

# FINAL

## COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2025, Legislative Day No. 21

Bill No. 90-25

Introduced by Ms. Hummer, Chair  
(by request of the County Executive)

By the County Council, November 17, 2025

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Introduced and first read on November 17, 2025  
Public Hearing set for and held on December 15, 2025  
Bill Expires February 20, 2026

By Order: Kaley Schultze, Administrative Officer

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### A BILL ENTITLED

1 AN ORDINANCE concerning: Purchasing – Acquisition of real property by gift  
2  
3 FOR the purpose of approving acceptance of a partial gift of real property totaling 68.27  
4 acres of land, more or less, in Edgewater, Maryland, from Glebe Bay, LLP and  
5 Ardebella Fox.

6  
7 WHEREAS, Section 306 of the County Charter empowers the County Council to  
8 accept gifts and grants on behalf of Anne Arundel County, Maryland (the  
9 “County”); and

10  
11 WHEREAS, § 8-3-101 of the County Code requires that gifts of real property to  
12 the County must be approved by the County Council by ordinance; and

13  
14 WHEREAS, Glebe Bay, LLP and Ardebella Fox (collectively, “Grantor”) own real  
15 property consisting of 68.27 acres of land, more or less, in Edgewater, Maryland,  
16 described in Exhibit A, attached hereto (“Property”); and

17  
18 WHEREAS, the fair market value of the Property in the amount of Five Million  
19 Four Hundred and Sixty Thousand Dollars (\$5,460,000) (“Fair Market Value”) was  
20 established by a real estate appraisal obtained by the County (“Appraisal”); and

21  
22 WHEREAS, the County Executive is utilizing funds from the Advance Land  
23 Acquisition Capital Project to purchase the Property for Four Million Five Hundred  
24 Thousand (\$4,500,000) (“Purchase Price”); and

25  
26 WHEREAS, the Grantor and County acknowledge that the conveyance of the  
27 Property is for a purchase price less than the fair market value established by the  
28 Appraisal (“Bargain Component”); and

1 WHEREAS, the Grantor intends to seek a charitable contribution deduction for the  
2 Bargain Component pursuant to Section 170(h) of the Internal Revenue Code; and  
3

4 WHEREAS, County desires to accept as a gift of real property from the Grantor  
5 the Bargain Component in the amount of Nine Hundred Sixty Thousand Dollars  
6 (\$960,000); and  
7

8 WHEREAS, in accordance with § 8-3-101(b)(1) of the County Code, the County  
9 Executive has identified the public purpose for the Property as conservation and  
10 stewardship by the County; and  
11

12 WHEREAS, in accordance with § 8-3-101(b)(2) of the County Code, the County  
13 Executive ensured that the Director of Public Works conducted an environmental  
14 assessment and provided a written determination of any potential hazard or future  
15 remediation expense, which determination is acceptable; and  
16

17 WHEREAS, in accordance with § 8-3-101(b)(3) of the County Code, the County  
18 Executive ensured that the Budget Officer provided a written assessment of the  
19 fiscal impact of the proposed gift, including any impact on future expenditures,  
20 which assessment is acceptable; and  
21

22 WHEREAS, the County Executive seeks County Council approval of the Bargain  
23 Component of the conveyance of Property from the Grantor to the County in the  
24 amount of Nine Hundred Sixty Thousand Dollars (\$960,000) as a gift; now,  
25 therefore  
26

27 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*  
28 That it approves acceptance of a gift of the Bargain Component of real property consisting  
29 of 68.27 acres of land, more or less, in Edgewater, Maryland, as described in Exhibit A, in  
30 the amount of Nine Hundred Sixty Thousand Dollars (\$960,000).  
31

32 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days  
33 from the date it becomes law.

READ AND PASSED this 15<sup>th</sup> day of December, 2025

By Order:

A handwritten signature in dark ink, appearing to read 'K. Schultze', with a long horizontal stroke extending to the right.

Kaley Schultze  
Administrative Officer

PRESENTED to the County Executive for his approval this 16<sup>th</sup> day of December, 2025

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal stroke extending to the right.

Kaley Schultze  
Administrative Officer

APPROVED AND ENACTED this 18th day of December, 2025

A handwritten signature in blue ink, appearing to read 'Steuart Pittman', with a long horizontal stroke extending to the right.

Steuart Pittman  
County Executive

EFFECTIVE DATE: February 1, 2026

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I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF  
BILL NO. 90-25 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES  
OF THE COUNTY COUNCIL.

A handwritten signature in black ink, appearing to read 'K. Schultze', with a long horizontal line extending to the right.

**Kaley Schultze**  
**Administrative Officer**

**EXHIBIT A**  
**Property Description**  
**Glebe Bay Lots**

| <u>Tax Acct. No.</u> | <u>Acreage</u>      |
|----------------------|---------------------|
| 01-321-04862603      | 3.1160              |
| 01-321-04862605      | 2.3590              |
| 01-321-04862608      | 1.8652              |
| 01-321-04862606      | 1.9345              |
| 01-321-04862607      | 2.49                |
| 01-321-04862604      | 2.3763              |
| 01-321-04862611      | 1.8365              |
| 01-321-04862612      | 1.3346              |
| 01-321-04862610      | 2.6070              |
| 01-321-04862609      | 2.7609              |
| 01-000-90018683      | <u>45.59</u>        |
| <br>TOTAL:           | <br>68.27 acres +/- |