



**ANNE ARUNDEL COUNTY  
OFFICE OF THE COUNTY AUDITOR**

**To:** Councilmembers, Anne Arundel County Council  
**From:** Michelle Bohlayer, County Auditor  
**Date:** January 31, 2025  
**Subject:** Auditor's Review of Legislation for the February 3, 2025 Council Meeting

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**Bill 1-25: Branches of  
County Government –  
Executive Branch –  
Reorganization – Office  
of Transportation –  
Public Ethics –  
Transportation Officer**

**Summary of Legislation**

This bill codifies the Office of Transportation (Office) with the purpose of providing transportation mobility and planning services to promote a multi-modal transportation network throughout the county and providing assistance to County officials, employees, agencies, boards, and commissions in matters concerning transportation planning, development, and public transit operations in the County. This bill establishes the Office under the Executive Branch and specifies the duties and appointment of the Transportation Officer who reports to the Chief Administrative Officer. Additionally, the bill creates a financial disclosure requirement for the Transportation Officer with the Ethics Commission.

**Review of Fiscal Impact**

While we agree with the Administration's fiscal note that there is no financial impact for the implementation of this bill, it is important to note that, given the current level of fiscal year 2025 funding (\$10,494,200 in general fund, \$4,298,800 in grant fund, and \$240,000 in video lottery local impact aid for a total of \$15,033,000 in funding), there could be a significant impact if this bill does not pass.

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**Bill 2-25: Subdivision  
and Development –  
Zoning – Development  
Requirements for  
Particular Types of  
Development –  
Redevelopment**

**Summary of Legislation**

This bill sets forth requirements for the redevelopment of existing development sites where the existing impervious area of the redevelopment site exceeds 40% of its total area in Critical Economic Policy Areas, Town Center Policy Areas, and Transit-Oriented Overlay Areas including the Glen Burnie Sustainable

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**Bill 2-25 (continued)**

Community Overlay Area. The intent is to incentivize and simplify the redevelopment of existing sites. This bill introduces new guidelines for redevelopment projects, requires efforts to maintain transparency with the community impacted, establishes rules for redeveloping environmentally sensitive locations, includes exemptions and modifications for streamlining approval of applications, provides incentives to encourage investment in redeveloping certain areas, and adjusts existing density zoning rules related to the development of multifamily, townhouse, and stacked townhouse-style dwellings within Critical Economic, Critical Corridor, Transit Oriented Development Policy Areas. This bill also reduces redevelopment sketch plan, preliminary plan, site development plan, final plan, grading permit, and building permit application fees by 50%.

**Review of Fiscal Impact**

Given the data available, the Administration was unable to provide a concrete estimate of the potential fiscal impact of this legislation. The Office of Planning and Zoning does not currently track which projects qualify as redevelopment projects in the areas specified in the legislation, but is planning to track this data with the upcoming launch of a new program.

We confirmed the current revenue data from the Administration’s fiscal note for building applications, building permits, grading applications, grading permits, and service development fees. We concur with the Administration in that we are unable to estimate the impact of the legislation because the redevelopment project data is not available.

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**Bill 3-25: General Development Plan – Region 9 Plan & Bill 4-25: Comprehensive Zoning – Region 9****Summary of Legislation**

These bills adopt the proposed comprehensive zoning plan and map for Region Planning Area No. 9. These bills require the Planning and Zoning Officer and County Council Administrative Officer to keep the adopted plan and digital zoning layer on file and authorize the Office of Planning and Zoning to amend text, maps, and related material to reflect Council amendments, correct obvious errors, and improve readability.

**Review of Fiscal Impact**

We agree with the Administration’s fiscal note that these bills have no direct fiscal impact but that implementation of the plan and future development pursuant to zoning changes could affect County revenues and expenditures.

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**Resolution 1-25:  
Approving a Nomination  
for Appointment to the  
Stakeholder Advisory  
Committee for Region  
Planning Area No. 5**

**Summary of Legislation**

This resolution approves the nomination of Mr. Steven Onken of Odenton, Maryland for appointment to the Stakeholder Advisory Committee (SAC) for Region Planning Area No. 5 which includes Crofton, Gambrills, Odenton, Piney Orchard, Two Rivers, and Woodwardville. Mr. Onken is nominated to replace Mr. Jonathan Walworth, who resigned from the Committee.

**Review of Fiscal Impact**

This resolution has no fiscal impact.

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**Resolution 2-25: Petition  
to the Maryland Higher  
Education Commission  
for Anne Arundel  
Community College for  
the Florestano Building  
Renovation Floors 1  
Through 3**

**Summary of Legislation**

This resolution petitions the Maryland Higher Education Council to provide a loan of \$384,933 to fund renovations to Anne Arundel Community College's Florestano Building to renovate electrical switchboards and replace elevators on floors 1-3.

**Review of Fiscal Impact**

We agree with the Administration's fiscal note that this bill would allow the County to receive an additional \$384,933 in state funding towards the Florestano Renovation project.

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**Resolutions 3-25 & 4-25:  
Petition to the Maryland  
Higher Education  
Commission for Anne  
Arundel Community  
College for the Dragun  
Science Building  
Preconstruction Services  
and Renovation Design,  
respectively**

**Summary of Legislation**

These resolutions petition the Maryland Higher Education Commission for a grant of \$54,596 in Construction Manager at Risk (CMAR) preconstruction services (Resolution 3-25) and \$2,564,720 to procure design services (Resolution 4-25) to Anne Arundel Community College for the renovation of the Dragun Science Building.

**Review of Fiscal Impact**

We agree with the Administration's fiscal note that these resolutions relate to \$2,619,316 of prior approved state funding for the Dragon Science Building Renovation.

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