proposed third amendment extends the contract by 1 year from September 18, 2026 to September 17, 2027, or until a contract of sale is executed for the Security Square Mall property. The proposed third amendment also continues the existing monthly billing rate of $20,000 per month for the 1-year extension period, removes the existing compensation cap of $621,000, and limits the compensation to the amount of capital funds appropriated for these services for the entire contract term. The Department advised that estimated compensation totals

$861,000 for the entire amended 3-year and 6-month term (an increase of $240,000 from the existing not-to-exceed amount). All other terms and conditions remain the same. The County may terminate the agreement by providing 30 days prior written notice. According to the County's financial system, as of August 21, 2026, expenditures under the contract total $561,635.

On March 18, 2024, the Council approved the original 1-year and 6-month contract with compensation not to exceed $441,000. The compensation amount was based on a fixed monthly fee of $20,000 for Phases 1 through 3, anticipated to have a duration of 12 months combined (a total of $240,000), a fixed monthly fee of $30,000 for Phase 4, anticipated to have a duration of 6 months (a total of $180,000), and estimated miscellaneous out-of-pocket expenses of $21,000, to be billed at cost over the original contract term, which was set to expire September 17, 2025. On April 7, 2025, the County Administrative Officer approved the first amendment to the contract, which noted that additional time was needed to complete the project. The first amendment extended the contract for an additional 90 days (or 3 months) until December 17, 2025, and amended the payment schedule, reducing the billing rate to $20,000 per month through the end of the contract term. (The changed rate reduced the monthly fees for Phase 4 of the contract by $10,000 per month, from $30,000 to $20,000, thus enabling an additional three months of professional services without increasing the original estimated contract costs for the extended contract term.) On November 17, 2025, the Council approved the second amendment, which extended the contract by 270 days (9 months), from December 17, 2025 to September 17, 2026, continued the existing monthly billing rate of $20,000 per month for the 270-day extension period, and increased the maximum compensation by $180,000, from $441,000 to $621,000, for the entire 2-year and 6-month contract term, including the extension period.

The County awarded the original contract as a cooperative procurement of an existing competitively-bid 4-year and 8-month Washington Metropolitan Area Transit Authority (WMATA) agreement that was awarded in March 2023. The Department previously advised that the contractor had prior experience in providing similar services to government entities and a demonstrated ability to obtain State and federal funding for complex projects. The contract established an 8% M/WBE participation requirement.

On September 6, 2022, the Council approved the purchase of approximately 18 acres at the 88-acre Security Square Mall site, which included acquisition of the former Sears department store, for $10 million as a first step in the redevelopment process. On August 7, 2023, the Council approved the purchase of an approximately 12-acre site, which was improved with a parking lot, for $6.85 million. On July 1, 2024, the Council approved the purchase of an approximately 9-acre site to acquire four parcels of land (including the 154,813 sq. ft. Macy's department store building and a stormwater management pond), for $6.5 million.

Prior to the completion of the acquisition process, the County utilized on-call contractor Johnson, Mirmiran & Thompson (along with subcontractors Ayers Saint Gross and Landwise Advisors) to facilitate a community-design charrette process to identify residents' goals and desires for the site so that it can serve as a valued community asset. On May 31, 2023, the County released the "Reimagine Security Square" report, the culmination of the charrette process, outlining a long-term, community-driven plan for the redevelopment of the site.

On October 6, 2025, the Council approved the expansion of the Revitalization Property Tax Credit to provide assistance to property owners and business to incentivize the redevelopment and full buildout of the Security Square Mall. As noted, on October 23, 2025, Baltimore County and Sec Square Holding LLC jointly released a Request for Proposal seeking a real estate developer to purchase (or ground lease) and redevelop County- and Sec Square Holding LLC-owned property at Security Square Mall. The deadline for proposal responses was originally December 22, 2025, but the Office advised that the deadline was extended into January 2026 and that the County received two submissions.

In total, the County has appropriated $32.5 million in Capital Projects funds for this project, including $15 million in State funds and $17.5 million in County funds (General Fund PAYGO Contributions to Capital), including $2.5 million authorized for this project in FY 2027. The County's financial system indicates that as of August 21, 2026, the County expended $24,767,909 for this project.

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 Contract with Redgate Holdings, LLC dba Redgate Real Estate Advisors, LLC, will continue to be utilized by the Department of Planning and the Administration for real estate advisory services associated with the redevelopment of the existing Security Square Mall site. The scope of services includes an ongoing engagement for both property owners on the site and surrounding community stakeholders, including residents, community groups and other mall property owners.

The initial Contract term was for one (1) year, commencing March 18, 2024, with a one (1) 6- month renewal period, not to exceed $441,000 during the entire term of the Agreement. The Contractor was selected as a cooperative procurement of the competitively bid Washington Metropolitan Area Transit Authority (WMATA) Request for Proposal No. CLAND211254.

Amendment No. 1 to Agreement, executed by the County Administrative Officer on April 7, 2025, extended the Agreement term for an additional ninety (90) days, through December 17, 2025 and restructured the expenditures at the rate of $20,000 per month. This change did not alter the maximum compensation previously approved by the County Council on March 18, 2024.

Amendment No. 2 to Agreement, executed by the County Administrative Officer on December 3, 2025, extended the Contract term for an additional two hundred and seventy (270) days through September 17, 2026 and increased the total compensation cap from $441,000 to $621,000 during the entire term of the Agreement as approved by the County Council on November 17, 2025.

Amendment No. 3 to Agreement extends the Contract term up to an additional one (1) year through September 17, 2027 or, the date upon which a contract of sale is executed for the real property known as the Security Square Mall, whichever occurs first. The engagement will continue at the same monthly billing rates specified in the Agreement during the extension period. Total compensation will not exceed the capital funding appropriated for the services rendered during the entire term of the Agreement, including extensions.

Prepared by: Department of Planning

**FM-7 (2 Contracts)** **Council District(s) _All_**

## Office of Information Technology

## HVAC Maintenance and Repair – Computer Environments

The Administration is requesting approval of two contracts, with Tate Engineering Systems, Inc. and Tech Site Services, LLC, to provide maintenance and repair services for the County's computer-related HVAC equipment and systems at various County sites. Each contract commences September 28, 2026, 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 for an additional 180 days. Each contract provides that compensation 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 $2,054,000 for the entire 5-year and 6-month term, including the renewal and extension periods. See Exhibit A.

## Fiscal Summary

| Funding Source | Combined Total Compensation | | Notes |
|---|---|---|---|
| **County** (1) | $ 2,054,000 | | (1) General Fund Operating Budget and Capital Projects Fund (Enhanced Productivity Thru Technology project), Equipment Financing Program, and Metropolitan District Fund. |
| **State** | -- | | (2) Office's estimate for the entire 5-year and 6-month term. |
| **Federal** | -- | | |
| **Other** | -- | | |
| **Total** | $ 2,054,000 | (2) | |

## Analysis

The contractors will furnish all labor, materials, supervision, equipment, services, incidentals, and related items necessary to perform HVAC services for the County's server rooms, public safety facilities, court buildings, and other IT equipment environments. All costs for licensing and permitting are the sole responsibility of the vendor. Both contractors will provide emergency and non-emergency repair services and preventative maintenance services (4 visits per contract year). For repair services, the contractors must report to the work site within 8 hours of notification; in an emergency situation, the contractors must report within 2 hours and repair the equipment within 4 hours of notification unless the County acknowledges that additional time is required to complete the repair. Failure to repair the equipment within the agreed upon timeframe will result in liquidated damages being assessed against the contractors in the amount of $50 per hour until the equipment is repaired and fully operational.

Hourly labor rates for repairs range from $110 to $210 for Tate Engineering Systems, Inc. and from $120 to $210 for Tech Site Services, LLC, depending on the worker's skill level (skilled or unskilled) and time status (regular or overtime). Quarterly HVAC system maintenance costs range from $90 to $321 per visit, depending on the system, for Tate Engineering Systems, Inc. and from $48.75 to $276.25 per visit, depending on the system, for Tech Site Services, LLC. Markups on materials and equipment are billed at 25% and 20%, respectively, for Tate Engineering Systems, Inc. and 20% and 10%, respectively, for Tech Site Services, LLC. The Office advised that its Product Manager will assign work to the contractor submitting the lowest responsive and responsible quote.

Each contract commences September 28, 2026, continues for 1 year, and will renew automatically for four additional 1-year periods with the option to extend the initial term or any renewal term an additional 180 days on the same terms and conditions, unless the County provides notice of non-renewal. Each contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Office advised that estimated compensation for both contractors combined totals $2,054,000 for the entire 5-year and 6-month term, including the renewal and extension periods. The County may terminate the agreements by providing 30 days prior written notice.

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

The County awarded the contracts through a competitive procurement process based on low bid from three bids received. The procurement required the contractors to have technicians factory-trained in Liebert-brand equipment because the majority of the County's HVAC units are Liebert-brand. OIT advised that the County does not have any employees who are certified to provide inspections/maintenance on this equipment. The Office advised that there is not an M/WBE participation requirement.

On November 2, 2020, the Council approved similar 5-year and 4-month contracts (effective September 28, 2020) not to exceed $1,180,275 combined with Tate Engineering Systems, Inc. d/b/a Site Support Services (primary contractor) and Constellation NewEnergy, Inc. (secondary contractor). Both contractors were to provide emergency and non-emergency repair services, and only Tate Engineering Systems, Inc. was to perform preventative maintenance services. The contracts also provided that the County would, on a project-by-project basis, utilize services from only the primary contractor unless the primary contractor could not supply the services within a specified period of time, in which case the County would contract the secondary contractor to perform the work. On November 18, 2024, the Council approved an amendment to the contract with Tate Engineering Systems, Inc., removing the compensation cap and limiting compensation for the contractor to the amount appropriated for the services for the entire contract term; the amendment also extended the contract by 1 year, from September 28, 2025 to September 27, 2026. At the time, the Office advised that estimated compensation for both contractors combined totaled $2,054,000 for the entire 6-year and 4-month term, including the renewal and extension periods. The County's financial system indicates that as of August 18, 2026, the County expended $1,479,189 under the Tate Engineering Systems, Inc. contract. The County's financial system also indicates that the Constellation NewEnergy, Inc. contract expired September 27, 2025; no funds were expended.

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

## Executive Summary

**Summary –** The County issued Request for Bid (RFB) No. B-10000502 – HVAC Maintenance and Repairs, IT Equipment, seeking a qualified contractor to provide maintenance, repairs, and emergency response services for HVAC systems supporting mission-critical IT environments. The awarded vendors are Tate Engineering Systems Inc, and Tech Site Services LLC, which will furnish labor, materials, supervision, and specialized technical expertise necessary to support the County's server rooms, public safety facilities, courts buildings, and other IT equipment environments. The contracts require compliance with stringent operational, environmental, safety, and technical standards across multiple sites and HVAC system types.

**History -** Baltimore County maintains a substantial investment in its computer and networking equipment, representing both a significant financial commitment and a critical operational asset supporting all facets of County functions. Because this equipment is housed in server rooms that require specialized HVAC systems to cool and protect it from heat-related failures, recent changes in equipment—combined with the installation of newer and more efficient HVAC units—necessitated the issuance of a solicitation to secure contractors capable of providing comprehensive maintenance services, as well as regular and emergency support on an as-needed basis. Additionally, emergency repairs now require adherence to defined response and repair timeframes to ensure continuity of operations. These services remain invaluable and essential to safeguarding the performance and longevity of County systems. To continue meeting these requirements, the County issued an RFB to establish updated agreements.

**Purpose -** The purpose of these contracts is to ensure the continuous and reliable operation of HVAC systems that support Baltimore County's critical IT facilities. Under these agreements, Tech Site Services LLC and Tate Engineering Systems Inc, are responsible for delivering comprehensive maintenance and repair services that protect and sustain the County's mission-critical technology infrastructure. These contracts ensure the continued protection and operational stability of Baltimore County's high-priority IT infrastructure by maintaining reliable HVAC performance, thereby supporting essential public safety, judicial, and other critical computing operations.

**Fiscal Impact -** The fiscal impact is based on time-and-materials service rates, quarterly maintenance rates, and cost-plus-markup pricing for equipment and materials, as defined in the RFPs Price Sheet. This Agreement shall be effective September 28, 2026 and shall continue for one year, with the four (4) one year renewal periods. If approved by County Council, the contracts will be established with a combined not to exceed County Council approved appropriations.

Prepared by: Office of Information Technology

**FM-8 (Contract Amendment)** **Council District(s) All**

**Office of Information Technology**

**Hardware/Software & Support/Maintenance – Solid Waste Tonnage**

The Administration is requesting approval of an amendment to a contract with Paradigm Software, LLC (Paradigm) for support and maintenance of hardware and software, including preventative maintenance, repairs, updates, and upgrades to track, monitor, and account for all solid waste tonnage at the County's Eastern Sanitary Landfill (ESL) in White Marsh, Central Acceptance Facility (CAF) in Cockeysville, and Western Acceptance Facility (WAF) in Halethorpe. The Office advised that the proposed amendment, which commences upon Council approval, is necessary to add the ability to include Software as a Service (SaaS) offerings, such as web reporting functionality. The proposed amendment updates the contract language to include new and revised sections pertaining to maintenance, contract termination provisions, and annual audits of the cloud services; incorporates a new payment schedule for web reporting services, a Service Level Agreement for SaaS, and a SaaS Acceptable Use Policy addendum; and provides a revised Credit Card Processing Gateway Service addendum. The Office advised that the proposed amendment increases the estimated compensation of the contract by $366,339, from $2,670,453 to $3,036,792, for the entire 10-year and 6-month term, including the renewal and extension periods. The contract commenced July 1, 2023. See Exhibit A.

## Fiscal Summary

| Funding Source | Contract Amendment | Current Estimated Compensation | Amended Estimated Compensation | |
|---|---|---|---|---|
| **County** [1] | $ 366,339 | $ 2,670,453 | $ 3,036,792 | |
| **State** | -- | -- | -- | |
| **Federal** | -- | -- | -- | |
| **Other** | -- | -- | -- | |
| **Total** | $ 366,339 | $ 2,670,453 | $ 3,036,792 | [2] |

[1] General Fund Operating Budget and Capital Projects Fund (Enhanced Productivity Thru Technology project).
[2] Office's estimated compensation for the entire 10-year and 6-month term, including the renewal and extension periods.

## Analysis

Department of Public Works and Transportation previously advised that the County's Solid Waste Bureau uses Paradigm's specialized industry Compuweigh software. This system includes proprietary hardware and software and is installed at the ESL, CAF, and WAF. The contractor will continue to provide support and maintenance of hardware and software, including preventative maintenance, repairs, updates, and upgrades to track, monitor, and account for all solid waste tonnage at the ESL, CAF, and WAF.

The Office advised that the proposed amendment is necessary to add the ability to include Software as a Service (SaaS) offerings, with an immediate need for web reporting functionality, including making future technology improvements in support of receiving payments, billing, and overall operational improvements. The proposed amendment incorporates a new payment schedule for web reporting services, a Service Level Agreement for SaaS, and a SaaS Acceptable Use Policy addendum; modifies the contract language to include new and revised sections pertaining to maintenance, contract termination provisions, and annual audits of the cloud services; and provides a revised Credit Card Processing Gateway Service addendum.

The amendment updates the contract language to:

- Specify the definition of "maintenance" under the agreement;
- Provide that the contractor will continue to provide access to the cloud services for 90 days following the expiration or termination of the agreement by the County, with an additional charge of 25% of the most recent annual fee for access to County-owned business data maintained by the contractor in the active Production Environment; and
- State the terms under which the contractor will conduct an annual audit of the cloud services by an independent audit firm of the contractor's choosing.

The proposed payment schedule for web reporting includes $44,994 in fees, consisting of new web reporting and payment module fees ($19,995), remote installation, training, and implementation fees ($5,000), annual standard support fees ($4,999), and annual web hosting fees for the test environment ($6,000) and the production environment ($9,000). The contractor may also make additional environments available to the County at current pricing, plus $500 per month for each additional environment.

The proposed Service Level Agreement provides that, in the event Paradigm does not meet the Quarterly Uptime Percentage (at least 99%, excluding Excused Outage Minutes) for the cloud services during any calendar quarter, then upon the written request of the County, the contractor will provide the County with a credit against the contractor's web hosting fees solely for the production environment of the cloud services. Service credits will be calculated as a percentage of the web hosting fees, ranging from 10% to 20% depending on the actual Quarterly Uptime Percentage, for the production environment of the cloud services paid by the County for the calendar quarter in which the outage occurred.

The proposed SaaS addendum provides that the contractor will grant the County use of its cloud services during the subscription term and outlines the County's intellectual property rights for its data.

The County will pay a software license renewal fee in an amount equal to 50% of the applicable license fee plus any cumulative adjustments for the Producer Price Index published by the United States Department of Labor, Bureau of Labor Statistics – All Commodities – U.S. City Average – All Items – 1982=100. The support and services fee is payable annually prior to the first day of the renewal term. Prior to the commencement of each renewal period, for all charges and fees, at its sole discretion, Paradigm may request an increase to its annual license fee and its annual charges for maintenance and support once each year by providing the County 90 days prior notice. The County may terminate the agreement by providing 30 days prior written notice. Paradigm may terminate the agreement if the County fails to abide by the terms of the contract and by providing 60 days prior written notice; the County will have 60 days to cure the failure. All other terms and conditions remain the same.

On July 3, 2023, the Council approved the original 10-year and 6-month contract (effective July 1, 2023) with compensation not to exceed the amount appropriated for these services for the entire contract term. The proposed amendment, which commences upon Council approval, increases the estimated compensation of the contract by $366,339, from $2,670,453 to $3,036,792, for the entire 10-year and 6-month term, including the renewal and extension periods. According to the County's financial system, as of August 21, 2026, expenditures under the contract totaled $561,442.

DPWT previously advised that the contract was designated as a noncompetitive 902(f) award secured in the best interest of the County. The Department also advised that Paradigm is the sole proprietor of the Compuweigh software and is the only provider for the software's maintenance and support services. The Department further advised that Paradigm also provides the equipment (which is not proprietary) required to operate the software. The Department advised that there is not an M/WBE participation requirement.

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

## EXECUTIVE SUMMARY

**Summary –** This fiscal matter is to amend an existing agreement with Paradigm Software, LLC (Paradigm). This agreement is for software and hardware with support and maintenance of both, to include but not limited to preventative maintenance, repairs, updates and upgrades. The County's Solid Waste Bureau uses Paradigm's specialized industry software Compuweigh to track, monitor and account for all solid waste tonnage for all transfer facilities in Baltimore County. The County seeks to amend the agreement to add the ability to include Software as a Service (SaaS) to add additional functionality.

**History –** This system which includes proprietary hardware and software was installed at the Eastern Sanitary Landfill (ESL), the Central Acceptance Facility (CAF), and the Western Acceptance Facility (WAF) when the County assumed operational control of the facilities from Maryland Environmental Services (MES) in 2017. The existing agreement with Paradigm was executed on July 3, 2023, to continue maintenance and support on the existing hardware and software and included additional licenses, features, and services to better manage and perform accounting and billing in Paradigm, as DPWT's system of record.

**Purpose –** Paradigm's Compuweigh software provides the system of record for the Bureau and provides accounting and reporting records for all transactions and allows the County to meet State mandated reporting requirements. The Paradigm software is critical to operate the facilities and any disruption would paralyze operations if the contract were to lapse. Resident drop-offs, recycling, and transfer into and out of the Landfill and other facilities could not take place without this system. The contract will allow the County to make future technology improvements in support of receiving payments, billing, and overall operational improvements.

**Fiscal Impact –** The initial term of the Agreement is one (1) year, which began on July 3, 2023. The Agreement has the option to renew for nine (9) additional one-year periods, and is entering into its third renewal option. Funds will be encumbered by Purchase Order as needed, and shall not exceed the sum of the County Council approved appropriation during the entire term, including renewals thereof. All work performed through the Agreement will be requested and overseen by the Department of Public Works and Transportation and the Office of Information Technology.

Prepared by: Office of Information Technology

**FM-9 (Contract)** **Council District(s) _3_**

## Office of Law – Real Estate Compliance Division

## Acquisition of 115 E. Quaker Bottom Road, 21152 – Conservation Easement

The Administration is requesting approval to acquire a perpetual conservation easement on approximately 112.38 acres of land for $928,393 under the County's Rural Legacy Program, Piney Run Rural Legacy Area. Ellen B. Lewis and Anne H. Bartlett currently own the property, which is located at 115 E. Quaker Bottom Road in Sparks. The property is zoned RC-2 (Resource Conservation-Agricultural Protection). See Exhibit A.

### Fiscal Summary

| Funding Source | Purchase Price | Notes |
|---|---|---|
| **County** (1) | $ 928,393 | (1) Capital Projects Fund – Rural Legacy Program. |
| **State** | -- | |
| **Federal** | -- | |
| **Other** | -- | |
| **Total** | $ 928,393 | |

### Analysis

The Maryland General Assembly established the State's Rural Legacy Program in 1997 to set aside large blocks of rural lands for the protection of natural and scenic resources and the fostering of rural industries such as agriculture and forestry. The program emphasizes the protection of lands that are forested, have stream valleys, or are along the shoreline; there are five State-approved Rural Legacy Areas in the County. For the County's Rural Legacy Program, the County seeks applications from Rural Legacy Area sponsors, which work with property owners to help identify their best preservation opportunities. The Administration previously advised that matches from the County for rural conservation easements increase the chances that the County's Rural Legacy Areas will receive additional State funding in the future.

The Maryland Rural Legacy Board established the Piney Run Rural Legacy Area in 1998. The area consists of 43,478 acres in the northwest portion of the County; conservation within the area provides water quality benefits to the Prettyboy and Loch Raven Reservoirs. The Office of Law – Real Estate Compliance Division advised that since the inception of the program, the Land Preservation Trust, LLC (LPT), the Piney Run Rural Legacy Area sponsor, has received approximately $44.2 million in State Rural Legacy funding. The Office further advised that the County reviews projects submitted by area sponsors and moves forward projects as funding allows; it anticipates 8 additional easement acquisitions (4 located in the Piney Run Rural Legacy Area, 3 located in the Gunpowder Rural Legacy Area, and 1 located in Long Green Valley Rural Legacy area), totaling $3 million for 425 acres, during FY 2027.

The 112.38-acre property to be acquired is located within the Piney Run Rural Legacy Area. The use of the property will be subject to a deed of conservation easement to be granted to LPT and the County by the seller. The Office advised that the property is zoned RC-2. The Office further advised that the property's growth tier allows for a maximum of two lots, and its zoning provides for special exceptions (e.g., antique shop, animal boarding, church, and farm market). The Department of Planning advised that the easement will not retire additional density available under the property's current RC-2 zoning, but will permanently restrict future development of the property and preserve the 112-acre working farm as part of a larger contiguous block of preserved land. The Office advised that the purpose of the easement is to conserve and preserve the significant conservation values including the natural, agricultural, forestry, environmental, scenic, cultural, and woodland characteristics of the property.

The Office advised that LPT calculated a value of approximately $928,393 ($8,261 per acre) for the easement in accordance with Section 24-5-101 of the Baltimore County Code. The formula considers factors relating to the quality of the land and its importance relative to preservation efforts (e.g., development units, land features, environmental values, agricultural and economic opportunity, development pressure, and location) and the willingness of the property owner to discount easement prices. The Office further advised that the valuation formula is approved through the State Rural Legacy Program.

The Office advised that with the approval of this purchase, the County's five Rural Legacy Areas' preserved easement acreage will total approximately 52,259 acres, including 29,967 acres in easement in the Pine Run Rural Legacy Area. The Department of Planning advised that as of July 31, 2026, the County has preserved a total of 73,515 acres through all preservation programs, including 65,573 acres of prime agricultural and forestlands within the County's Agricultural

Priority Preservation Area; the County's goal is to protect at least 80%, or 101,530 acres, of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Area.

The Baltimore County Code, Article 24, Section 5-101, authorizes Baltimore County to purchase easements and fee interests in a State or County Rural Legacy Area. As noted, the purpose of the Rural Legacy Program is to provide for the protection of large contiguous blocks of natural and agricultural resources including forest, scenic, and environmental resources in the County.

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

# Executive Summary

| | |
|---|---|
| PROGRAM TITLE: | Piney Run Rural Legacy Area (Easement) |
| PROJ ID.: | 170020004 |
| FISCAL MATTER: | Deed of Conservation Easement |
| PROPERTY OWNER: | Ellen B. Lewis<br>Anne H. Bartlett |
| LOCATION: | 115 E. Quaker Bottom Road<br>Sparks, Maryland 21152 |
| CONSIDERATION | $928,393.00 |
| PURPOSE OF PROJECT: | This project is for the purchase of a conservation easement containing a total of 112.38 acres more or less. |
| LIMITS OF PROJECT: | 115 E. Quaker Bottom Road<br>Sparks, Maryland 21152 |

Prepared by: Office of Law – Real Estate Compliance

**FM-10 (Contract)** **Council District(s) _2_**

### Office of Law – Real Estate Compliance Division

## Acquisition of Temporary Construction Easement Area – 2229 W. Joppa Road, 21093 – Greenspring Station Capacity Improvements Project

The Administration is requesting approval of a contract to acquire easement access spanning approximately 0.248 acre for $150,000 for the Greenspring Station Capacity Improvements project in Lutherville. The Benedictine Sisters of Baltimore, Inc. currently owns the property, which is located at 2229 W. Joppa Road and zoned DR-1 (Density Residential, 1 unit per acre). The easement will be used for a temporary construction area. See Exhibit A.

### Fiscal Summary

| Funding Source | Purchase Price | | Notes |
|---|---|---|---|
| **County** (1) | $ 150,000 | | (1) Capital Projects Fund – Metropolitan District. |
| **State** | -- | | (2) Includes $123,100 to compensate for adverse impacts to certain site improvements. |
| **Federal** | -- | | |
| **Other** | -- | | |
| **Total** | $ 150,000 | (2) | |

### Analysis

The Office advised that the County's staff appraiser completed an appraisal of the property effective February 8, 2022, recommending a value of $44,644. A subsequent appraisal of the property conducted by the County's appraisal review supervisor effective March 14, 2025 recommended a value of $128,046, including impacts to 24 mature trees and a wooden privacy fence along the easement area that will be removed for the project. The Office advised that following negotiations, the County and the property owner agreed to a final acquisition price of $150,000. According to the Office, the negotiated amount reflects compensation for impacts associated with the easement acquisition and temporary construction activities.

The total 0.248-acre property to be acquired is part of a larger 2.96-acre parcel that is improved with a former single-family dwelling now used as a convent/retreat house for the Benedictine Sisters of Baltimore, Inc.

The Office advised that the Greenspring Station Capacity Improvements project is for the replacement of an existing 8-inch sewer line with a 12-inch sewer line. The project is in connection with a June 7, 2024 Memorandum of Understanding (MOU) between the County and Johns Hopkins Health Care and Surgery Center Development, LLC (JHHCSCD); this 2024 MOU replaced a 2017 MOU between the same parties, which expired in January 2020. The 2017 MOU stated that the County's approval of the Development Plan for Johns Hopkins Pavilion III required off-site modifications to the County's sewer system. The 2024 MOU stipulates that JHHCSCD would pay the County $450,000 toward the estimated construction costs, plus would reimburse the County up to $36,180 to complete sewer design work and permitting necessary for the County to begin construction; the County would obtain all necessary temporary construction and access easements necessary for the project. The Office advised that one acquisition is needed for this project, and following approval of the proposed acquisition, there are no additional acquisitions requiring Council approval.

The Office advised that project costs are funded through a combination of County funds and contributions from JHHCSCD. As of August 27, 2026, the County had encumbered approximately $636,180 and had not expended any funds. The Office further advised that JHHCSCD has contributed $450,000 toward the project and will reimburse the County up to $36,180 for sewer design and permitting costs upon receipt of an invoice detailing the actual costs.

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

# Executive Summary

| | |
|---|---|
| PROGRAM TITLE: | Greenspring Station Capacity Improvements |
| PROJECT NO.: | 10001257 |
| FISCAL MATTER: | Contract of Sale |
| PROPERTY OWNERS: | The Benedictine Sisters of Baltimore, Inc. |
| LOCATION: | 2229 W. Joppa Road<br>Lutherville, MD 21093 |
| CONSIDERATION: | $150,000.00 |
| PURPOSE OF PROJECT: | This contract is for the purchase of Temporary Construction Easement Area 10,800 sq. ft. |
| LIMITS OF PROJECT: | 2229 W. Joppa Road |

Prepared by: Office of Law – Real Estate Compliance Division

**FM-11 (Contract)** **Council District(s) All**

## Police Department

## Inspection Services – Aviation Goggles

The Administration is requesting approval of a contract with Aviation Specialties Unlimited, Inc. to provide inspection and repair services for night vision goggles used by the Police Department's Aviation Unit. The contract commences when executed by the County, 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 90 days. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that the FY 2027 appropriation for these services totals $11,950. The Department further advised that estimated compensation totals $75,936 for the entire 5-year and 3-month term, including the renewal and extension periods. See Exhibit A.

### Fiscal Summary

| Funding Source | Total Compensation | | Notes |
|---|---|---|---|
| **County** [1] | $ 75,936 | | [1] General Fund Operating Budget. |
| **State** | -- | | [2] Department's estimate for the entire 5-year and 3-month term. |
| **Federal** | -- | | |
| **Other** | -- | | |
| **Total** | $ 75,936 | [2] | |

### Analysis

The contractor will inspect and repair the night vision goggles used by the Police Department's Aviation Unit. The Department advised that the goggles must be inspected every 180 days per FAA regulations. The contract requires an inspection turn-around time not greater than 5 business days. The contract also provides that the Department must authorize all repairs in advance and requires the repairs to be performed to the original manufacturer's conformity specifications. The contract allows the County to add or delete equipment as necessary. The cost for each inspection is $225 per unit, and repairs will be performed at an hourly rate of $95. Parts will be billed at a discount of 10% off the list price.

The contract commences when executed by the County, 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 90 days on the same terms and conditions, unless the County provides notice of non-renewal. The contract provides that compensation may not exceed the amount appropriated for these services for the entire contract term. The Department advised that estimated compensation totals $75,936 for the entire 5-year and 3-month term, including the renewal and extension periods. The Department advised that the FY 2027 appropriation for these services totals $11,950.

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 Department advised that the County awarded the contract via negotiations after receiving one bid that was later withdrawn. The Department further advised that there is not an M/WBE participation requirement.

On September 20, 2021, the Council approved a similar 5-year and 3-month contract not to exceed $44,000 with Aviation Specialties Unlimited, Inc. The contract expires September 19, 2026. According to the County's financial system, as of August 17, 2026, expenditures under the contract totaled $26,098.

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

## Executive Summary

The Project

The scope of services under the agreement is for Aviation Specialties Unlimited, Inc. (ASU) to provide specialized inspection services for the Night Vision Goggles used by the Aviation Unit. The goggles are sent to the vendor's facility at the County's expense to be inspected in accordance with all applicable professional standards as required. When the inspection is complete, the goggles are returned to the County at the ASU's expense, with the test data sheet, airworthiness compliance certificate, and maintenance logbook for each set.

Any recommended repairs must be authorized in advance by Baltimore County's Aviation Unit. Repairs will be completed on a time and materials basis, to the original manufacturer's conformity specification, and shall be accompanied by an FAA Form 7130 (Yellow Tag), in addition to the test data sheet, airworthiness compliance certificate, and maintenance logbook.

Prepared by: Police Department

Brad Kroner **Fiscal Note** September 8, 2026

**MB-2 (Res. 23-26)** **Council District(s) _All_**

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**Mr. Ertel (By Req.)**

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**Executive Office**

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**Approval of the 2025 Edition of the Baltimore County Code**

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Resolution 23-26 approves the 2025 Edition of the Baltimore County Code. The previous edition of the County Code (the 2015 edition) was approved in 2016. See Exhibit A.

Section 1005(a) of the Baltimore County Charter requires the County Council to “provide for a compilation and codification of this Charter and all public local laws, acts, rules, regulations, resolutions and ordinances, having the force and effect of law” not greater than every ten years. Chapters 404 and 405 of the Laws of Maryland 2026, which took effect July 1, 2026, legalized “the 2025 Edition of the Baltimore County Code of Public Local Laws and any supplement to the 2025 Edition of the Baltimore County Code of Public Local Laws, to the extent to which that code or supplement contains laws enacted by the General Assembly of Maryland.”

Over the past year, the 2025 Edition of the Baltimore County Code has been prepared for publication by the Office of Law and the Code publisher. Resolution 23-26 approves the 2025 edition for publication and distribution as the official codification of the public local laws of Baltimore County.

Resolution 23-26 shall take effect from the date of its passage by the County Council.

Executive Summary

The purpose of this Resolution is to approve the 2025 Edition of the Baltimore County Code, as required by Baltimore County Charter section 1005. The 2025 Edition is approved for publication and distribution as the official codification of the public local laws of Baltimore County. As part of the decennial codification process, the County Council also enacted technical legislation to update references to the State's appellate courts and to replace certain remaining gender-specific terms in the County Code with gender-neutral terms consistent with the Code's existing terminology.

Prepared by: Executive Office/Office of Law

Steve Lafferty **Fiscal Note** September 8, 2026

**MB-3 (Res. 24-26)** **Council District(s) __3 & 5__**

**Mr. Ertel (By Req.)**

**Department of Planning**

**Approval of Applications and Ranking – MD Agricultural Land Preservation Foundation (MALPF) Easements**

Resolution 24-26 approves 4 applications for the sale of developmental rights easements on agricultural properties totaling approximately 210.88 acres pursuant to the Maryland Agricultural Land Preservation Foundation (Foundation) FY 2027-2028 easement cycle. The Department advised that due to budget constraints, the State has decided to combine the FY 2027 and FY 2028 cycles rather than approving applications and rankings for a single fiscal year. See Exhibits A and B.

## Fiscal Summary

This resolution has no immediate fiscal impact to the County since the related purchases of the development rights easements will occur separately at a later date. The Foundation uses State funds and County matching funds to acquire easements on farms and woodlands. The purchases are subject to funding availability and County Council approval.

## Analysis

The Department of Planning and the Baltimore County Agricultural Land Preservation Advisory Board (the Advisory Board) recommended and ranked the 4 properties, totaling approximately 210.88 acres, which collectively have 4 development rights that would be extinguished through the easements. Upon approval of the resolution, the Foundation may extend offers to purchase the easements in the order of the ranking and the landowner's easement offer price, depending upon the availability of State funds and County matching funds, and subject to County Council approval of the purchase. The Foundation purchases the easements with State and County funds. Agricultural Article §2-511 of the Annotated Code of Maryland establishes minimum and maximum purchase prices for the Foundation easements at 25% and 75% of the fair market value of the land, respectively (unless the owner's asking price is less than 25% of the fair market value).

The Department advised that due to budget constraints, the State has decided to combine the FY 2027 and FY 2028 cycles rather than approving applications and rankings for a single fiscal year. The Department further advised that the Advisory Board reviewed each property and determined the priority ranking based on factors such as contribution to agricultural economy, land quality, soils, number of development rights, acres of contiguous protected ground, and environmental benefit.

In accordance with Agricultural Article §§2-501 to 2-519 of the Annotated Code of Maryland, the rankings are to remain confidential until the completion of the acquisition cycle. The Department advised that on June 10, 2026, the Advisory Board approved the priority ranking of the following 4 properties, which are located in the 3rd and 5th Councilmanic Districts, and are listed in alphabetical order by name of the property owner(s).

| Property Owner(s) (Alphabetical Order) | Easement Acreage | Council District |
|---|---|---|
| Holt, Kenneth & Mary | 102.88 | 5 |
| McKay, Scott & Cristina | 23.19 | 3 |
| Rudell, Richard | 51.83 | 3 |
| Svec, Igor & Robin | 32.98 | 3 |
| Total | 210.88 | |

The public hearing for this matter will be held at the Council's work session on September 1, 2026.

The Department advised that as of July 31, 2026, the County has preserved 28,052 acres of farmland through the Maryland Agricultural Land Preservation Program and 73,515 acres through all preservation programs. The County's goal is to protect at least 80% of the prime agricultural and forestlands within the County's Agricultural Priority Preservation Area; the Department advised that as of August 2026, the County has preserved 65,573 acres of Prime Agricultural Preservation Priority Area land, representing 65% of its 101,530-acre goal.

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

**BALTIMORE COUNTY, MARYLAND**
**DEPARTMENT OF PLANNING**

**Stephen Lafferty, Director**
**Executive Summary**

**Subject:** Resolution to Approve Applications and Ranking of Applications to the Maryland Agricultural Land Preservation Foundation FY 27-28 Easement Purchase Cycle.

The Department of Planning recommends the approval of 4 applications and the ranking of same on 211 +/- easement acres by landowners to sell an easement to the Maryland Agricultural Land Preservation Foundation (Foundation) FY 27-28 Easement Purchase Cycle. The 4 properties have 4 associated development rights that would be extinguished through the easements.

The Department received and reviewed 4 applications. The Baltimore County Agricultural Land Preservation Advisory Board (Board) reviewed each farm and analyzed and ranked on factors such as contribution to agricultural economy, quality of the land, soils, number of development rights, acres of contiguous protected ground, environmental benefit and other factors. The Board voted on June 10, 2026 to recommend the 4 applications.

In accordance with the Agricultural Article Section 2-501 to 2-519 of the Annotated Code of Maryland the ranking is to remain confidential until the completion of the acquisition cycle. Therefore, the Resolution lists the farms in alphabetical order. A public hearing on the applications is required and it is requested that it be held at the County Council Work Session on September 1, 2026.

The following applications are recommended for approval in the ranking order on a separately provided confidential list:

Name: Kenneth & Mary Holt
Address: 10627 Jones Rd, Kingsville, MD 21087 (p/o Map 64, Parcel 193)
Proposed Easement Acreage: 102.88
County Council District: 5th
Zoning/Tier: RC 5/ Tier 4
Master Plan Land Management Area: Rural Residential
Farm Ownership/Operation: Owner operated/ equine

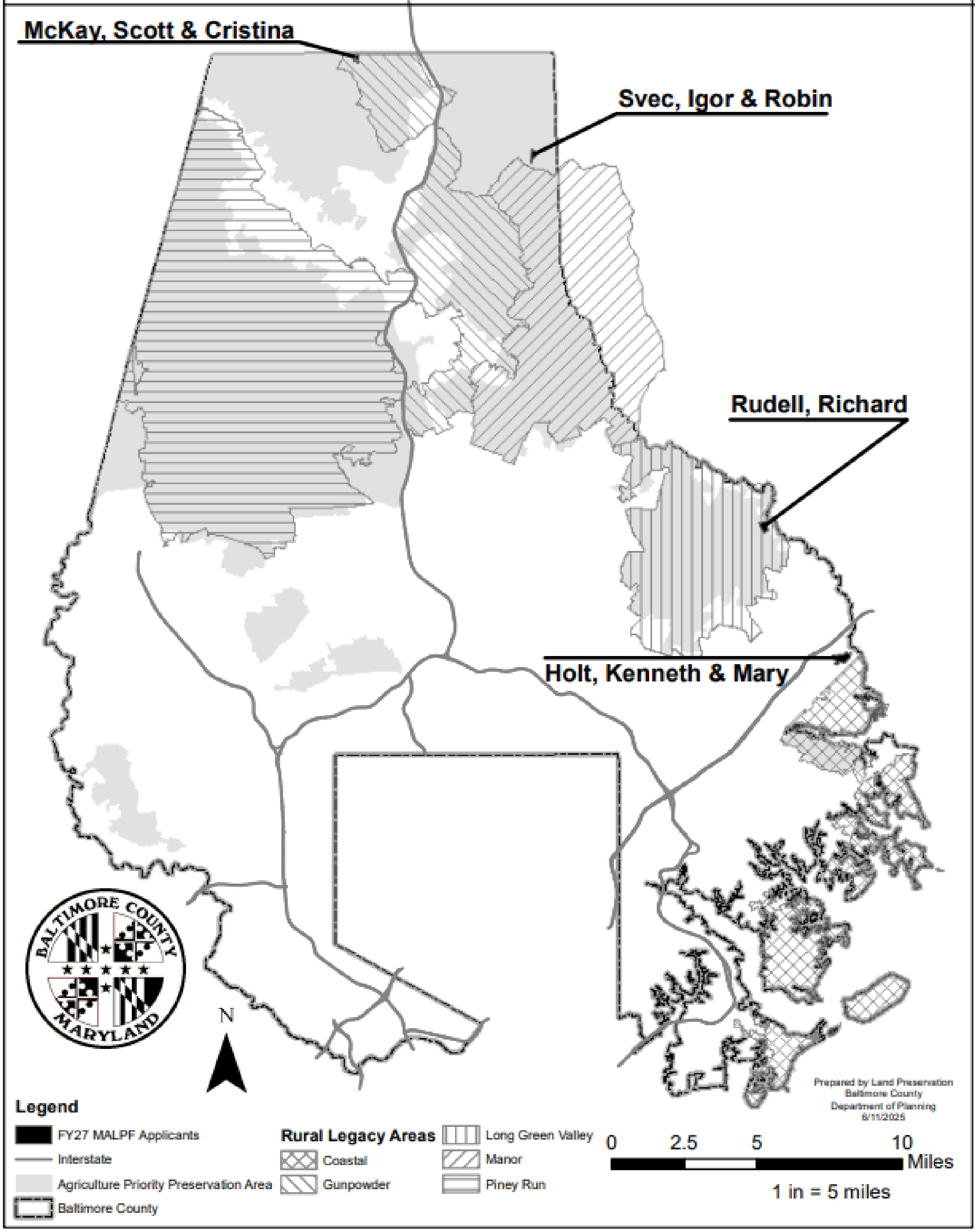
Name: McKay, Scott & Cristina
Address: 21630 Keeney Rd, Freeland, MD 21053 (p/o Map 2, Parcel 55)
Proposed Easement Acreage: 23.193
County Council District: 3rd
Zoning/Tier: RC 2/ Tier 4
Master Plan Land Management Area: Agricultural Priority Preservation Area
Farm Ownership/Operation: Owner operated/ specialty crops

Name: Richard Rudell
Address: 6909 Lewis Rd, Baldwin, MD 21013 (Map 45, Parcel 91)
Proposed Easement Acreage: 51.8338
County Council District: 3rd
Zoning/Tier: RC 2/ Tier 4
Master Plan Land Management Area: Agricultural Priority Preservation Area
Farm Ownership/Operation: Leased/ CREP

Name: Svec, Igor & Robin
Address: 2629 Openshaw Rd, White Hall, MD 21161 (Map 13, Parcels 125)
Proposed Easement Acreage: 32.9753
County Council District: 3rd
Zoning/Tier: RC 2/ Tier 4
Master Plan Land Management Area: Agricultural Priority Preservation Area
Farm Ownership/Operation: Leased/ hay, vegetables

Prepared by: Department of Planning

# Baltimore County Agricultural Land Preservation Program
# FY 2027 MALPF Easement Applicant Properties




Prepared by: Department of Planning

**MB-4 (Res. 25-26)** **Council District(s) _All_**

**Councilmembers Marks, Mangione & Crandell**

**General Assembly – Inspector General Oversight of BCPS**

Resolution 25-26 encourages the Maryland General Assembly to pass legislation during the 2027 Legislative Session providing that the Baltimore County Board of Education is subject to the jurisdiction and oversight of the Baltimore County Office of the Inspector General.

The Baltimore County Office of the Inspector General (OIG) was established in the Baltimore County Code by the Baltimore County Council in 2020 and codified in the County Charter by the County Council and County voters in 2024. The purpose of the OIG is to provide increased accountability and oversight in the operations of County Government by identifying: (1) fraud, waste, and abuse in County Government; and (2) ways to promote efficiency, accountability, and integrity in County Government.

BCPS and the County Board of Education are supported substantially through funds provided by Baltimore County Government and County taxpayers, accounting for approximately 45% of the County's annual operating budget. As the largest recipient of County funds, the resolution states that BCPS should also logically be subject to the independent oversight of the OIG.

During its 2026 legislative session, the General Assembly considered House Bill 89 and Senate Bill 15 that, as initially introduced, would have authorized the County Council to grant the OIG the same authority over BCPS as over a department of County government.

Resolution 25-26 shall take effect from the date of its passage by the County Council.

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

**Councilmembers Marks & Crandell**

**Encouraging DNR to Work with Friends of Jerusalem Mill**

Resolution 26-26 encourages the Maryland Department of Natural Resources (DNR) to continue honoring the current lease regarding the historic Jerusalem Mill Village in Gunpowder Falls State Park (GFSP) and engage in serious and candid discussions over the stewardship of the Jerusalem Mill Village with the Friends of Jerusalem Mill (FOJM).

The Historic Jerusalem Mill Village (the Village) is a nationally registered historic site located along the Little Gunpowder Falls on the border between Baltimore and Harford Counties. In 1961, the State acquired the Village as part of GFSP, but it was not until 1985 when FOJM formed to restore the Village.

In 2019, FOJM signed a 20-year exclusive use lease with DNR, allowing FOJM to operate the Village. The resolution states that just four years into the lease, DNR began demanding that FOJM sign an affiliation agreement and that this new agreement conflicts with the FOJM Articles of Incorporation and Bylaws with no set order of precedence and inaccurately characterizes FOJM as a private non-profit. According to the resolution, the affiliation agreement would:

- Cancel FOJM's 20-year lease and require FOJM to preemptively agree to all future DNR policy changes without knowledge of what they may be;
- end FOJM's subleasing authority, cutting off $21,000 per year of income; and
- require FOJM to terminate onsite, after-hours security and caretaker presence for the Village, reducing FOJM's event income by $10,000 to $20,000 per year.

According to the resolution, FOJM has sought to negotiate the agreement with DNR multiple times, even going so far as to send a draft agreement for DNR's consideration that FOJM would be willing to sign and offering to convert from a lease agreement to a Resident Curatorship Program agreement. The resolution also states that, so far, all offers have been ignored and attempts to negotiate have been refused.

The resolution further states that FOJM has demonstrated its commitment to the preservation of one of Maryland's most significant historical resources and the community it serves. The resolution also states that while uniform policies can be a valuable tool for efficiency in government, the Village is not a standard facility, and the work required to maintain it cannot be served by a one-size-fits-all approach. FOJM's stewardship is the reason this unique resource continues to exist in its intact state, and any decision affecting its future should reflect the nature of the work done there as well as the impact on the community as a whole.

The resolution states that for these reasons, the Baltimore County Council respectfully believes that DNR should give full consideration to the concerns of FOJM and engage in serious and candid negotiations over the future management and stewardship of the Village.

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

# BALTIMORE COUNTY COUNCIL
# NOTES TO THE AGENDA
# APPENDIX A

**BALTIMORE COUNTY, MARYLAND**
**INTER-OFFICE CORRESPONDENCE**

| | | | |
|---|---|---|---|
| **TO:** | County Administrative Officer | **DATE:** | 7/27/26 |
| **FROM:** | Kevin D. Reed, Director KR<br>Office of Budget & Finance | **COUNCIL MEETING DATE:** | 9/8/26 |

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

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

Award Document

SCON 10003625 N. Harris Computer Corporation

This Supplier Contract is for the purchase of support and maintenance for the Syscon Justice Systems' Jail Management System (JMS)

As detailed in the Sole Source Justification signed by Chris Martin, N. Harris Computer Corporation is the only provider to perform maintenance and support for their proprietary system.

The system includes a sentence calculation algorithm developed specifically for Baltimore County, based on myriad factors. The logic is unique to Baltimore County and the implementation was jointly developed by the vendor and the County.

This system helps keep track of commissary accounts, booking information, demographics, healthcare information and more. It contains information to produce several hundred custom Crystal Reports predicated on the underlying data specific to their solution. These Business Intelligence products drive the BCSTAT program which delivers executive summaries of hi-performance indicators to County government and constituents.

Estimated 4 Year Award Total: $786,808.00
Award Date: 7/6/26

SCON 10004014 UserTesting Technologies, Inc.

This Supplier Contract is for the purchase of annual software subscription of UserTesting Insight Core Premium Edition through UserTesting Technologies, Inc.

As detailed in the 902f Justification signed by Chris Martin, this software is subscription-based, and provides user testing for County websites.

Participants in these tests consist of a pool of volunteers, selected to mirror the demographics of Baltimore County constituents, who review the overall functionality of the County's websites and feasibility of those websites for our constituents.

Use of this subscription allows for the identification and recruiting of test participants, streamlined data gathering/reporting and early identification and remediation of design defects for websites and applications across the development lifecycle.

Estimated 5 Year Award Total: 320,160.00
Award Date: 7/17/26

SCON 10003997 Verizon Communications, Inc.

This Supplier Contract is for the purchase of Lawful cellphone records per subpoena compliance with Verizon Communications, Inc. for support of the Police Department's criminal investigations.

According to the 902f Justification signed by Chief Robert McCullough, lawful subpoenas are issued and mobile carriers must provide cell phone records in connection with and in support of the Department's criminal investigations. To facilitate timely processing of hundreds of small dollar invoices from these carriers, the Police Department requests Supplier Contracts be set up with each cellular carrier to continue an efficient process of numerous invoices and enable timely payments to the carriers.

The cost per request will vary by vendor providing the data and is also dependent on the length of time the service remains in place. Invoices can range from $50 to $1,000 (or more), depending on the circumstances of each case. There are start and stop dates set up for each case to support the charges. All invoices are attached to the receipt transactions in Work Day and can be audited at any time.

Estimated 5 Year Award Total: $78,821.60
Award Date: 7/27/26

SCON 10004033 AT&T Mobility National Accounts, LLC

This Supplier Contract is for the purchase of Lawful cellphone records per subpoena compliance with AT&T Mobility National Accounts, LLC for support of the Police Department's criminal investigations.

According to the 902f Justification signed by Chief Robert McCullough, lawful subpoenas are issued and mobile carriers must provide cell phone records in connection with and in support of the Department's criminal investigations. To facilitate timely processing of hundreds of small dollar invoices from these carriers, the Police Department requests Supplier Contracts be set up with each cellular carrier to continue an efficient process of numerous invoices and enable timely payments to the carriers.

The cost per request will vary by vendor providing the data and is also dependent on the length of time the service remains in place. Invoices can range from $50 to $1,000 (or more), depending on the circumstances of each case. There are start and stop dates set up for each case to support the charges. All invoices are attached to the receipt transactions in Work Day and can be audited at any time.

Estimated 5 Year Award Total: $370,099.00
Award Date: 7/27/26

SCON 10003996 T Mobile

This Supplier Contract is for the purchase of Lawful cellphone records per subpoena compliance with T Mobile for support of the Police Department's criminal investigations.

According to the 902f Justification signed by Chief Robert McCullough, lawful subpoenas are issued and mobile carriers must provide cell phone records in connection with and in support of the Department's criminal investigations. To facilitate timely processing of hundreds of small dollar invoices from these carriers, the Police Department requests Supplier Contracts be set up with each cellular carrier to continue an efficient process of numerous invoices and enable timely payments to the carriers.

The cost per request will vary by vendor providing the data and is also dependent on the length of time the service remains in place. Invoices can range from $50 to $1,000 (or more), depending on the circumstances of each case. There are start and stop dates set up for each case to support the charges. All invoices are attached to the receipt transactions in Work Day and can be audited at any time.

Estimated 5 Year Award Total: $550,168.32
Award Date: 7/27/26

SCON 10003995 Sprint

This Supplier Contract is for the purchase of Lawful cellphone records per subpoena compliance with Sprint for support of the Police Department's criminal investigations.

According to the 902f Justification signed by Chief Robert McCullough, lawful subpoenas are issued and mobile carriers must provide cell phone records in connection with and in support of the Department's criminal investigations. To facilitate timely processing of hundreds of small dollar invoices from these carriers, the Police Department requests Supplier Contracts be set up with each cellular carrier to continue an efficient process of numerous invoices and enable timely payments to the carriers.

The cost per request will vary by vendor providing the data and is also dependent on the length of time the service remains in place. Invoices can range from $50 to $1,000 (or more), depending on the circumstances of each case. There are start and stop dates set up for each case to support the charges. All invoices are attached to the receipt transactions in Work Day and can be audited at any time.

Estimated 5 Year Award Total: $1,860.00
Award Date: 7/27/26

SCON 10004031 Storage Logic of Maryland, Inc.

This Supplier Contract is for a five (5) year term the purchase of preventive maintenance and repairs on the SpaceSaver System used in the Evidence

Management Unit of the Police Department for safe storage of evidentiary materials through Storage Logic of Maryland Inc.

As detailed in the Sole Source Justification signed by Chief Robert McCullough, the storage system is a proprietary product. Failure to maintain the system may cause safety hazards for department personnel and could lead to system malfunction which might lead to potential loss or inaccessibility of stored evidence. Those failures would disrupt agency operations, delay casework, and compromise the integrity and availability of essential records.

Spacesaver systems may only be sold, installed and serviced by the named area provider identified by Spacesaver. In our region, the named contractor is Storage Logic of Maryland Inc.

Current maintenance cost is $13,970 for 5 years; however, the below total includes a 25% contingency. If additional units are purchased beyond the estimated 25%, the spend on this contract may exceed $25,000.

Estimated 5 Year Award Total: $17,462.50 to include contingency
Award Date: 8/4/26

PO 10034485 Stryker Corporation

This Purchase order is for the purchase of LUCAS Chest Compression Systems utilized by the Fire Department through Stryker Corporation.

As detailed in the Sole Source Justification signed by Chief Dixon, Stryker is the manufacturer of the LUCAS Chest Compression Systems which is currently being used by Baltimore County Fire Department. Currently, BCoFD has 49 devices, 9 of which are the LUCAS 2 model. All 9 LUCAS 2 devices have reached end of life and no longer able to be serviced or repaired by Stryker. The LUCAS is fully integrated into our protocols, training programs, and quality assurance processes and moving to another products would require development of those processes.

Award Total: $280,976.64
Award Date: 7/17/26

PO 10036233 North East Technical Sales, LLC

This Purchase Order is for the purchase and installation of Bettis Electric Brand gate valve actuators for the Department of Public Works and Transportation through North East Technical Sales, LLC.

As detailed in the 902f Justification signed by Lauran Buckler, the actuators are used to open and close sewage valves to isolate the sewage pumps in need for repair. Eight total actuators are included in this order, one for each suction line and discharge line on each of the four pumps. These products are currently needed at the Stemmers Run Sewage Pumping Station.

Award Total: $130,623.04
Award Date: 7/17/26

PO 10035972 PAC Industries, LLC

This Purchase Order is for the replacement and installation of one (1) Milnor 140lb capacity commercial-grade washing machine and one (1) ADC 75lb capacity commercial-grade clothes dryer for BCDC through PAC Industries, Inc.

As detailed in the 902f Justification signed by Walt J Pesterfield, replacing the broken commercial washer and dryer units at the Detention Center will mitigate potential health crisis and any violation of Federal and State mandates for sanitation and hygiene standards. Without the procurement of this equipment, the Detention Center will have laundry backlogs that could potentially cause unsanitary environment and ripe for infectious diseases. Additionally, lack of clean uniforms, bedding and kitchen linens would create disruptions in daily operations at the Detention Center.

Award Total: $26,931.40
Award Date: 7/20/26

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