



## ANNE ARUNDEL COUNTY OFFICE OF LAW

### Legislative Summary

**To:** Members, Anne Arundel County Council

**From:** Kelly Phillips Kenney, Supervising County Attorney /s/

**Via:** Gregory J. Swain, County Attorney /s/

**Date:** September 3, 2024

**Subject:** Bill No. 68-24 – Payment in lieu of taxes (PILOT) – College Parkway Place, Annapolis, Maryland – Amendment

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This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Bill No. 68-24.

### Background

A Payment in Lieu of Taxes Agreement was approved by this Council in Bill No. 13-24 to be entered between the County and RF College Parkway, LLC for the property known as College Parkway Place, 570 Bellerive Drive, Annapolis, Maryland (the “PILOT Agreement”). The parties entered into the PILOT Agreement on May 20, 2024. The PILOT Agreement required that RF College Parkway, LLC acquire the property by July 1, 2024, in order for the PILOT payment to become effective for Fiscal Year 2025. Due to project and other delays, RF College Parkway, LLC did not take title to the property prior to July 1, 2024.

### Purpose

The purpose of Bill No. 68-24 is to authorize the County Executive to enter into an Amendment to the PILOT Agreement with RF College Parkway, LLC, to allow the PILOT to apply retroactively for FY25 if the owner acquires the property before June 30, 2025.

### Bill No. 68-24

#### SECTION 1.

This section authorizes the County Executive to enter into the Amendment to the PILOT Agreement (“Amendment”), which is attached to the Ordinance as Exhibit A. The Amendment replaces certain portions of the PILOT Agreement to provide that if the Owner acquires the

**Note: This Legislative Summary provides a synopsis of the bill as introduced. It does not address subsequent amendments to the bill.**

property during FY25 (and the other conditions are met), the property shall be retroactively exempt from County real property taxes and the PILOT payment shall apply.<sup>1</sup> If the owner does not acquire the property prior to the end of FY25 (or the project does not comply with the PILOT conditions), the PILOT will not apply for that fiscal year and will only become effective when both criteria are met. The Amendment also provides that if County taxes are paid for FY25, the difference between the taxes and the PILOT amount be refunded.

## **SECTION 2.**

This section provides that all other terms and conditions of Bill No. 13-24 and the PILOT Agreement not changed in the Amendment remain in full force and effect.

## **SECTION 3.**

This section provides that the bill takes effect 45 days after it becomes law.

The Office of Law is available to answer any additional questions regarding this Bill. Thank you.

cc: Honorable Stuart Pittman, County Executive  
Christine Anderson, Chief Administrative Officer  
Jeff Amoros, Chief of Staff  
Ethan Hunt, Government Relations Officer  
Chris Trumbauer, Budget Officer  
Janssen Evelyn, Deputy Chief Administrative Officer  
Erin Shearman Karpewicz, Arundel Community Development Services  
Katherine Ebner, Arundel Community Development Services  
Billie Penley, Controller

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<sup>1</sup> The payment in lieu of taxes for the first Fiscal Year shall be \$83,809.95.