

**BALTIMORE COUNTY COUNCIL  
NOTES TO THE AGENDA  
LEGISLATIVE SESSION 2015**

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*Issued: April 9, 2015  
Work Session: April 14, 2015  
Legislative Day No. 8 : April 20, 2015*

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*The accompanying notes are  
compiled from unaudited  
information provided by  
the Administration and  
other sources.*



OFFICE OF THE COUNTY AUDITOR

**BALTIMORE COUNTY COUNCIL**

**April 20, 2015**

**NOTES TO THE AGENDA**

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**BALTIMORE COUNTY COUNCIL AGENDA  
LEGISLATIVE SESSION 2015, LEGISLATIVE DAY NO. 8  
APRIL 20, 2015 6:00 P.M.**

CEB = CURRENT EXPENSE BUDGET  
BY REQ. = AT REQUEST OF COUNTY EXECUTIVE

Page

**CALL OF BILLS FOR FINAL READING AND VOTE**

**ANDREA VAN ARSDALE, DIRECTOR, DEPARTMENT OF PLANNING**

WITHDRAWN ~~Bill 22-15 - Mrs. Bevins(By Req.) - CEB - Turner Station Strategic Demolition Grant~~

**JOHN HOHMAN, CHIEF, FIRE DEPARTMENT**

1 Bill 23-15 - Mrs. Bevins(By Req.) - CEB - MIEMSS AED Matching Grant

3 Bill 24-15 - Mrs. Bevins(By Req.) - CEB - SAFER Grant Award

**COUNCIL**

5 Bill 25-15 - Mrs. Almond - Baltimore County Zoning Regulations - Signs

6 Bill 26-15 - Mrs. Bevins - R.C.2 (Agricultural) Zone Use Regulations

7 Bill 27-15 - Mrs. Bevins - Mobile Homes

**APPROVAL OF FISCAL MATTERS/CONTRACTS**

**ED ADAMS, DIRECTOR, DEPARTMENT OF PUBLIC WORKS**

9 1. Contract - Alexander Cater d/b/a Catering Landscapes - Snow removal and salt application services - DPW

**AMY GROSSI, REAL ESTATE COMPLIANCE**

12 2. Contract of Sale - Caves Valleys Partners Acquisitions, LLC - Sale of County-owned property - Towson -  
Susquehanna Ave. cul-de-sac - Real Estate

15 3. Contracts - (3) - Acquisition of 3 parcels - Interchange project at Dolfield Boulevard - Real Estate

**MISCELLANEOUS BUSINESS**

**COUNCIL**

21 1. Res. 23-15 - Councilmembers Quirk & Jones - Arbutus Commercial Revitalization District

**WILL ANDERSON, DIRECTOR, DEPARTMENT OF ECONOMIC & WORKFORCE DEVELOPMENT**

23 2. Res. 24-15 - Mrs. Bevins(By Req.) - Revenue Bonds - Oak Crest Village, Inc.

**CHIEF MARK HUBBARD, FIRE DEPARTMENT**

27 3. Res. 25-15 - Mrs. Bevins(By Req.) - Adoption of the Baltimore County Multi-Hazard Mitigation Plan

**COUNCIL**

4. Res. 26-15 - Mrs. Almond - Property Tax Exemption - BLIND - Joseph D. Trinite, Sr.

5. Res. 27-15 - Mr. Jones - Property Tax Exemption - DAV - Mark A. Whitehead

6. Res. 28-15 - Mr. Jones - Property Tax Exemption - DAV - Charles P. Williams

7. Res. 29-15 - Mr. Crandell - Property Tax Exemption - DAV - James M. Hessler

8. Res. 30-15 - Mr. Jones - Property Tax Exemption - DAV - Harry L. White

9. Res. 31-15 - Mr. Jones - Property Tax Exemption - DAV - Charles L. Stauffer

**Bill 23-15 (Supplemental Appropriation)**

**Council District(s) All**

**Mrs. Bevins (By Req.)**

**Fire Department**

**MIEMSS AED Matching Grant**

The Administration is requesting a supplemental appropriation of state funds totaling \$9,664 to the Maryland Institute for Emergency Medical Services Systems (MIEMSS) Automated External Defibrillator (AED) Matching Grant Gifts and Grants Fund program. The funds will be used to purchase eight replacement AED units.

**Fiscal Summary**

<b>Funding Source</b>	<b>Supplemental Appropriation</b>	<b>Current Appropriation</b>	<b>Total Appropriation</b>
<b>County</b> <sup>(1)</sup>	--	--	--
<b>State</b> <sup>(2)</sup>	\$ 9,664	--	\$ 9,664
<b>Federal</b>	--	--	--
<b>Other</b>	--	--	--
<b>Total</b>	<u>\$ 9,664</u>	<u>--</u>	<u>\$ 9,664</u>

(1) A 50% County match (\$9,664) of the total project cost is required, which will be provided from the Fire Department's General Fund Operating Budget.

(2) Maryland Institute for Emergency Medical Services Systems (MIEMSS) funds.

**Analysis**

MIEMSS makes available to the EMS community grant opportunities for funding equipment, training, and EMS-related programs. The \$9,664 in grant funding will be used towards the Department's purchase of eight AED units to replace out-of-date units located on Fire Department vehicles that are utilized to provide assistance during emergencies.

The grant requires that all purchases be completed by May 22, 2015. The Department advised that the units will be purchased immediately following Council approval. The Department further advised that each replacement unit is expected to cost approximately \$2,600. The County is required to provide a 50% match of the total project cost, or \$9,664, which will be provided from the Fire Department's General Fund Operating Budget.

With the affirmative vote of five members of the County Council, Bill 23-15 will take effect May 3, 2015.

**Bill 24-15 (Supplemental Appropriation)**

**Council District(s) All**

**Mrs. Bevins (By Req.)**

**Fire Department**

**SAFER Grant Award**

The Administration is requesting a supplemental appropriation of federal funds totaling \$337,620 to the Staffing for Adequate Fire and Emergency Response (SAFER) Grant Award Gifts and Grants Fund program. The funds will be used for the salaries and fringe benefits of six existing firefighter positions held by military veterans. In addition, the term of the original grant will be extended by 1 year, through October 18, 2016.

**Fiscal Summary**

<b>Funding Source</b>	<b>Supplemental Appropriation</b>	<b>Current Appropriation</b>	<b>Total Appropriation</b>
<b>County</b>	--	--	--
<b>State</b>	--	--	--
<b>Federal <sup>(1)</sup></b>	\$ 337,620	\$ 1,052,403	\$ 1,390,023
<b>Other</b>	--	--	--
<b>Total</b>	<u>\$ 337,620</u>	<u>\$ 1,052,403</u>	<u>\$ 1,390,023</u>

<sup>(1)</sup> U.S. Department of Homeland Security, Federal Emergency Management Agency (FEMA) FY 2012 SAFER Veteran Hiring Program funds. No County matching funds are required.

**Analysis**

The SAFER program provides funding directly to fire departments to help them increase or maintain the number of trained front-line firefighters. The goal of the program is to enhance the Department's ability to comply with staffing, response, and operational standards established by the National Fire Protection Association (NFPA).

On October 21, 2013, the Council approved a supplemental appropriation of federal funds totaling \$1,052,403 to the SAFER program for the salaries and fringe benefits of 11 probationary firefighter positions with a hiring preference to be given to military veterans. The grant period is October 19, 2013 through October 18, 2015.

The proposed \$337,620 supplemental appropriation extends the term of the original grant period 1 year, through October 18, 2016. The funds will be used to extend the salaries (\$244,656) and fringe benefits (\$92,964) of 6 firefighter positions (of the 11 originally funded positions) held by military veterans for the additional 1-year period. The Department advised that at the end of the original grant period (October 18, 2015), approximately \$264,302 in County General Funds will be needed to continue funding the remaining 5 positions, and at the end of the revised 3-year grant period, approximately \$633,000 in County General Funds will be needed annually to continue funding all 11 positions.

The revised grant period is October 19, 2013 through October 18, 2016. No County matching funds are required for this grant.

With the affirmative vote of five members of the County Council, Bill 24-15 will take effect May 3, 2015.

**Bill 25-15****Council District(s) All**

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**Mrs. Almond**

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**Baltimore County Zoning Regulations – Signs**

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Bill 25-15 amends the Baltimore County Zoning Regulations to permit a free-standing joint identification sign in a D.R. (Density Residential) Zone under certain conditions.

A joint identification sign is a sign that displays the identity of a multi-occupant nonresidential development such as a shopping center, office building, or office park.

Bill 25-15 proposes to permit a free-standing identification sign, up to 100 square feet in size, in a D.R. Zone if it is accessory to an existing multi-tenant nonresidential building. One sign is permitted; it may be up to 25 feet in height and it may be illuminated.

The multi-tenant building must be located in a business zone; the sign must be ground-mounted; the sign may not advertise products or services associated with individual tenants; changeable copy is not permitted; and the sign may not face a property that is both residentially zoned and residentially used.

With the affirmative vote of five members of the County Council and signature by the County Executive, Bill 25-15 will take effect on May 4, 2015.

Bill 26-15

Council District(s) All

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**Mrs. Bevins**

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**R.C.2 (Agricultural) Zone Use Regulations**

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Bill 26-15 amends the Baltimore County Zoning Regulations to permit a community building by special exception in the R.C.2 (Agricultural) Zone.

The term “community building” is not specifically defined in Section 101.1, the “definitions” section, of the Zoning Regulations. However, the term is referenced in a number of sections of the Regulations as a permitted use. For example, community buildings are currently permitted by right in the B.M.M. (Business Maritime Marina), B.M.Y.C. (Business Maritime Yacht Club), B.L. (Business, Local), B.M. (Business, Major), and M.H. (Manufacturing, Heavy) zones. They are also permitted by special exception in the D.R. (Density Residential), R.C.3 (Deferral of Planning and Development), R.C.4 (Watershed Protection), and R.C.5 (Rural-Residential) zones.

Interestingly, the term community building is defined as a term in Section 450 of the Zoning Regulations pertaining to “signs.” Section 450.3 entitled “General sign definitions” defines a “community building” as a “building used for recreational, social, educational or cultural activities which is open to the public or a designated part of the public and is operated by a public or noncommercial organization.”

Bill 26-15 would allow such a building in the R.C.2 (Agricultural) Zone by special exception only, requiring notice and a public hearing before the Office of Administrative Hearings and findings by an Administrative Law Judge that the proposed community building would not be detrimental to the health, safety or general welfare of the locality involved, and that the proposal complies with the other criteria set forth in Section 502.1 of the Zoning Regulations.

With passage by the County Council, Bill 26-15 will take effect 45 days after its enactment.

**Bill 27-15****Council District(s) All**

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**Mrs. Bevins**

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**Mobile Homes**

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Bill 27-15 updates and amends the Baltimore County Zoning Regulations in order to change references in the Zoning Regulations from the terms residential “trailers” and “trailer parks” to “mobile homes” and “mobile home parks,” respectively. The bill also repeals the singular definition of “trailer or mobile home” and replaces it with two separate definitions for those terms.

In 1997, the County Council passed Bill 35-97. This bill changed references in the law relating to the licensing of mobile home parks and the tax on mobile homes. Specifically, the bill replaced the term “trailer” with “mobile home” and also replaced the phrase “trailer camp or park operator” with the phrase “mobile home park operator.” One aspect of this current legislation is to bring consistency from those changes in the Baltimore County Code 18 years ago to the Baltimore County Zoning Regulations.

Bill 27-15 defines a mobile home and a trailer as two separate terms in the Zoning Regulations. Included in the definition of “mobile home” is a “dwelling structure used for human habitation that is built or constructed on a steel chassis and fitted with wheels, with or without motive power.” Included in the definition of “trailer” is “any of the various types of non-automotive vehicles that can be pulled or hauled by a truck or other motorized vehicle consisting of a framed or flat platform, or a boxed structure, constructed on a steel chassis and fitted with wheels...for purposes other than as a dwelling for human habitation.” The bill also replaces the term “trailer” park with “mobile home” park in the Zoning Regulations.

The Zoning Regulations make extensive use of the term “trailer.” In some instances, the term references the use for purposes other than for human habitation, such as for commercial purposes. In other instances, the term refers to its use as a dwelling-like structure for human habitation. In order to separate these distinct uses and avoid confusion in the future, the sections in the Zoning Regulations where the term “trailer” refers to a purpose for human habitation has been changed to “mobile home” and other references that utilize the term “trailer park” have been

replaced with “mobile home park.” Other non-dwelling references in the Zoning Regulations to “trailers” are unchanged. Bill 27-15 also permits a mobile home park in the M.L. (Manufacturing, Light) Zone by special exception, if in an I.M. (Industrial, Major) district overlay and only as an addition to a lawfully existing mobile home park.

Finally, Bill 27-15 does not affect past approvals of, or permits issued for, any lawfully existing trailer parks as that term has been previously used.

With passage by the County Council, Bill 27-15 will take effect 45 days after its enactment.

FM-1 (Contract)

Council District(s) All

Department of Public Works

Snow Removal and Salt Application Services

The Administration is requesting approval of a contract with Alexander Cater d/b/a Catering Landscapes to provide on-call snow removal and salt application services. The contract commenced February 23, 2015, continues until April 30, 2015, and may not exceed \$25,000 unless approved by the Council. If approved, the contract may be renewed for nine additional years (November 1 through April 30 constitutes a snow season). Compensation for this contract, together with all other contracts for these services, may not exceed the amount appropriated for snow removal and salt application services.

Fiscal Summary

<u>Funding Source</u>	<u>Initial Term</u>	<u>Maximum Compensation</u>
County	*	*
State	--	--
Federal	--	--
Other	--	--
<b>Total</b>	<u>* (1)</u>	<u>* (2)</u>

- (1) The hourly rate for the contractor is \$110 with no specified maximum compensation. The contract, together with all other contracts for these services, is limited in the aggregate to the amount appropriated for snow removal and salt application services. The contract amount is not reasonably estimable at this time.
- (2) Maximum compensation together with all other contracts for these services for the entire approximate 9-year and 2-month term, including renewals, may not exceed the amount appropriated for snow removal and salt application services each year. The amounts are not reasonably estimable at this time.

Analysis

In accordance with the Department's snow removal plan, responsibility for most Priority 1 routes

(i.e., roads with traffic volumes of at least 10,000 vehicles per day) will be assigned to contractors, allowing the County to focus its efforts on subdivision streets more quickly.

The contract commenced February 23, 2015, continues through April 30, 2015, and may not exceed \$25,000 unless approved by the Council. If approved, the contract may be automatically renewed for nine additional years on the same terms and conditions, unless the County provides notice of non-renewal. A snow season begins November 1<sup>st</sup> and ends April 30<sup>th</sup>. The contract does not establish a fixed dollar amount; rather, it states that "In no event shall the compensation paid to the contractor together with all other contractors for snow removal and salt application exceed the...approved appropriation during the term of this agreement including renewals thereof." The Department advised that an estimated amount for this contract is undeterminable due to the unpredictable nature and timing of snow falls (i.e., density and depth of snow falls, number of snow falls occurring during the season). The County may terminate the agreement by providing 30 days prior written notice. The Department advised that as of March 30, 2015, \$5,060 has been expended under this contract.

The FY 2015 budget for the Storm Emergencies Program totals \$5,987,025, including \$1,100,000 for contractual snow removal services. The Department advised that as of March 30, 2015, an estimated \$14.1 million has been expended for snow removal services during the current snow season.

The contractor will provide a 1-ton pick-up truck with a plow and spreader at an hourly rate of \$110. The contractor will be paid based on the actual hours the equipment is in service, including up to 2 hours for travel time (1 hour each to and from the County highway shop). Additionally, the minimum work shift for any dispatched truck is 4 hours. The County will provide all rock salt for spreading on road surfaces.

The Office of Budget and Finance, Purchasing Division advised that the pricing and contract terms are based on similar contracts established by the State of Maryland. However, hourly rates may be changed at the time of each annual renewal based on the rates in effect with the state at that time. The state contract includes an additional incentive payment to the contractor after the snow season ends in the amount of \$500 per truck if the contractor was available and present for all snow events. The County's contract also includes this incentive payment.

In procuring these services, the Department requested and received a waiver of a sealed bid process from the Administrative Officer due to the competition with surrounding jurisdictions. Accordingly, the contractor was selected on a non-competitive basis.

For the 2014/2015 snow season, the Department advised that it has approximately 175 pieces of snow removal equipment (e.g., trucks, loaders, backhoes, and graders) available from its Bureau of Highways and Equipment Maintenance and Bureau of Utilities, the Department of Recreation and Parks, and the Department of Education. The County currently has contracts with 49 contractors, excluding this contractor, which provide a total of 154 trucks and 47 loaders to supplement the County's snow removal and salt application efforts this winter.

County Charter, Section 715, requires that "any contract must be approved by the County Council before it is executed if the contract is...for services for a term in excess of two years or involving the expenditure of more than \$25,000 per year...."

FM-2 (Contract)

Council District(s) 5

**Department of Permits, Approvals and Inspections**

**Towson – Susquehanna Avenue Cul-de-sac**

The Administration is requesting approval of a contract to sell approximately 0.625 acre of surplus County property known as the Susquehanna Avenue cul-de-sac located at the northwest corner of York Road and Towsontown Boulevard to Caves Valley Partners Acquisitions, LLC for \$820,000. This sale will return County property no longer needed for public use to the tax rolls and relieve the County of related maintenance costs. See Exhibit A.

**Fiscal Summary**

<b>Sale Price</b>	<b>Notes</b>
\$ 820,000	Revenue from sale of property to Caves Valley Partners Acquisitions, LLC.

**Analysis**

The property is zoned BM-CT (Business Major-Commercial, Town Center Core District). The property is improved with the remains of a historic bridge abutment, which must be maintained.

Two appraisals of the property were completed – one by Everett, Benfield LLC in June 2014 in the amount of \$2,050,000, and the other by Page Appraisal Company, Inc. in July 2014 in the amount of \$1,950,000. However, when the appraisers were asked to consider the impact of the historic bridge abutment on the number of square feet available for development, as well as the estimated costs for relocating the utility easements that run through the property, the appraisals were lowered to \$820,000 and \$1,775,000, respectively. After review and analysis, Robert W. Kline, review appraiser, concurred with the appraisal performed by Everett, Benfield LLC, recommending \$820,000 as the fair market value of the property. Mr. Kline noted that the Page Appraisal Company, Inc. appraisal was not utilized because it did not sufficiently discount the value of the property to reflect the site’s development limitations.

On June 2, 2008, the Council approved the sale of the same property to Longwood Development, LLC for \$1,955,000. The Department advised that after Longwood Development, LLC conducted a feasibility study for the development of the site, it terminated the contract, noting that the purchase price was too high and development was not economically feasible due to site constraints, including the historic bridge abutment.

Caves Valley Partners Acquisitions, LLC plans to utilize the property as part of the development project known as Towson Row.

County Code, Section 3-9-104 requires Council notification of properties no longer needed for public use. The County may convey the property upon Council approval.

EXECUTIVE SUMMARY

PROGRAM TITLE:	Susquehanna Avenue Cul-De-Sac
PROJECT NO.:	000-0000-0000
FISCAL MATTER:	Contract of Sale
PROPERTY OWNER:	Baltimore County, Maryland Court House, Towson, Maryland 21204
PURCHASER:	Caves Valley Partners Acquisitions, LLC
PROPERTY INTEREST TO BE SOLD	Fee Simple title to 0.625 acre (27,245 sq. ft.)
LOCATION:	NW corner York Rd. and Towsontown Blvd.
SALE PRICE	\$820,000.00
PURPOSE OF PROJECT:	To dispose of County owned property no longer needed for public use.
LIMITS OF PROJECT:	End of Susquehanna Ave. to the intersection of the NW Corner York Road & Towsontown Blvd

Prepared by: Department of Permits, Approvals &  
Inspections

FM-3 (3 Contracts)

Council District 4

**Department of Permits, Approvals and Inspections**

**Interchange Project at Dolfield Boulevard**

The Administration is requesting approval of three contracts to acquire three properties totaling approximately 3.14 acres for \$706,000 to satisfy the County's contribution under a proposed Memorandum of Understanding with the State of Maryland for the State's highway interchange project at Dolfield Boulevard and I-795 in Owings Mills. The properties are zoned DR-3.5 (Density Residential – 3.5 dwelling units/acre) and will be used for construction of the highway interchange. See Exhibits A, B, and C.

**Fiscal Summary**

<b>Funding Source</b>	<b>Combined Purchase Price</b>	<b>Notes</b>
<b>County</b> <sup>(1)</sup>	\$ 706,000	(1) Capital Projects Fund.
<b>State</b>	--	
<b>Federal</b>	--	
<b>Other</b>	--	
<b>Total</b>	\$ 706,000	

**Analysis**

Descriptions of the three acquisitions are as follows:

**204 Pleasant Hill Road**

The 0.516-acre property to be acquired from Pleasant Hill Properties, LLC is an "unimproved" parcel fronting the west side of Dolfield Boulevard. According to the appraisals, the property was appraised as if unimproved, since at the time of the appraisal, the property had a detached two-story frame dwelling, which was in poor condition, and was in the process of being demolished.

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Page Appraisal Company, Inc. and Treffer Appraisal Group, consultant appraisers, completed appraisals for the property in August 2013, recommending values of \$136,000 and \$130,000, respectively. After review and analysis, Robert W. Kline, review appraiser, concurred with the Page Appraisal Company, Inc. appraisal, recommending \$136,000 as just compensation for the acquisition. The Department of Permits, Approvals and Inspections – Real Estate Compliance Division advised that the property owner rejected the County's offer of \$136,000, and upon further negotiation, the amount of \$166,000 was deemed acceptable to the County.

#### 11355 Dolfield Boulevard (f/k/a 205 Pleasant Hill Road)

The 0.47-acre property to be acquired from Pleasant Hill Properties, LLC is residentially improved with a one-story detached frame dwelling fronting the east side of Dolfield Boulevard.

Page Appraisal Company, Inc. and Everett, Benfield LLC, consultant appraisers, completed appraisals for the property in June 2014, recommending values of \$180,000 and \$135,000, respectively. After review and analysis, Robert W. Kline, review appraiser, concurred with the Page Appraisal Company, Inc. appraisal, recommending \$180,000 as just compensation for the acquisition. The Division advised that the property owner rejected the County's offer of \$180,000, and upon further negotiation, the amount of \$220,000 was deemed acceptable to the County.

#### 7 Church Road

The 2.15-acre property to be acquired from M & G Investments, LLC is part of a 3.32-acre parcel contiguous to 204 Pleasant Hill Road and improved with a ranch-style frame dwelling and a two-car garage fronting the west side of Church Road.

Page Appraisal Company, Inc. and Everett, Benfield LLC, consultant appraisers, completed appraisals for the property in June 2014, recommending values of \$320,000 and \$340,000, respectively, for the 3.32-acre property. After review and analysis, Robert W. Kline, review appraiser, concurred with the Page Appraisal Company, Inc. appraisal, recommending \$320,000 as just compensation for the acquisition.

Subsequent to the appraisals being completed, the Department of Public Works, Bureau of Engineering and Construction, chose to modify the total taking of the property to a partial taking of 2.15 acres, which would leave the dwelling and supporting land (1.17 acres) with the property owner. The Division advised that an agreement was reached to keep the offer of \$320,000, which

would allow the County to avoid additional expenses for this taking (i.e., razing of the dwelling, capping off the well, removal of the septic tank, and relocation costs.) The Division also advised that the property owner accepted the County's offer of \$320,000.

The Division advised that three acquisitions are needed to satisfy the County's contribution under a proposed Memorandum of Understanding with the State of Maryland, all of which require Council approval. The combined purchase price for the three acquisitions totals \$706,000. The Department of Public Works advised that construction on the highway interchange is not expected to begin for another 10 years.

On July 6, 2010, the Council approved a \$31,947 contract with Pleasant Hill Properties, LLC for the property at 204 Pleasant Hill Road and a \$33,090 contract with M & G Investments, LLC for the property at 7 Church Road for various easement areas and highway widening of Dolfield Boulevard.

County Charter, Section 715, requires Council approval of real property acquisitions where the purchase price exceeds \$5,000.

EXECUTIVE SUMMARY

PROGRAM TITLE:	Dolfield Boulevard
PROJECT NO.:	205-0404-B003
FISCAL MATTER:	Contract of Sale
PROPERTY OWNERS:	Pleasant Hill Properties, LLC
PROPERTY INTEREST TO BE ACQUIRED:	0.516 acre (22,504 sq. ft.) +/- Fee Taking Area
LOCATION:	204 Pleasant Hill Road Owings Mills, Maryland 21117
CONSIDERATION	\$166,000.00
PURPOSE OF PROJECT:	County contribution to State project to build Interchange at Dolfield Boulevard and I-795
LIMITS OF PROJECT:	204 Pleasant Hill Road, 11355 Dolfield Boulevard (f/k/a 205 Pleasant Hill Road) & 7 Church Road, Owings Mills, MD 21117

Prepared by: Department of Permits, Approvals &  
Inspections

EXECUTIVE SUMMARY

PROGRAM TITLE: Dolfield Boulevard

PROJECT NO.: 205-0404-B003

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Pleasant Hill Properties, LLC

PROPERTY INTEREST TO BE ACQUIRED: 0.470 acre (20,469 sq. ft.) +/- Fee Taking Area

LOCATION: 11355 Dolfield Boulevard  
(f/k/a 205 Pleasant Hill Road)  
Owings Mills, Maryland 21117

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CONSIDERATION \$220,000.00

PURPOSE OF PROJECT: County contribution to State project to build Interchange at Dolfield Boulevard and I-795

LIMITS OF PROJECT: 11355 Dolfield Boulevard (f/k/a 205 Pleasant Hill Road), 204 Pleasant Hill Road & 7 Church Road, Owings Mills, MD 21117

Prepared by: Department of Permits, Approvals & Inspections

EXECUTIVE SUMMARY

PROGRAM TITLE:	Dolfield Boulevard
PROJECT NO.:	205-0404-B003
FISCAL MATTER:	Contract of Sale
PROPERTY OWNERS:	M&G Investments, LLC
PROPERTY INTEREST TO BE ACQUIRED:	2.15 acres (93,824 sq. ft.) +/- Area to be Acquired
LOCATION:	7 Church Road Owings Mills, Maryland 21117
CONSIDERATION	\$320,000.00
PURPOSE OF PROJECT:	County contribution to State project to build Interchange at Dolfield Boulevard and I-795
LIMITS OF PROJECT:	7 Church Road, 204 Pleasant Hill Road & 11355 Dolfield Boulevard (f/k/a 205 Pleasant Hill Road)

Prepared by: Department of Permits, Approvals &  
Inspections

**MB-1 (Res. 23-15)****Council District(s) 1**

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**Councilmembers Quirk and Jones**

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**Arbutus Commercial Revitalization District**

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Resolution 23-15 amends the boundaries of the Arbutus Commercial Revitalization District. See Exhibit A.

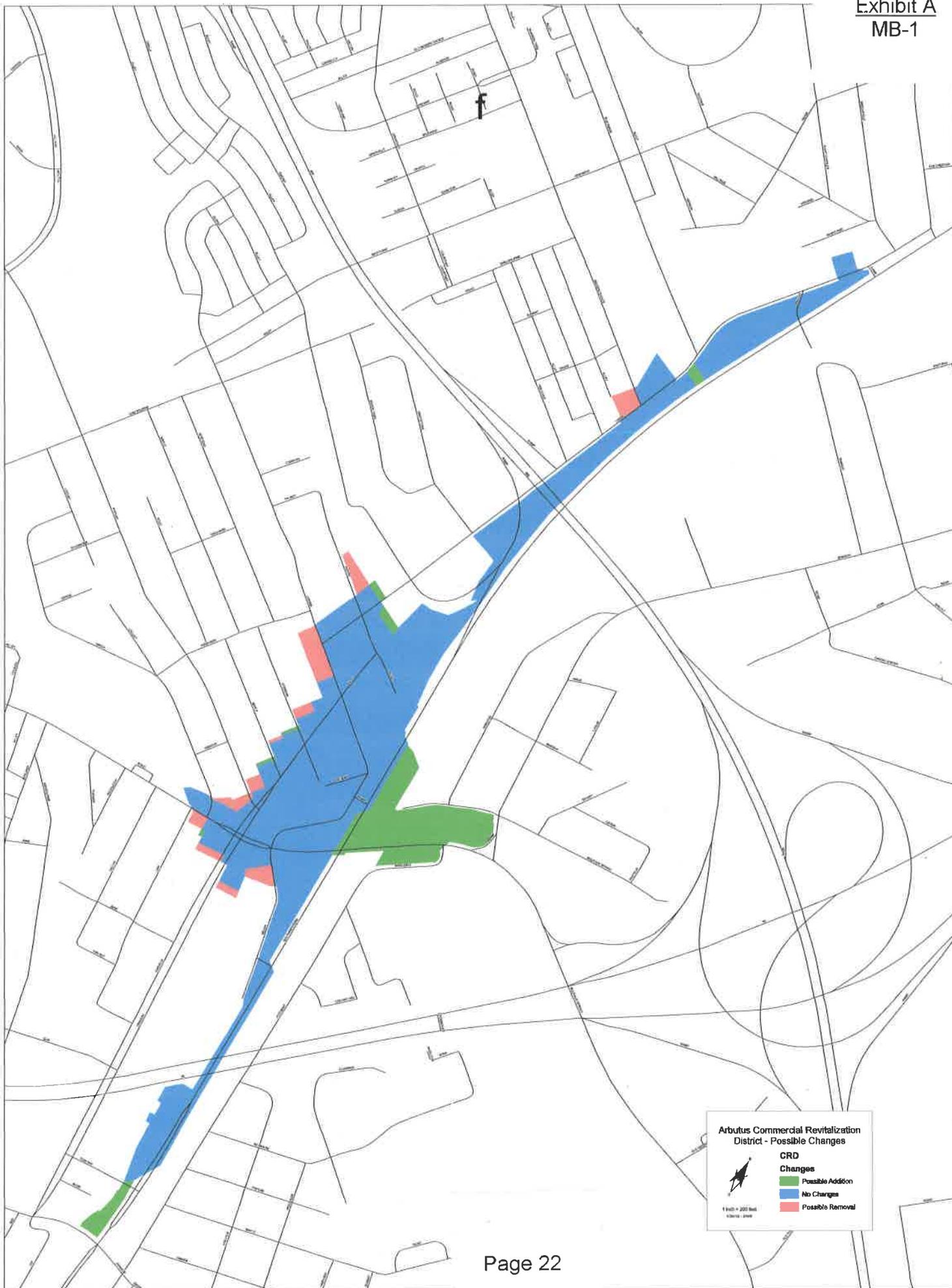
The Master Plan 1989-2000 originally recognized 11 commercial revitalization districts. These districts were officially designated by the County Council in 1997 (Res. 114-97). In subsequent years, additional districts were designated by Council resolution, and there are now 17 districts.

Designation of an area as a commercial revitalization district carries with it certain benefits, including eligibility for County programs.

The County's Commercial Revitalization Program was transferred to the Department of Planning in 2011 in order to address the issues of community development and neighborhood improvement in a more consistent, holistic fashion.

Several small residential areas are proposed for removal from the current district while one commercial area is proposed for addition. The net increase in land area is minimal. The commercial area will be able to benefit from the revitalization district designation.

Resolution 23-15 will take effect from the date of its passage by the County Council.



MB-2 (Res. 24-15)

Council District(s) 5

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**Mrs. Bevins (By Req.)**

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**Department of Economic and Workforce Development**

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**Revenue Bonds – Oak Crest Village, Inc.**

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This resolution authorizes the issuance of Baltimore County revenue bonds in an amount not to exceed \$30 million on behalf of Oak Crest Village, Inc. (a non-profit organization). The bonds will be used to finance costs associated with the expansion and renovation of the Oak Crest Village continuing care retirement community in Parkville. See Exhibit A.

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**Fiscal Summary**

The Department advised that the County will earn an annual fee of 1/16% on the outstanding balance of the bonds. Oak Crest Village, Inc. will pay all debt service related to the bonds. The County does not incur any liability nor pledge its full faith and credit for the bonds.

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**Analysis**

Oak Crest Village, a continuing care retirement community, is located on 85.3 acres at 8800 Walther Boulevard in Parkville and consists of 19 masonry buildings with approximately 2.5 million square feet. The community includes 1,520 independent apartment units, 133 assisted living units, and 200 private nursing home beds as well as fitness, medical, and wellness facilities, convenience stores, a library, a chapel, and various other amenities.

Proceeds of the bond sale will be used to finance the costs associated with expanding, renovating, and equipping certain existing facilities. Improvements include constructing a 19,630 sq. ft. 1-story addition to expand the wellness and fitness facilities and enlarge the rehabilitation space

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and swimming pool; constructing a 3,500 sq. ft. 1-story addition to the medical center building and upgrading existing space for in-house physicians; improving the central parking and arrival areas as well as the outdoor trail system; and upgrading the community's communications and wireless facilities. Proceeds of the bond sale will also be used to pay expenses related to the sale and issuance of the bonds. Renovations began in November 2014 and are expected to be completed in March 2018.

Oak Crest Village employs 1,286 personnel, and no expansion in employment is expected. The current annual payroll totals approximately \$37 million.

The County does not incur any liability by approving this resolution nor does it pledge its full faith and credit. Oak Crest Village, Inc. will repay the principal and interest on the bonds. All costs incurred by, or on behalf of, the County in connection with the issuance, sale, delivery, and administration of the bonds, and the making of a loan, including the bond counsel fees, are the responsibility of Oak Crest Village, Inc. (Revenue bonds result in lower interest rates to the borrower since they are generally tax-exempt.)

The Department advised that the bonds, once issued, will be purchased by SunTrust Bank. The bonds will be entirely tax-exempt. The bonds will have a term of 25 years with a projected variable interest rate of 1.14%. The County will earn an annual fee of 1/16% on the outstanding balance of the bonds. Settlement is expected to take place on April 30, 2015. Bond counsel for this transaction is McGuireWoods, LLP.

The Maryland Economic Development Revenue Bond Act (Annotated Code of Maryland, Economic Development Article, Title 12, Subtitle 1, Sections 12-101 to 12-118) allows counties to issue economic development revenue bonds for various purposes including encouraging the increase of industry, relieving unemployment, and promoting economic development. The bond proceeds may be used to finance or refinance the costs of acquiring a facility or to refund outstanding bonds. The proceeds may also be used to pay expenses related to the sale and issuance of the bonds, to fund reserves, and to pay interest with respect to the financing. The Act provides that a legislative body of any county may adopt a resolution to authorize the issuance of bonds by the county.

The Department advised that a public hearing for this matter is scheduled for April 14, 2015; the hearing was advertised in the *Baltimore Sun* on March 30, 2015.

On April 16, 2007, the Council approved a resolution authorizing the issuance of up to \$91.5 million in County revenue bonds on behalf of Oak Crest Village, Inc. to refinance approximately \$61 million in existing 1999 County revenue bonds (an issuance of up to \$71.5 million was authorized by the Council on March 1, 1999 for the property acquisition), construct a 90-car parking garage, and make various capital improvements. The Department advised that the existing revenue bonds have an outstanding balance of approximately \$67 million which will not be refinanced at this time.

January 23, 2015

## Executive Summary

### Oak Crest Village, Inc.

Oak Crest Village, Inc. (a 501C3 Corporation) is requesting that Baltimore County issue up to \$30 million in tax-exempt bonds. Proceeds of the bonds will be used for the expansion and renovation of the existing retirement community in Parkville, Maryland. The facility is located at 8800 Walther Boulevard Parkville, Maryland 21234.

#### Project Description:

The Oak Crest Village, Inc. project will include the following improvements:

- Construction of a 19,630 square foot one-story addition for the purpose of expanding and improving the wellness and fitness facilities.
- Enlarged rehabilitation space and an enlarged swimming pool.
- The existing medical center building will be expanded including the construction of a 3,500 square foot one-story addition to enlarge and reconfigure common area uses, and upgrades to the existing space for in-house physicians.
- Improvements to the central parking and arrival areas.
- Upgrades to campus communications and wireless facilities.

The facility includes the following: 1,520 residential units  
133 assisted living units  
200 private nursing care beds

**Current Employment:** 1,286      **Projected:** 1,286

**Projected Interest Rate:** 1.14%

**Bond Counsel:** Mcguire Woods- Emery McRill

**Lender:** SunTrust Bank

**Representative from Oak Crest:** Jim Walter- Assistant Treasurer

**Existing County Bond:** Outstanding balance of approximately \$67 million. This bond will remain in place and will not be refinanced at this time.

**\* Baltimore County does not incur any financial liability as a result of the issuance of these bonds.**

Prepared by: Department of Economic and  
Workforce Development

**MB-3 (Res. 25-15)**

**Council District(s) All**

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**Mrs. Bevins (By Req.)**

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**Fire Department**

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**Adoption of the Baltimore County Multi-Hazard Mitigation Plan**

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Resolution 25-15 adopts the Baltimore County Multi-Hazard Mitigation Plan.

The County prepared a multi-hazard mitigation plan based on federal standards as required by the Federal Disaster Mitigation Act of 2000. Following review and endorsement by the Maryland Emergency Management Agency (MEMA), the plan was forwarded to the Federal Emergency Management Agency (FEMA). FEMA has found the plan to be satisfactory, but prior to formal approval by FEMA, the County governing body must adopt the plan.

An approved multi-hazard mitigation plan is required in order for the County to qualify for certain funding from FEMA and MEMA programs. In addition, an approved multi-hazard mitigation plan is a condition necessary for the County to apply for participation in FEMA's Community Rating System (CRS). Participation in the CRS gives the County credit for activities related to good floodplain management which may entitle County property owners to a significant discount in flood insurance premiums under the National Flood Insurance Program.

The Baltimore County Local Emergency Planning Committee held a public hearing on the proposed plan on March 19, 2015. The plan is posted on the County website.

Resolution 25-15 will take effect from the date of its passage by the County Council.