

# County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 13

## Resolution No. 167-2025

Introduced by: The Chairperson at the request of the County Executive

Short Title: Payment in Lieu of Taxes Agreement – Solar Facility – 55 acres – 3855 Manor Lane, Ellicott City, Maryland

Title: A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and among Howard County and CIR Vineyard 2 LLC, CIR Vineyard 3 LLC, CIR Vineyard 4 LLC, CIR Vineyard 5 LLC (collectively the “Facility Owner”), and John Lee Carroll Jr. and Genevive Anne Carroll (the “Landowner”) for the construction and operation of a solar array located on property located at 3855 Manor Lane, Ellicott City, Howard County, Maryland.

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Introduced and read first time \_\_\_\_\_, 2025.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

Read for a second time at a public hearing on \_\_\_\_\_, 2025.

By order \_\_\_\_\_  
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted\_\_\_\_, Adopted with amendments\_\_\_\_, Failed\_\_\_\_, Withdrawn\_\_\_\_, by the County Council on \_\_\_\_\_, 2025.

Certified By \_\_\_\_\_  
Michelle Harrod, Administrator

Approved by the County Executive \_\_\_\_\_, 2025

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Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

1           **WHEREAS**, the County has established policies to support the implementation of  
2 renewable energy projects located in Howard County; and  
3

4           **WHEREAS**, John Lee Carroll Jr. and Genevive Anne Carroll (the “Landowner”) is the  
5 owner in fee simple of that parcel of real property in the County located at 3855 Manor Lane,  
6 Ellicott City, totaling approximately 330 acres, described in the deed dated June 27, 2022, and  
7 recorded among the land records of Howard County, Maryland at Liber 21504, Folio 381, and  
8 commonly known as Vineyard Farm (the “Property”); and  
9

10           **WHEREAS**, CI Renewables IV Holdco LLC, an affiliate of CIR Vineyard 2 LLC, CIR  
11 Vineyard 3 LLC, CIR Vineyard 4 LLC, CIR Vineyard 5 LLC (collectively the “Facility Owner”) has  
12 entered into a Lease Agreement (the “Lease Agreement”) with the Landowner to lease  
13 approximately 55 acres of the Property (the “Leased Area”) for the purpose of generating and  
14 delivering renewable energy to the University of Maryland Medical System (“UMMS”) as detailed  
15 in that certain Renewable Energy Power Purchase Agreement, entered into between UMMS and  
16 CI Solar UMMS LLC (the “Energy Project Operator”); and  
17

18           **WHEREAS**, The Facility Owner is or will be the owner of certain personal property  
19 located on the Property (the “Personal Property”) that will be used for the solar generation of  
20 electricity (the “Project”); and  
21

22           **WHEREAS**, in order to make the Project affordable, the Facility Owner has requested that  
23 the County permit the Facility Owner to make payments in lieu of any County real and personal  
24 property to Section 7-514 of the Tax-Property Article of the Annotated Code of Maryland; and  
25

26           **WHEREAS**, the Facility Owner has demonstrated to the County that an agreement for  
27 payments in lieu of taxes is necessary to make the Project economically feasible; and  
28

29           **WHEREAS**, in order to promote the generation of renewable energy, the County agrees  
30 to abate County real and personal property taxes, subject to the terms and conditions of the  
31 proposed Payment in Lieu of Taxes Agreement, attached to this Resolution as “Exhibit 1”.

1  
2           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,  
3 Maryland this \_\_\_\_ day of \_\_\_\_\_, 2025, that:

4   (1)     In accordance with Section 7-514 of the Tax-Property Article of the Annotated Code of  
5           Maryland, the County shall abate County future real property taxes for the Leased Area of  
6           the Property and personal property taxes for the facility generating the solar electricity,  
7           subject to the terms and conditions of the Payment in Lieu of Taxes Agreement (the  
8           “PILOT Agreement”) attached to this Resolution as “Exhibit 1”.

9   (2)     The County Executive is hereby authorized to execute and deliver the PILOT Agreement  
10          in the name and on behalf of the County in substantially the form attached.

11   (3)     The County Executive, prior to execution and delivery of the PILOT Agreement, may make  
12          such changes or modifications to the PILOT Agreement as he deems appropriate in order  
13          to accomplish the purpose of the transactions authorized by this Resolution, provided that  
14          such changes or modifications shall be within the scope of the transactions authorized by  
15          this Resolution; and the execution of the PILOT Agreement by the County Executive shall  
16          be conclusive evidence of the approval by the County Executive of all changes or  
17          modifications to the PILOT Agreement, and the PILOT Agreement shall thereupon  
18          become binding upon the County in accordance with its terms.