

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 16

Resolution No. 29-26

Mr. Michael Ertel, Chair
By Request of County Executive

By the County Council, September 8, 2026

A RESOLUTION of the Baltimore County Council to authorize the County Executive or other authorized administrative official to amend a written agreement on behalf of the County with Turner Station Preservation LLC (the “Owner”) for the payment of stipulated amounts in lieu of regular real property taxes in order to facilitate the development of a rental housing project to benefit eligible households in Baltimore County.

WHEREAS, on September 15, 2025, the County Council approved Resolution 44-25 approving a Payment In Lieu Of Taxes Agreement (the “PILOT”) to be entered into with the Owner with respect to property located at the intersection of Pine Street and Chestnut Street in Dundalk, Maryland; and

WHEREAS, the closing on the Owner’s financing was delayed; and

WHEREAS, the Owner has requested that the Effective Date of the PILOT be changed from July 1, 2026 to July 1, 2027, and that the Termination Date be changed from June 30, 2036 to June 30, 2037; now therefore

BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND that pursuant to said State statute, it is determined that the Property shall be exempt from real property taxes for the term specified herein; and

BE IT FURTHER RESOLVED, that the County Executive or other authorized

administrative official is hereby authorized to enter into a revised PILOT with the Owner on behalf of the County to make the payments to the County authorized by Resolution 44-25, as amended herein:

The PILOT Agreement shall be effective from July 1, 2027 (the “Effective Date”) and shall remain effective until the Termination Date (hereinafter defined). The payments to be made by the Owner to the County shall be in lieu of all ordinary Baltimore County real property taxes on real property under the Tax-Property Article of the Annotated Code of Maryland (2001 Replacement Volume), as amended. Such payments shall be made by the Owner and shall be accepted by the County until the earlier of: (i) a termination of the Declaration of Covenants prior to the expiration date in (vii) below, (ii) a change in the use of the Project for the provision of rental housing for eligible households and related facilities, (iii) sale or other transfer of the Property by the Owner without the prior written consent of the County, (iv) failure of the Owner to comply in all other respects with the conditions of Section 7-506.1, supra, (v) default by the Owner under the terms of this Agreement, (vi) refinance of the Property such that it would no longer be subject to the Declaration of Covenants, or (vii) June 30, 2037 (the “Termination Date”); and

BE IT FURTHER RESOLVED, that all other provisions of Resolution 44-25 shall remain unchanged, and are incorporated herein; and

BE IT FURTHER RESOLVED that this Resolution shall take effect from the date of its passage by the County Council.



LEGISLATION DETAIL

LEGISLATION

RESOLUTION 29-26

DISPOSITION

PASSED

ENACTED

N/A

EFFECTIVE

N/A

AMENDMENTS

NO

ROLL CALL - BILL

ROLL CALL - AMENDMENTS

MOTION JONES

SECOND YOUNG

MOTION

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Councilman Young

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Councilman Patoka

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Councilman Mangione

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Councilman Jones

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ROLL CALL - AMENDMENTS

ROLL CALL - AMENDMENTS

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