

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2026, Legislative Day No. 18

Resolution No. 37-26

Mr. Michael Ertel, Chair
By Request of County Executive

By the County Council, October 5, 2026

A RESOLUTION to authorize the County Executive or other authorized administrative official to enter into a written extension agreement on behalf of the County with Ravens Training Facility, LLC (the “Ravens”) for the extension of the Agreement for Payment of Stipulated Amounts in Lieu of Real Property Taxes dated August 5, 2002 (the “PILOT Agreement”), by and between the County and Baltimore Football Company, LLC (predecessor-in-interest to the Ravens), for the extended payment of stipulated amounts in lieu of Baltimore County real property taxes and special taxing district charges on real property with respect to the Property (including the Ravens Facility) (each as defined below).

WHEREAS, it is in the best interest of the citizens of Baltimore County to encourage and facilitate the continued use and operation and, as applicable, further improvement of the Ravens professional football training facility in Baltimore County (the “Ravens Facility”); and

WHEREAS, the Ravens are leasing from the County by Ground Lease, dated August 5, 2002, as amended by a First Amendment of Lease Agreement dated October 30, 2003 and a Second Amendment of Lease Agreement dated as of October 19, 2026 (collectively, the “Lease”), 32+ acres of land just west of Deer Park Road and south of Shipes Lane (the “Property”) and certain improvements constructed thereon—the Ravens Facility; and

WHEREAS, pursuant to County Council of Baltimore County, Maryland Resolution No. 83-02 adopted on August 5, 2002, the County Council of Baltimore County, Maryland approved a payment in lieu of real property taxes for the Property (including the Ravens Facility), and authorized the County Executive to enter into the PILOT Agreement (such Resolution, the “2002 Resolution”); and

WHEREAS, as of the date of the original Ground Lease (i.e., August 5, 2002), the Ravens and the County entered into the PILOT Agreement, whereby, in accordance with the 2002 Resolution, the County and the Ravens agreed upon a payment of a negotiated sum or sums in lieu of Baltimore County real property taxes and special taxing district charges on real property; and

WHEREAS, pursuant to the Second Amendment of Lease Agreement, to be effective as of the date of the Extension Agreement (as defined below), the original initial term of the Lease shall be extended ten (10) years—i.e., until July 31, 2038 (as amended, the “Initial Term”)—with six (6) successive extension periods of five (5) years each (any such renewal terms, as amended, “Renewal Terms”); and

WHEREAS, Section 7-501 of the Tax Property Article of the Annotated Code of Maryland (2025 Replacement Volume, as amended) provides, among other things, that the governing body of the County may authorize, by law, an exemption from county property tax for leasehold interests in County-owned property and provide for a negotiated payment in lieu of the tax; 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, together with the Ravens Facility thereon, shall continue to be exempt from Baltimore County real property taxes and special taxing district charges on real property 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 written extension agreement (the “Extension Agreement”) with the Ravens on behalf of the County for the Ravens continued payments to the County under the PILOT Agreement in lieu of paying Baltimore County real property taxes and special taxing district charges on real property:

- (a) From the date the Second Amendment of Ground Lease and Extension Agreement are fully executed (the “Effective Date”) until the earlier of (i) a change in the use of the Ravens Facility as described in the Lease, or (ii) upon expiration or earlier termination of the Initial Term or any Renewal Terms (the “Expiration Date”), the Ravens shall continue to pay, per annum, the amounts set forth in the PILOT Agreement, as approved by the 2002 Resolution, in lieu of taxes as aforesaid.
- (b) The continued payments in lieu of taxes shall at no time exceed the amount of taxes that would otherwise be payable based on the assessment for Baltimore County real property taxes and special taxing district charges, but not including State of Maryland real property taxes.
- (c) Upon the Expiration Date, the PILOT Agreement and the Extension Agreement shall expire and the Property (including the Ravens Facility) shall thereafter be subject to all real property taxes to the extent provided by law.

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



LEGISLATION DETAIL

LEGISLATION

RESOLUTION 37-26

DISPOSITION

PASSED

ENACTED

N/A

EFFECTIVE

N/A

AMENDMENTS

NO

ROLL CALL - BILL

ROLL CALL - AMENDMENTS

MOTION JONES

SECOND ERTEL

MOTION

SECOND

AYE

NAY

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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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Councilman Marks

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Councilman Ertel

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Councilman Crandell

*** COUNCILMAN CRANDELL WAS ABSENT**

ROLL CALL - AMENDMENTS

ROLL CALL - AMENDMENTS

MOTION

SECOND

MOTION

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Councilman Young

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