



Howard County Council

COUNCILMEMBERS

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

Mary Kay Sigaty, Chairperson
District 4
Jennifer Terrasa, Vice Chairperson
District 3
Calvin Ball
District 2
Greg Fox
District 5
Courtney Watson
District 1

Minutes (approved) Legislative Work Session April 27, 2009

The meeting was called to order at 6:06 pm in the Board Room, Board of Education, 10910 Route 108, Ellicott City.

Members present: Calvin Ball, Mary Kay Sigaty, Jennifer Terrasa, Greg Fox (arrived 6:12) and Courtney Watson (arrived 6:45)

Discussion: The members discussed the following items related to the following bills:

Council Bill No. 20-2009 – Pursuant to Section 612 of the Howard County Charter, approving a Contract between Howard County, Maryland and Petrie Ross Joint Ventures D.C., L.L.C., for the construction of certain public improvements including a parking garage and related infrastructure to serve the Savage MARC Station to be financed by certain tax increment financing

Council Resolution No. 14-2009 – Adopted pursuant to Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Section 9-1301 of Article 24 of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the Savage area of Howard County as a development district for purposes of the Tax Increment Financing Act, and as a special taxing district for the purposes of the Special Taxing District Act (collectively, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the District so that a certain portion of the real property tax (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event proceeds of the Tax Increment are or will be insufficient to pay debt service on bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith

Council Bill No. 21-2009 - Levying and providing for the collection of a special tax on property within the special taxing district in the Savage area of Howard County, Maryland known as the “Savage Towne Centre Special Taxing District” pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$17,000,000.00 of its special obligation bonds at a maximum interest rate of 7% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the geographically coincident Savage Towne Centre Development District and other costs permitted under the Acts identified herein; providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of bonds in accordance with the Acts identified herein

Sharon Greisz, Director of Finance, presented three exhibits: Go/ No Go Decision Points, Bond Interest Rates Summary and Maximum BRAC Zone Credit Available. The exhibits were discussed in detail with emphasis on the protections of the performance bond issued to the Maryland Department of Transportation. The State holds a 100% guarantee for the construction of the garage and the first residential building. The State representative indicated that the County will be a third party beneficiary of these rights. The premise of the TIF bonds is that there is sufficient Real Property and special taxes to defease the bonds, with any risk laid off on sophisticated investors who have received a premium above the typical AAA rated bond backed by the full faith and credit of the County. The project is competing with projects in other jurisdictions for BRAC funding.

Council Bill No. 19-2009 –Introduced by Courtney Watson at the request of John Boyd - To allow certain parcels that are subject to specified conservation easements to be removed from the Metropolitan District under specified circumstances, and generally relating to public utilities

Jim Irvin, Director of Public Works, agreed to an alternate proposal to amend CR 11-2009 (Master Plan for Water and Sewer) to remove a portion of the Rockburn Branch interceptor as a means of achieving enhanced environmental protection. The amendment to the master plan would include a note that in the event service is needed in the future, then on-site disposal would be the first choice. The suggestions were acceptable to Mr. Boyd.

The work session adjourned at 6:52 pm.