

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2020, Legislative Day No. 10

Bill No. 28-20

Introduced by Ms. Pickard, Chair
(by request of the County Executive)

By the County Council, May 1, 2020

Introduced and first read on May 1, 2020
Public Hearing set for and held on May 20, 2020
Bill VOTED on June 12, 2020

By Order: JoAnne Gray, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: Tax Levies – Arundel Gateway Special Taxing District
2
3 FOR the purpose of levying and imposing the tax rates for the Arundel Gateway Special
4 Taxing District required by the County Budget for Fiscal Year 2021.
5

6 WHEREAS, by Bill No. 16-12, the County Council established the Arundel
7 Gateway Special Taxing District and authorized the issuance and sale of certain
8 special obligation bonds to fund certain infrastructure improvements relating to the
9 development and utilization of the land within the Arundel Gateway Special Taxing
10 District, all pursuant to Article 24, § 9-1301 of the Annotated Code of Maryland
11 and §§ 4-8-101, et seq., of the Anne Arundel County Code (2005, as amended)
12 (together, the “Act”); and
13

14 WHEREAS, pursuant to the Act and other applicable authority, the County has
15 issued \$22,500,000 maximum principal amount of special obligation bonds
16 designated “Special Obligation Bonds (Arundel Gateway Project) Series 2014” (the
17 “2014 Special Obligation Bonds”), which 2014 Special Obligation Bonds are to be
18 repaid from the proceeds of the Arundel Gateway Special Taxing District special
19 tax (the “Special Tax”); and
20

21 WHEREAS, pursuant to the Rate and Method of Apportionment of Special Taxes
22 (“Rate and Method”) defined in Exhibit C of Bill No. 16-12, (a) each parcel of
23 taxable property in the District is to be classified as developed property or
24 undeveloped property; (b) the Administrator, as defined in the Rate and Method, is
25 required to estimate the Special Tax Requirement (as defined in the Rate and
26 Method) for each fiscal year; and (c) the County Council is required to determine
27 the Special Tax Requirement applicable to the District and to levy the Special Tax
28 for each fiscal year; and

1 WHEREAS, the Administrator has prepared a Report, “Arundel Gateway Special
2 Taxing District, Anne Arundel County, Annual Special Tax Report, Fiscal Year
3 2020-2021” (the “Report”), in which the Administrator has made a classification of
4 the taxable property in the District, and has estimated the Special Tax Requirement
5 and recommended the Special Tax to be levied for Fiscal Year 2020-2021; and

6
7 WHEREAS, the County Council has determined that the Special Tax levied and
8 imposed by this Ordinance shall be levied and imposed on the classifications of
9 taxable property as submitted by the Administrator, subject to correction by the
10 Controller of any errors in classification or property identification information, in
11 order that the classifications shall be in conformity with the Rate and Method, and
12 the property identification information shall be in conformity with the County’s
13 property tax billing system; and

14
15 WHEREAS, the County Council has further determined to confirm the Special Tax
16 Requirement estimated by the Administrator, and to levy the Special Tax at the
17 rates as recommended by the Administrator; now, therefore,

18
19 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
20 That the Special Tax levied and imposed by this Ordinance shall be levied and imposed
21 against the classifications of taxable property in the District made in accordance with the
22 Rate and Method, such classifications being those submitted by the Administrator in the
23 Report, subject to correction by the Controller of any errors in classification or property
24 identification information, in order that the classifications shall be in conformity to the Rate
25 and Method, and the property identification information shall be in conformity with the
26 County’s property tax billing system.

27
28 SECTION 2. *And be it further enacted,* That the Special Tax Requirement estimated
29 by the Administrator is hereby confirmed and determined.

30
31 SECTION 3. *And be it further enacted,* That the Arundel Gateway District Special Tax
32 for the taxable year beginning July 1, 2020, and ending on June 30, 2021, is hereby levied
33 and imposed pursuant to the Act and other applicable authority in accordance with the
34 following land use classifications:

- 35
36 (a) for Developed Property – Rental Residential, \$781.50 per unit;
37 (b) for Developed Property – For Sale Residential, \$1,531.36 per unit;
38 (c) for Developed Property – Commercial Property, \$1,094.32 per 1,000 BSF; and
39 (d) for Undeveloped Property – \$0.1935 per square foot.

40
41 SECTION 4. *And be it further enacted,* That the Special Tax to be levied and collected
42 on each parcel for the taxable year beginning July 1, 2020 and ending on June 30, 2021, in
43 the Arundel Gateway Special Taxing District, based on the applicable Special Tax rate and
44 the classification of each parcel based on its status as of the date of its classification, March
45 1, 2020, is shown on Exhibit A attached hereto.

46
47 SECTION 5. *And be it further enacted,* That any corrections made by the Controller to
48 the classifications or property identification information in the Report shall be submitted

1 in writing by the Controller to the County Council, and the Report and the corrections shall
2 be kept on file among the records of the County Council by the Administrative Officer to
3 the County Council.

4

5 SECTION 6. *And be it further enacted*, That this Ordinance shall take effect on July 1,
6 2020.

READ AND PASSED this 12th day of June, 2020

By Order:

A handwritten signature in blue ink, reading "JoAnne Gray", is centered on a light gray rectangular background.

JoAnne Gray
Administrative Officer

I HEREBY CERTIFY THAT THIS IS TRUE AND CORRECT COPY OF
BILL NO. 28-20. THE ORIGINAL OF WHICH IS RETAINED IN THE
FILES OF THE COUNTY COUNCIL.

A handwritten signature in blue ink, reading "JoAnne Gray", is centered on a light gray rectangular background.

JoAnne Gray
Administrative Officer

**Special Tax Levy
by Account Number
Fiscal Year 2020-2021**

[See attached]

**Arundel Gateway Special Taxing District
Anne Arundel County**

**Special Tax Roll
Fiscal Year 2020-2021**

Account Number	Taxable Net Land Area	Development Status	Property Classification	Maximum Special Tax	Special Tax to be Billed
04-058-9024-3593	1,302,096	Undeveloped	Commercial	\$461,485.15	\$251,927.89
04-058-9024-3594	540,013	Undeveloped	For Sale Residential	\$191,390.05	\$104,481.14
04-058-9024-3595	420,790	Undeveloped	Rental Residential	\$149,135.10	\$81,413.87
04-058-9024-3596	489,571	Undeveloped	For Sale Residential	\$173,512.36	\$94,721.58
04-058-9024-3597	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9024-3598	800,502	Undeveloped	For Sale Residential	\$283,711.78	\$154,880.20
04-058-9024-3599	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9024-3600	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9024-3601	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9024-3602	485,999	Undeveloped	Commercial Property	\$172,246.41	\$94,030.49
04-058-9024-3604	1,686,687	Undeveloped	For Sale Residential	\$597,790.93	\$326,338.15
04-058-9024-3605	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9024-3606	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-9024-2712	1,359,595	Undeveloped	Rental Residential	\$481,863.86	\$263,052.77
04-000-9024-2713	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-9024-2714	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-9024-2715	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-9024-2716	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-9024-2717	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-0615-1850	0	Undeveloped	Exempt	\$0.00	\$0.00
04-000-0616-0000	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9025-0815	2,320	Undeveloped	For Sale Residential	\$822.25	\$448.87
04-058-9025-0816	1,920	Undeveloped	For Sale Residential	\$680.48	\$371.48
04-058-9025-0817	1,920	Undeveloped	For Sale Residential	\$680.48	\$371.48
04-058-9025-0818	1,920	Undeveloped	For Sale Residential	\$680.48	\$371.48
04-058-9025-0819	1,920	Undeveloped	For Sale Residential	\$680.48	\$371.48
04-058-9025-0820	2,320	Undeveloped	For Sale Residential	\$822.25	\$448.87
04-058-9025-0821	2,025	Undeveloped	For Sale Residential	\$717.69	\$391.79
04-058-9025-0822	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0823	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0824	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0825	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0826	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0827	1,500	Undeveloped	For Sale Residential	\$531.63	\$290.22
04-058-9025-0828	2,024	Undeveloped	For Sale Residential	\$717.34	\$391.60
04-058-9025-0829	1,575	Undeveloped	For Sale Residential	\$558.21	\$304.73
04-058-9025-0830	1,200	Undeveloped	For Sale Residential	\$425.30	\$232.17
04-058-9025-0831	1,200	Undeveloped	For Sale Residential	\$425.30	\$232.17
04-058-9025-0832	1,200	Undeveloped	For Sale Residential	\$425.30	\$232.17
04-058-9025-0833	1,200	Undeveloped	For Sale Residential	\$425.30	\$232.17
04-058-9025-0834	1,200	Undeveloped	For Sale Residential	\$425.30	\$232.17
04-058-9025-0835	1,575	Undeveloped	For Sale Residential	\$558.21	\$304.73
04-058-9025-0836	2,160	Undeveloped	For Sale Residential	\$765.54	\$417.91
04-058-9025-0837	2,160	Undeveloped	For Sale Residential	\$765.54	\$417.91
04-058-9025-0838	1,600	Undeveloped	For Sale Residential	\$567.07	\$309.57
04-058-9025-0839	1,600	Undeveloped	For Sale Residential	\$567.07	\$309.57
04-058-9025-0840	1,600	Undeveloped	For Sale Residential	\$567.07	\$309.57
04-058-9025-0841	2,160	Undeveloped	For Sale Residential	\$765.54	\$417.91
04-058-9025-0842	1,783	Undeveloped	For Sale Residential	\$631.93	\$344.97
04-058-9025-0843	1,262	Undeveloped	For Sale Residential	\$447.27	\$244.17
04-058-9025-0844	1,214	Undeveloped	For Sale Residential	\$430.26	\$234.88
04-058-9025-0845	1,202	Undeveloped	For Sale Residential	\$426.01	\$232.56

**Arundel Gateway Special Taxing District
Anne Arundel County**

**Special Tax Roll
Fiscal Year 2020-2021**

Account Number	Taxable Net Land Area	Development Status	Property Classification	Maximum Special Tax	Special Tax to be Billed
04-058-9025-0846	1,613	Undeveloped	For Sale Residential	\$571.68	\$312.08
04-058-9025-0847	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0848	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0849	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0850	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0851	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0852	2,153	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0853	1,680	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0854	1,280	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0855	1,280	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0856	1,280	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0857	1,280	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0858	1,680	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0859	1,680	Undeveloped	For Sale Residential	\$595.42	\$325.04
04-058-9025-0860	1,280	Undeveloped	For Sale Residential	\$453.65	\$247.65
04-058-9025-0861	1,280	Undeveloped	For Sale Residential	\$453.65	\$247.65
04-058-9025-0862	1,280	Undeveloped	For Sale Residential	\$453.65	\$247.65
04-058-9025-0863	1,280	Undeveloped	For Sale Residential	\$453.65	\$247.65
04-058-9025-0864	1,280	Undeveloped	For Sale Residential	\$453.65	\$247.65
04-058-9025-0865	1,295	Undeveloped	For Sale Residential	\$458.97	\$250.56
04-058-9025-0866	1,744	Undeveloped	For Sale Residential	\$618.10	\$337.43
04-058-9025-0867	1,707	Undeveloped	For Sale Residential	\$604.99	\$330.27
04-058-9025-0868	1,285	Undeveloped	For Sale Residential	\$455.43	\$248.62
04-058-9025-0869	1,291	Undeveloped	For Sale Residential	\$457.55	\$249.78
04-058-9025-0870	1,738	Undeveloped	For Sale Residential	\$615.98	\$336.27
04-058-9025-0871	2,295	Undeveloped	For Sale Residential	\$813.39	\$444.03
04-058-9025-0872	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0873	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0874	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0875	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0876	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0877	2,295	Undeveloped	For Sale Residential	\$813.39	\$444.03
04-058-9025-0878	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0879	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0880	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0881	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0882	1,600	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0883	1,360	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0884	2,038	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0885	2,326	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0886	2,290	Undeveloped	For Sale Residential	\$811.62	\$443.07
04-058-9025-0887	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0888	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0889	1,700	Undeveloped	For Sale Residential	\$602.51	\$328.91
04-058-9025-0890	2,295	Undeveloped	For Sale Residential	\$813.39	\$444.03
04-058-9025-0891	2,610	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0892	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0893	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0894	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0895	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0896	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36
04-058-9025-0897	2,160	Developed	For Sale Residential	\$1,683.67	\$1,531.36

**Arundel Gateway Special Taxing District
Anne Arundel County**

**Special Tax Roll
Fiscal Year 2020-2021**

Account Number	Taxable Net Land Area	Development Status	Property Classification	Maximum Special Tax	Special Tax to be Billed
04-058-9025-0898	2,465	Undeveloped	For Sale Residential	\$873.64	\$476.93
04-058-9025-0899	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0900	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0901	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0902	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0903	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0904	2,465	Undeveloped	For Sale Residential	\$873.64	\$476.93
04-058-9025-0905	2,465	Undeveloped	For Sale Residential	\$873.64	\$476.93
04-058-9025-0906	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0907	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0908	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0909	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0910	2,040	Undeveloped	For Sale Residential	\$723.01	\$394.70
04-058-9025-0911	2,465	Undeveloped	For Sale Residential	\$873.64	\$476.93
04-058-9025-0912	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9025-0913	0	Undeveloped	Exempt	\$0.00	\$0.00
04-058-9025-0914	0	Undeveloped	Exempt	\$0.00	\$0.00
ROW	0	Undeveloped	Exempt	\$0.00	\$0.00
Total	7,257,347			\$2,600,205.08	\$1,436,000.00