



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Opel Jones, Chair
District 2
Christiana Rigby, Vice Chair
District 3
Liz Walsh
District 1
Deb Jung
District 4
David Yungmann
District 5

2026 Legislative Session

Legislative Day No.5
April 6, 2026

HOWARD COUNTY TO WIT:

The Chair called the legislative session to order at 7:09 p.m.

Chair Opel Jones, Vice Chair Christiana Rigby, Council Members Deb Jung, Liz Walsh and David Yungmann were present.

Michelle Harrod, Council Administrator; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Jen Sager, Legislative Coordinator; Isaiah Anderson, Executive Assistant I; Nick Rinehart, Senior Legislative Analyst; and Virginia Gambrell, Administrative Aide were also present.

APPROVE JOURNAL

The Chair moved to approve the Journal of:

Legislative Session – March 2, 2026

The motion was seconded by Ms. Rigby. The roll call vote called by the Administrator on the motion to approve the Journal was: Yea: Council Members Jones, Jung, Rigby, Walsh and Yungmann.

The motion to approve the Journal passed.

APPROVE MINUTES

The Chair moved to approve the Minutes of:

Monthly Meeting – March 9, 2026
Legislative Public Hearing – March 17, 2026
Legislative Work Session – March 23, 2026

The motion was seconded by Ms. Rigby. The roll call vote called by the Administrator on the motion to approve the Minutes was: Yea: Council Members Jones, Jung, Rigby, Walsh and Yungmann.

The motion to approve the Minutes passed.

Introduction

Appointments

- CR42-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment -Property Tax Assessment Appeal Board
Title: A RESOLUTION approving a list of Howard County residents to be sent to the Governor, in accordance with State law, so that the Governor may choose one of the residents from the list to fill a vacancy on the Property Tax Assessment Appeal Board
- CR43-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment- Aileen Maren Jaentsch Marshall- Animal Matters Hearing Board
Title: A RESOLUTION confirming the appointment of Aileen Maren Jaentsch Marshall to the Howard County Animal Matters Hearing Board
- CR44-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment- Kimberly Brokaw, DVM- Animal Matters Hearing Board
Title: A RESOLUTION confirming the appointment of Kimberly Brokaw, DVM, to the Howard County Animal Matters Hearing Board
- CR45-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment – Maryam Fathirad, PMP - Public Works Board
Title: A RESOLUTION confirming the appointment of Maryam Fathirad, PMP, to the Public Works Board
- CR46-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment – Dinah R.K.K. Yukich - LGBTQIA+ Commission
Title: A RESOLUTION confirming the appointment of Dinah R.K.K. Yukich to the LGBTQIA+ Commission
- CR47-2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment- Dr. Meghana S. Ray - Board of Health
Title: A RESOLUTION confirming the appointment of Dr. Meghana S. Ray to the Board of Health
- CR48-2026** - Introduced by David Yungmann
Short Title: Appointment – Michael Cummins – Inspector General Advisory Board
Title: A RESOLUTION appointing Michael A. Cummins to the Inspector General Advisory Board to fill a term ending on April 7, 2029

Financial

- TAO2-FY2026** - Introduced by The Chairperson at the request of the County Executive
Short Title: Transferring \$3,500,000 to E1060 – Faulkner Ridge Center – Early Learning Center
Title: AN ACT transferring \$3,500,000 from various School System capital projects to Capital Project E1060 – Faulkner Ridge Center – Early Learning Center, in order to address a budget shortfall on that project

CB22-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Authorizing and empowering – bonds - \$3,500,000 – Faulkner Ridge Center
Title: AN ACT for the purpose of authorizing and empowering Howard County, Maryland to borrow money in an aggregate principal amount of up to \$3,500,000 on its full faith and credit, and issue and sell its bonds therefor, to be used to pay costs of a capital project, more particularly described in the County’s Fiscal Year 2026 Capital Budget, and to pay costs of issuance of such bonds; authorizing the County to issue bond and grant anticipation notes or to enter into installment purchase agreements for payment of portions of such costs; and to levy taxes upon the assessable property within the County sufficient, together with other available funds, to pay the debt service on such obligations; and providing for and determining various matters in connection therewith
expires – 06/15/2026; extended – 07/20/2026; extended twice – 08/24/2026

CR49-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Endorsing and authorizing – Application with the Maryland Transit Administration
Title: A RESOLUTION endorsing and authorizing the Howard County Executive to file an application with the Maryland Transit Administration of the Maryland Department of Transportation for grants under the Federal Transit Act and certain State transportation grants; indicating certain endorsement by the County Executive; and requiring certain copies be sent to the Maryland Department of Transportation

CR50-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Endorsing State Financing - Feast & Fettle
Title: A RESOLUTION endorsing the provision of financing by the State Department of Commerce for an economic development project in Howard County and certifying that the project is consistent with the County’s goals for economic development

CR51-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Payment in Lieu of Taxes Agreement – Midway 32, LLC – Annapolis Junction
Title: A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County, Maryland and Midway 32, LLC for the redevelopment of an existing office building into a new housing development of 623 units in two separate buildings to be located in a Transit Oriented Development Zoning District at 10010 Junction Drive, Annapolis Junction, Maryland

General

CB23-2026 (ZRA 221) - Introduced by The Chairperson at the request of Northeast Properties Developers, LLC
Short Title: ZRA 221 - Adaptive Reuse of Existing Motel/Hotel Sites – Route 1 Corridor
Title: AN ACT amending Section 128.0 of the Howard County Zoning Regulations to add a new subsection entitled “Adaptive Reuse and Redevelopment of Existing Motel/Hotel Sites in the Route 1 Corridor”; establishing criteria for the redevelopment & adaptive reuse of existing hotel & motel sites along Route 1; and generally related to the Zoning Regulations
expires – 06/15/2026; extended – 07/20/2026; extended twice – 08/24/2026

CB24-2026 (ZRA 222) - Introduced by The Chairperson at the request of 10052 Washington Boulevard, LLC
Short Title: ZRA 222 - Optional Design Projects – Route 1 Corridor

Title: AN ACT amending the Howard County Zoning Regulations to change the definition of “Optional Design Project”; add a new subsection in Section 128.0 entitled “Optional Design Projects in Route 1 Corridor”; expanding eligibility for the Optional Design Project process to certain commercial properties along Route 1; adding additional use criteria; and generally related to the Optional Design Project process
expires – 06/15/2026; extended – 07/20/2026; extended twice – 08/24/2026

Final Consideration

Appointments

CR38-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Appointment – Melissa Terlaje – Economic Development Authority Board of Directors
Title: A RESOLUTION confirming the appointment of Melissa Terlaje to the Board of Directors of the Economic Development Authority

The Chair moved to approve CR38-2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve CR38-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CR38-2026 passed.

Financial

CB18-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Agreement of Lease – Preservation Maryland, Inc. – Historic County Jail, Ellicott City, Maryland
Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving Agreement of Lease between Howard County, Maryland and Preservation Maryland, Inc. for the lease of a building known as the historic Howard County Jail located at 1 Emory Street, Ellicott City, Maryland; and authorizing the County Executive to take certain actions in connection with the Agreement
expires – 05/11/2026; extended – 06/15/2026; extended twice – 07/20/2026

The Chair moved to approve CB18-2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve CB18-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CB18-2026 passed.

CB19-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Multiyear Renewable Energy Power Purchase Agreement with CI Renewables HCPS LLC – Howard County, HCPSS and HCC
Title: AN ACT pursuant to Section 612 of the Howard County Charter, approving a multiyear Renewable Energy Power Purchase Agreement between Howard County, Maryland, the Howard County Public School System, Howard Community College, and

CI Renewables HCPS, LLC, for the purchase of electric power for a term of 25 years, with the option for renewals; authorizing the County Executive to take certain actions in connection with the Agreement
expires – 05/11/2026; extended – 06/15/2026; extended twice – 07/20/2026

The Chair moved to approve CB19-2026. The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to CB19-2026. The motion was seconded by Ms. Rigby.

Amendment 1 to CB19-2026

This Amendment changes the name of CI Renewables HPCS LLC to be CI Renewables Osprey LLC and adds authority to correct obvious errors, section numbers, outlining and table of contents..

The roll call vote called by the Administrator to approve Amendment 1 to CB19-2026 was
Yea: Council Members: Jones, Jung, Rigby, and Walsh. Nay: Council member Yungmann.

The motion to approve Amendment 1 to CB19-2026 passed.

The roll call vote called by the Administrator to approve CB19-2026 as amended was Yea:
Council Members: Jones, Jung, Rigby, and Walsh. Nay: Council Member Yungmann.

The motion to approve CB19-2026 as amended passed.

CR39-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Payment in Lieu of Taxes Agreement – Fall River Terrace, LLC – Fall River Terrace Apartments
Title: A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County, Maryland and Fall River Terrace, LLC for a proposed 76-unit housing community to be located at 5551 Harpers Farm Road in Columbia, Maryland

The Chair moved to approve CR39-2026. The motion was seconded by Ms. Rigby

The Chair moved to approve Amendment 1 to CR39-2026. The motion was seconded by Ms. Rigby.

Amendment 1 to CR39-2026

This Amendment corrects the income of households eligible for rent

The roll call vote called by the Administrator to approve Amendment 1 to CR39-2026 was
Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to approve Amendment 1 to CR39-2026 passed.

The roll call vote called by the Administrator to approve CR39-2026 as amended was Yea:
Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CR39-2026 as amended passed.

CR40-2026 - Introduced by The Chairperson at the request of the County Executive
Short Title: Charter Amendment – Section 601, Fiscal year and tax year and definitions
Title: A RESOLUTION proposing to amend County Charter Section 601, Fiscal year and tax year and definitions, in order to define the term “affordable housing projects, financed in whole or in part by the Housing Opportunities Trust Fund” which will allow the County to fund the Trust Fund with bonds; and submitting this amendment to the voters of Howard County for their adoption or rejection in accordance with Article X of the Howard County Charter and Article XI-A of the Maryland Constitution

The Chair moved to approve CR40-2026. The motion was seconded by Ms. Rigby.

The Chair moved to approve Amendment 1 to CR40-2026. The motion was seconded by Ms. Walsh.

Amendment 1 to CR40-2026

This Amendment adds language that would require any future affordable housing projects financed by the Housing Opportunities Trust Fund to be for sale affordable housing

The roll call vote called by the Administrator to approve Amendment 1 to CR40-2026 was Yea: Council Members: Jung, Walsh, and Yungmann. Nay: Council Members Jones and Rigby.

The motion to approve Amendment 1 to CR40-2026 passed.

The Chair moved to approve Amendment 2 to CR40-2026. The motion was seconded by Ms. Rigby.

Amendment 2 to CR40-2026

This Amendment adds criteria for affordable housing projects.

Ms. Jung moved to approve Amendment 1 to Amendment 2 to CR40-2026. The motion was seconded by Mr. Yungmann.

Amendment 1 to Amendment 2 to CR40-2026

This Amendment revises the proposed criteria for affordable housing projects to require that the projects be wholly owned or controlled by the Housing Commission and are for sale affordable housing projects.

The roll call vote called by the Administrator to approve Amendment 1 to Amendment 2 to CR40-2026 was Yea: Council Members: Jung, Walsh, and Yungmann. Nay: Council Members Jones and Rigby.

The motion to approve Amendment 1 to Amendment 2 to CR40-2026 passed.

Ms. Walsh moved to approve Amendment 2 to Amendment 2 to CR40-2026. The motion was seconded by Dr. Jones.

Amendment 2 to Amendment 2 to CR40-2026

This Amendment adds a reference to the Housing & Community Development article of the Annotated Code of Maryland

The roll call vote called by the Administrator to approve Amendment 2 to Amendment 2 to CR40-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 2 to Amendment 2 to CR40-2026 passed.

The roll call vote called by the Administrator to approve Amendment 2 to CR40-2026 as amended was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Amendment 2 as amended to CR40-2026 passed.

The roll call vote called by the Administrator to approve CR40-2026 as amended was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CR40-2026 as amended passed.

CR41-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Howard County Board of Education – Fiscal Year 2026 – Operating budget amendment

Title: A RESOLUTION approving an amendment to the operating budget of the Board of Education in order to reduce the transfer from its Health Fund to its General Fund by \$3,000,000 and by increasing the use of unassigned fund balance in its General Fund by \$3,000,000; and generally relating to the Fiscal Year 2026 Operating Budget of the Board of Education

The Chair moved to approve CB41-2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve CB41-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CB41-2026 passed.

General

CB20-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Establish – Interfaith Advisory Commission

Title: AN ACT to establish Interfaith Advisory Commission; providing for the membership of the Commission; providing for the purpose and duties of the Commission; providing for the method of appointment and staff; requiring certain meetings and certain reports; providing the expiration dates of the terms of the initial members of the Commission; and generally relating to Interfaith Advisory Commission

expires – 05/11/2026; extended – 06/15/2026; extended twice – 07/20/2026

The Chair moved to approve CB20-2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve CB20-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CB20-2026 passed.

CB21-2026 - Introduced by David Yungmann

Short Title: Enforcement of Owner Occupancy – Accessory Dwelling Units

Title: AN ACT requiring property owners with Accessory Dwelling Units (ADUs) to obtain and annually renew rental housing licenses; requiring attestation from property owners of occupancy at the ADU site for at least six months per year; prohibiting more than one rental license on single ADU parcel; establishing civil penalties for violation of these requirements; and generally relating to rental housing licenses

expires – 05/11/2026; extended – 06/15/2026; extended twice – 07/20/2026

Mr. Yungmann moved to approve CB21-2026. The motion was seconded by Ms. Rigby.

Mr. Yungmann moved to approve Amendment 1 to CB21-2026. The motion was seconded by Dr. Jones

Amendment 1 to CB21-2026

This Amendment revises the proposed language on owner occupancy verification requirements for property owners with an Accessory Dwelling Unit (ADU)

The roll call vote called by the Administrator to approve Amendment 1 to CB21-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann

The motion to approve Amendment 1 to CB21-2026 passed.

The roll call vote called by the Administrator to approve CB21-2026 as amended was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve CB21-2026 as amended passed.

Tabled
Appointment

CR211-2025 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Valoria Walker – Commission on Aging

Title: A RESOLUTION confirming the appointment of Valoria Walker to the Commission on Aging

CR5-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment- John Mobley - Board of Electrical Examiners

Title: A RESOLUTION confirming the appointment of John Mobley to the Board of Electrical Examiners

CR8-2026 - Introduced by The Chairperson at the request of the County Executive

Short Title: Appointment – Juan Valdez – Commission for Veterans and Military Families

Title: A RESOLUTION confirming the appointment of Juan Valdez to the Howard County Commission for Veterans and Military Families

The Chair moved to remove Council Resolutions 211-2025, 5-2026; and 8-2026 from the table. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to remove Council Resolutions 2011-2025, 5-2026; and 8-2026 from the table was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to remove Council Resolutions 2011-2025, 5-2026; and 8-2026 from the table passed.

The Chair moved to approve Council Resolutions 2011-2025, 5-2026; and 8-2026. The motion was seconded by Ms. Rigby.

The roll call vote called by the Administrator to approve Council Resolutions 2011-2025, 5-2026; and 8-2026 was Yea: Council Members: Jones, Jung, Rigby, Walsh, and Yungmann.

The motion to approve Council Resolutions 2011-2025, 5-2026; and 8-2026 passed.

Adjourned at 8:19 pm

Visit the Council’s website (cc.howardcountymd.gov) to view legislation, send written testimony, and sign-up electronically to testify at public hearings.

Persons needing accommodations to fully participate in the meeting, please contact the Council Office, 410-313-2001 or email CouncilADA@howardcountymd.gov.