

The A. J. Advisor



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The Odenton Town Center (OTC) needs a Community Business District (CBD) designation that will allow the existing and future developers and businesses to contribute to and help manage funding to support and maintain projects such as landscape, beautification and emergency services that are provided by public capital expenditures in the OTC area. Following the same legal boundary prescribed by Anne Arundel County of the OTC, the CBD could be established as a community Not-for-profit organization with control by a board representing community interests including, the GOIA, West County Chamber, Oversight Committee (OTPOC) and others.

As we look forward to all the improvements that are now under construction and those planned or needed for future growth of our area, funding resources are scarce. Creative methods taking several years to create, organize and negotiate have helped get some previously planned projects funding that was not previously available. As difficult as it is to obtain the capital needed to build the improvements, there is even less funding available in the County's operations budget to maintain them. Case in point: after years of planning to build and construct Piney Orchard Parkway to serve Piney Orchard, only impact fee funding from private sources was available for construction. The plans included significant landscaping to set the tone and sense of place of Odenton Town Center. Unfortunately, after only a few months, all the landscape died and was torn up and replaced with grass by Anne Arundel County, since it was unable to maintain the landscape on a timely basis and there was no funding made available to do so. The gateways to Odenton Town Center provide another example. After years of planning, design and community urging, signs were constructed and landscape installed. There

VISIT OUR NEW WEBSITE!

We're Celebrating our 28th Anniversary!

A. J. Properties has collaborated with Smart Solutions, a West County Chamber member to craft a new website and we're pleased to announce its launch.

www.AJPROP.net

The newly designed site allows us the opportunity to offer more information and connect with you in a broader way. Along with our services, the site highlights our history and provides information on what's happening in the area. Be sure to check out the Development Activity map! We're also rolling out a new blog. We want you to discover useful information in a clean and efficient format.

Visit our site and browse around. We welcome your feedback as we continue to share resources & information.



DID YOU KNOW?

In 1862 the first income tax law was enacted to support the War of 1812; people paid 3% up to \$10,000 in earnings. In 1908 families paid less than 10% of their income for total federal, state, and local taxes. Families now pay 44% of their paycheck in taxes.

Tour West County Expo & Developer Showcase



On October 13, 2010, AJP participated in the West County Chamber's Expo & Developer Showcase. Held at the Village at Waugh Chapel, the event enjoyed a large attendance and we were pleased to host Arundel High School Students, Zakiyy Callahan (l) and Dimitri Lewis (r) at our booth as part of their school Community Development & Global Citizenship signature program.

is no mechanism in place to take care of these areas.

In the future, as additional fire and police equipment, park and recreation equipment and other infrastructure is needed to serve the explosive growth this area faces, we will not be able to provide and maintain it all without help from a new source. A Central Business District, supported by County resolution and legal help in forming, could be self supporting and invaluable to the OTC effort. Fees already called for in the Odenton Town Center Master plan, could be collected from new development. In addition, proffer of new or additional contributions by developers to this fund could provide higher density or other incentives. There are also existing developments happy to contribute voluntarily in order to better present and market OTC and their projects.

This self supporting fund would be governed by a local board in charge of administration and expenditures as needed. It would be a major resource that could help the county better manage its commitment to making OTC not only a reality, but a high quality place in which everyone would aspire to live, work and play.



We're Digging Up Dirt in Odenton

Town Center Commons



Village at Odenton Station



Courts at Bonaventure

Photo by Tim Lemke, Odenton Patch



Seven Oaks Office Building



I'm happy to report the "O" has been repaired in the Sappington Station gateway entrance sign and the plantings have been unearthed in the Route 170 gateway entrance sign. Applause, Applause!



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