

Bill 16-24 (Supplemental Appropriation)

Council District(s) All

Mr. Patoka (By Req.)

Police Department

State SRO Adequate Coverage Grant

The Administration is requesting a supplemental appropriation of State funds totaling \$1,219,820 (as amended) to the State SRO Adequate Coverage Grant Gifts and Grants Fund program. The funds will be used for overtime expenses related to School Resource Officers' coverage of after-school events at BCPS middle and high schools. See Exhibit A.

Fiscal Summary

<u>Funding Source</u>	<u>Supplemental Appropriation</u>	<u>Current Appropriation</u>	<u>Total Appropriation</u>
County	--	--	--
State ⁽¹⁾	\$ 1,219,820	--	\$ 1,219,820
Federal	--	--	--
Other	--	--	--
Total	\$ 1,219,820	--	\$ 1,219,820

⁽¹⁾ Maryland State Department of Education, Maryland Center for School Safety funds passed through Baltimore County Public Schools (BCPS).

Analysis

The Department advised that the proposed grant funds will be used for overtime expenses related to School Resource Officers' coverage of approximately 200 after-school events (e.g., sporting events, proms) per month (2 officers per event) at BCPS middle and high schools.

The grant period is July 1, 2023 through June 30, 2024. No County matching funds are required.

With the affirmative vote of five members of the County Council, Bill 16-24 will take effect May 19, 2024.

Executive Summary

A grant award of \$1,219,820.00 has been received by the Baltimore County Police Department from the Baltimore County Public Schools through the Maryland Center for School Safety. This request is for Council's approval to accept and appropriate the \$1,219,820.00 in funding.

The \$1,219,820.00 appropriation will be utilized to cover the cost of overtime salaries for School Resource Officers (SROs) to provide adequate coverage for Baltimore County Public Schools' after-school athletic events and other school sponsored events at 27 middle schools and 24 high schools.

Prepared by: Police Department

Mr. Jones

Revitalization Property Tax Credits

Bill 18-24 permits a revitalization tax credit for properties within a State-designated transit-oriented development located in a certain area. The State of Maryland recognizes that “transit-oriented developments” (defined as dense, mixed-use developments within ½ mile of transit stations) are an important tool “to help increase ridership, support economic development, and maximize the efficient use of transportation infrastructure.” Qualifying transit-oriented developments are designated as such by agreement of the Maryland Department of Transportation and the local jurisdiction.

Baltimore County has stated its intention to support transit-oriented developments within the jurisdiction. In the newly adopted Master Plan 2030, the Core Retrofit Area Mapping Methodology assigned great weight to transportation access and, particularly, proximity to transit stations. Master Plan 2030 also described transit-oriented developments as providing a “unique opportunity to increase transit ridership and connectivity” within the County and the region. One clear goal identified in the Master Plan is to incentivize such developments.

At this time, the Metro Centre at Owings Mills is the only State-designated transit-oriented development in Baltimore County. This mixed-use development features commercial/retail, office, and residential components and also includes, as a centerpiece, a public library and branch of the Community College of Baltimore County, which represent a multi-million-dollar investment by Baltimore County.

The proposed tax credit will incentivize the intensification, particularly in the form of additional residential units, of this State-designated transit-oriented development, which will promote usage of the Baltimore Metro SubwayLink and utilization of the public library and the Community College campus.

Within the scope of the Baltimore County revitalization property tax credit, Bill 18-24 expands the definition of “commercially zoned properties” to include properties that are located within a State-

designated transit-oriented development and the Commercial, Town Center Core (C.T.) District of Owings Mills. The bill also expands the time for which a revitalization property tax credit can continue. Currently, the tax credit can continue for 5 years or 10 years if the qualified improvements exceed \$10 million. The bill would allow the tax credit to continue for 20 years for properties located within a State-designated transit-oriented development and the C.T. District of Owings Mills.

With the affirmative vote of five members of the County Council, Bill 18-24 will take effect 14 days after its enactment.

FM-2 (Contract)

Council District(s) 7

Property Management

Acquisition of Parcel of Land – 222 N. Marlyn Avenue, 21221 – Essex Precinct

The Administration is requesting approval of a contract to acquire approximately 0.276 acre of land for \$350,000 for the expansion of the existing Essex Police Station. Maureen Carper currently owns the property, which is located at 222 N. Marlyn Avenue in Essex. The property is zoned DR-5.5 (Density Residential – 5.5 lots per acre). See Exhibit A.

Fiscal Summary

Funding Source	Purchase Price	Notes
County ⁽¹⁾	\$ 350,000	⁽¹⁾ Capital Projects Fund.
State	--	
Federal	--	
Other	--	
Total	<u>\$ 350,000</u>	

Analysis

The County’s appraisal consultant, Associated Appraisers, LLC, completed an appraisal of the property effective April 28, 2023, recommending a value of \$325,000. After review and analysis, the County’s review appraiser concurred with the appraisal, recommending the respective amount as just compensation for the acquisition. The Department advised that following negotiations, the County and the property owner accepted a negotiated price of \$350,000. The total 0.276-acre property to be acquired is residentially improved with a detached 2-story dwelling. The contract includes a leaseback provision, which permits the current property owner to lease the property from the County from the close of sale until February 1, 2025 while the County advances other aspects of the project.

The contract states that the County has 90 days from the date of signature by the seller to conduct a feasibility study; if the outcome of the feasibility study is not acceptable to the County, the contract will be declared null and void. The contract also states that the final settlement must occur on or before May 15, 2024.

Property Management advised that this is the only acquisition needed for this project. Property Management further advised that construction is expected to begin in September 2025 and be completed in September 2027; construction costs are estimated to total \$25,640,000.

The FY 2024 Capital Budget's Police Department Buildings appropriation includes \$4.4 million in new funding for this project, along with \$200,000 that was previously authorized. Property Management advised that as of April 4, 2024, approximately \$3,528,270 has been expended/encumbered for this project, excluding the amount for this acquisition.

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

Executive Summary

PROGRAM TITLE: Essex Police Station 222 N. Marlyn Ave.

PROJECT NO.: 10000636

FISCAL MATTER: Contract of Sale

PROPERTY OWNERS: Maureen Carper

LOCATION: 222 N. Marlyn Ave.
Baltimore, Maryland 21221

CONSIDERATION: \$350,000.00

PURPOSE OF PROJECT: This contract is for the purchase of 222 N. Marlyn Ave. Baltimore Maryland 21221, on tax map 90, grid 21, parcel 833, comprising 12,000 +/- square feet (the "Property"). Tax ID no. 151507472120. The property is needed for the expansion of the existing Essex Police Station

LIMITS OF PROJECT: 222 N. Marlyn Ave.

Prepared by: Office of Law – Real Estate Compliance Division