



## ***Shore Erosion Control District (SECD)***

### **Protecting our ability to address needs - now and for decades to come**

- Fishing Creek Farm has been an excellent steward of its community property since the community was established.
- An SECD would give FCF a **long-term financing and management tool** that could be used for eligible shoreline needs in the future.
- An SECD allows the improvement cost to be spread over multiple generations of residents vs. forcing current residents to bear the cost of improvements that will benefit future residents for decades to come.

### **TODAY'S ASK**

**Approve a draft SECD petition for submission to Anne Arundel County for review.**



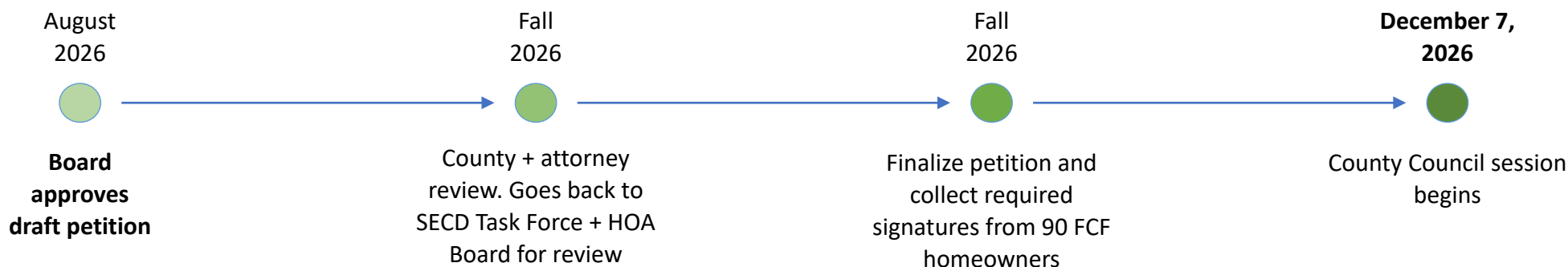
## Fishing Creek Farm

### Why do this NOW?

Fishing Creek Farm's shoreline is a valuable community asset. Maintaining it will require thoughtful planning and, potentially, significant investment over time.

An SECD could give future FCF Boards and homeowners **more options for financing eligible shoreline work**, including potentially very favorable public financing.

### The Timing Matters



**We need to start now if we want the SECD process completed in time for County consideration.**



### What are we actually approving?

#### **We are NOT approving a shoreline project**

Creating the SECD is a separate decision from deciding whether to undertake any particular shoreline project.

#### **Establishing the SECD would:**

- Create a legal / financial mechanism available to FCF
- Potentially provide access to favorable public financing
- Give future FCF homeowners another tool for managing community shoreline needs
- Create an option that can potentially be used repeatedly over many years and decades

#### **Establishing the SECD would NOT:**

- Approve construction
- Authorize borrowing for a specific project
- Select a contractor
- Commit homeowners to a particular assessment
- Determine what shoreline work will ultimately be done

**Every future project would require its own evaluation, financing decision and required approvals from FCF homeowners.**

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## Fishing Creek Farm

### An Example: What Could \$1.5 Million in Combined Project Costs Cost Homeowners?

Illustrative example: \$1.5 million in projects | 120 homes. | 20-year financing

| Option                      | Up-front Assessment | Annual Cost / Home | Monthly Cost / Home | Principle + Interest Lifetime Cost | Lifetime Financing Cost |
|-----------------------------|---------------------|--------------------|---------------------|------------------------------------|-------------------------|
| One-Time Special Assessment | \$12,000            | -                  | -                   | -                                  | \$0                     |
| Commercial Loan - no SECD   | \$0                 | ~\$1,030           | ~\$86               | \$2.4+M                            | ~\$970,000              |
| Commercial Loan - with SECD | \$0                 | ~\$833             | ~\$69               | \$2+M                              | ~\$500,000              |
| SECD - 0% Loan              | \$0                 | \$625              | \$52                | \$1.5M                             | \$0                     |

**Potential lifetime financing savings: up to ~\$1 million**

The \$1.5 million project cost is **only an illustration** of how different financing mechanisms could affect homeowners. It is **not a proposed project or a commitment to spend \$1.5 million**.

*Commercial loan figures are illustrative estimates and should be updated using actual rates and terms available to FCF.*



## Fishing Creek Farm

### Build the tool before we need it

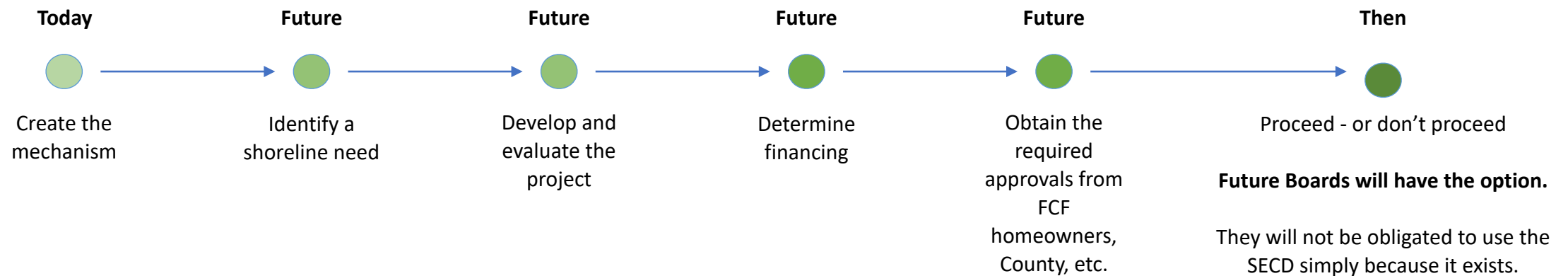
#### An SECD Could Serve Fishing Creek Farm for Decades

The value of establishing an SECD is not limited to one shoreline project.

Once established, it could potentially provide a framework for addressing **multiple eligible shoreline needs over time**, subject to the applicable approvals and requirements for each project. Many communities in our county have already established SECDs in AACo. (Anne Arundel County Code Section 4-7-303). The list of communities that have established Special Community Benefit Districts can be found by scrolling up to Section 4-7-204.

[https://codelibrary.amlegal.com/codes/annearundel/latest/annearundelco\\_md/0-0-0-152561](https://codelibrary.amlegal.com/codes/annearundel/latest/annearundelco_md/0-0-0-152561)

**Think of it as creating financial infrastructure for the community.**





### What We Ask the Board to Do Today

#### **Approve the Draft Petition**

We are asking the Board to authorize the draft SECD petition to be submitted to Anne Arundel County for review.

**Then:**

**1. County reviews the draft**

County staff and legal counsel identify any changes needed.

**2. Our attorney reviews and revises**

The petition comes back to FCF with county feedback incorporated.

**3. FCF completes the required approval / signature process**

Including the required property - owner support.

**4. Petition is prepared for County consideration**

Our goal is to be ready as the County Counsel session begins **December 7, 2026.**

**The decision today is about creating an option - NOT approving a project.**

**Let's give Fishing Creek Farm the financial tool it may need to protect our community property for decades to come.**

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