

**ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF THE BUDGET**

BILL NUMBER: 69-24

INTRO. DATE: Sep. 3, 2024

FISCAL NOTE

BILL: AN ORDINANCE CONCERNING: PAYMENT IN LIEU OF TAXES – THE VILLAGES AT MARLEY STATION, GLEN BURNIE, MARYLAND – SECOND AMENDMENT

SUMMARY OF LEGISLATION

The purpose of the legislation is to amend an existing Payment in Lieu of Taxes (“PILOT”) Agreement with Fairfield Marley Station LP.

Below is a detailed description of the amendments to the existing PILOT agreement:

1. Approving \$50,000 per year PILOT payment compared to their current PILOT payment of \$218,101. Full taxes, without any PILOT would be \$600,303.
2. The technical changes to the PILOT agreement include:
 - (a.) Allowing flexibility with the income restrictions as long as the average income restriction for all the units do not exceed 60% Area Median Income, as required by the current PILOT agreement.
 - (b.) Extending the date to comply with the income restrictions to 12/31/2028 which correspondences to the anticipated date of completion of renovation.
 - (c.) Incorporating language that stipulates an additional payment of full taxes, in addition to the PILOT payment, for any units not in compliance with the income restrictions as of December 31, 2028. This provision will ensure that Fairfield remains compliant with the terms of the PILOT agreement, while also preventing the displacement of residents to meet income requirements.

FISCAL IMPACT

Absent a PILOT agreement, this property would generate approximately \$600,303 in County property tax revenue in FY2025. Under the existing PILOT agreement, this property pays \$218,101 PILOT payment to the County instead of \$600,303 Property Taxes. Due to the Proposed legislation, County revenue associated with the property is reduced by another \$168,101.



**Hujia Hasim, CGFM
Acting Budget Officer**

08/28/2024

Date

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