

2025

REVITALIZATION

R E P O R T



ANNE ARUNDEL
ECONOMIC DEVELOPMENT CORPORATION

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PURPOSE

In July 2025, AAEDC completed and released its first comprehensive Strategic Plan, providing a data-informed and industry driven roadmap to shape economic development efforts over the next five years (2025-2030). Strategic Plan goals and strategies fall within three core areas of focus.

1. **Advancing Place-Based Investment**
2. **Support Business Retention, Expansion and Attraction (BREA)**
3. **Provide Business Finance Resources**

The first area, Advancing Place-Based Investment, focuses on revitalization and redevelopment activity in key commercial areas.

One strategy for implementing place-based investment is “Expanding redevelopment, placemaking, and revitalization work by assessing need and priority corridors, as well as introducing incentives and additional funding to spur place-based investment.” Action items for this strategy include; “Expand Main Street, streetscape, public art and placemaking, and temporary space efforts. Coordinate investments with project areas, such as Town Center planning activities, by regularly convening County agencies to communicate and coordinate investments.”

This report highlights the meaningful progress we’ve made in advancing our strategic plan through focused revitalization efforts in key areas of the County. A critical driver of this success has been the work of our Town Center Manager, Kayleigh De La Puente, who's on-the-ground leadership and community engagement have strengthened partnerships, accelerated projects, and enhanced our overall impact.



The Town Center Revitalization Manager joined AAEDC in 2023 and is responsible for facilitating revitalization and placemaking activity, which grows the local economy, eliminates blight conditions, and uplifts the surrounding communities. This position works closely with the community and business interests in each of the County's town centers, eleven Community Revitalization Districts, and select commercial corridors in South County to garner resources and foster revitalization initiatives.

Kayleigh De La Puente

**TOWN CENTER
REVITALIZATION MANAGER**

GRANT ACTIVITY

A key area of responsibility for the Town Center Revitalization Manager is to access and implement grant funding. This position enables the Corporation to manage revitalization grants which bring state and private funding to County projects and programs.

Grants Awarded by Maryland Department of Housing and Community Development

- **FY26 Maryland Façade Improvement Program - \$150,000**
- **FY25 Maryland Façade Improvement Program - \$250,000**
- **FY25 Strategic Demolition - \$300,000**
 - For environmental remediation and demolition of structures at 7409 Baltimore Annapolis Blvd, Glen Burnie to facilitate redevelopment into a transit-oriented community. (see page 8 for details)
- **FY23 Community Legacy - \$250,000**
 - *Status Update:*
 - Glen Burnie Town Center branded parking and wayfinding signage designed and installed in Spring 2025.
 - RFP released and artist Comacell “Spitfire” Brown Jr. selected for the Rotary Park Mural. The mural, entitled “Pathways to Connection,” was completed in October 2025.
 - The “Glen Burnie Better Plaza” was installed in June 2025 and continued through the 2025 farmers market season. (see page 6 for details)



GRANT ACTIVITY CONT.

- **FY24 Project Restore - \$256,161**

- Activates vacant commercial space by connecting prospective tenants with available properties and providing funding for build-out and rental assistance. In 2024, DHCD transitioned the program from issuing direct grants to businesses to offering block grants to local governments and economic development agencies.
- *Status Update:*
 - A lease was executed for one of the selected Project Restore properties, 26 Crain Hwy N, Glen Burnie, in May 2025.
 - The completion of build-out and opening of new business in 26 Crain Hwy N is expected by March 2026.

- **FY24 Maryland Façade Improvement Program FY24 - \$150,000**

- Tandem grant to support the Arundel Community Reinvestment (ACR) Loan Program
- *Status Update:*
 - 3 Façade Improvement Grants were awarded in 2025.
 - \$35,000, The Oaks Bed and Breakfast, 172 Green St, Annapolis
 - \$50,000 The Housing Commission of Anne Arundel County, 7477 Baltimore Annapolis Blvd, Glen Burnie
 - \$23,000, 7476 B&A LLC, 7476 Baltimore Annapolis Blvd, Glen Burnie



ENGAGING THE BUSINESS COMMUNITY

The Town Center Revitalization Manager serves as “boots on the ground” with the businesses in the County’s Town Centers and Revitalization Areas, connecting them with resources and facilitating coordination.

Community Engagement

AAEDC works closely with community stakeholders to inform and advance its revitalization efforts in Glen Burnie Town Center. In 2025, AAEDC continued to coordinate with the Glen Burnie Town Center Advisory Group. Through the Glen Burnie Better Plaza Project, AAEDC recruited an expanded network of community volunteers and gained additional community feedback through a public survey and public engagement at events.



Inter-agency Coordination

AAEDC also engages with County departments to ensure that revitalization efforts in Glen Burnie Town Center are coordinated and cohesive. To support this goal, AAEDC began hosting a bi-monthly Glen Burnie Town Center Coordination Meeting, creating a regular forum for alignment and information sharing.



Glen Burnie Town Center Main Street Affiliate Designation

AAEDC submitted a Main Street Application to Maryland DHCD in August 2024 and was approved at the “connected” level in July 2025. The Main Street Program is a broad-based community centered approach to economic development and revitalization of downtown business districts.

Glen Burnie is the first community in Anne Arundel County (outside of the City of Annapolis) to join the Main Street Maryland program. [According to DHCD](#), “Connected Main Streets are not yet eligible for designation under the Main Street Maryland program, but want to use one or more pillars of the Main Street Approach to improve their community’s economy.”

Connected communities receive access to technical assistance, training, networking, and resource sharing. The Town Center/Revitalization Manager will convene a network of businesses and property owners in the main street corridor to implement the main street approach to economic development. The intent is that these continued efforts will develop the necessary infrastructure for Glen Burnie to apply for full Maryland Main Street designation in the future.

GBTC Advisory Group Members

- Northern Anne Arundel County Chamber of Commerce
- Glen Burnie Improvement Association
- The Rotary Club of Glen Burnie
- Anne Arundel Economic Development Corporation
- Councilmember Allison Pickard, District 2
- Office of the County Executive
- Commercial Property Owners
- Local Residents
- Local Businesses

GLEN BURNIE TOWN CENTER PLAZA ACTIVATION

The Town Center Revitalization Manager partners with organizations to plan, promote, and host events that contribute to revitalization and placemaking in the Glen Burnie Town Center Plaza and support the 2022 Glen Burnie Town Center Revitalization Plan.

Glen Burnie Better Plaza Project

In January 2025, AAEDC engaged with national urban design nonprofit Better Block to design and install the “Glen Burnie Better Plaza.” Developed through a 120-day process, the Glen Burnie Better Plaza was shaped by community feedback gathered through public surveys and hands-on planning sessions led by Better Block and AAEDC. This community-first approach placed residents, volunteers, and local leaders at the center of the design experience, resulting in a vibrant, people-focused plaza. The opening of the Better Plaza was celebrated on June 6th-7th with a two-day community event that welcomed hundreds of visitors.

The project activated and reimagined the Glen Burnie Town Center as an engaging public space, featuring colorful murals, shaded seating areas, lighting, vendor and performer zones, and a multi-purpose shipping container designed to be activated as an additional space for vendors or exhibitors. These enhancements aim to spark imagination, encourage regular community use, and inspire a shared vision for the future of the Town Center. Insights and feedback gathered from this project will inform future permanent improvements to the plaza currently being led by the Resilience Authority.

Better Block’s Glen Burnie Better Plaza After-Action Report can be found [by clicking here](#).



Glen Burnie Farmers Market

In 2025, AAEDC assumed management of the Glen Burnie Farmers Market with support from the Baltimore Community Foundation.

Through Arundel Ag, AAEDC promoted the market to prospective vendors, resulting in an average of 20 diverse vendors each week. Live music was incorporated into every market day, and AAEDC introduced promotional incentives, including free food offerings and \$5 “market bucks,” to help drive attendance. As a result, the market attracted an average of 150 visitors weekly.

AAEDC will continue managing the market in 2026, with plans to contract additional support staff. The Corporation is also assessing the feasibility of accepting federal and state nutrition assistance benefits at the market to increase accessibility for residents.



Pathways to Connection Mural, Rotary Park

On November 6th, AAEDC officially unveiled “Pathways to Connection,” a new mural by renowned artist Comacell “Cell Spitfire” Brown, Jr., at Rotary Park in the Glen Burnie Town Center.

The mural was selected through a community jury process that included local residents, business and property owners, community associations, and elected officials. Brown’s design celebrates unity, transformation, and the natural vibrancy of Glen Burnie. The walkways symbolize the intersection of journeys, mirroring the crossroads of Baltimore Annapolis Boulevard and Crain Highway, while bright florals and hearts convey warmth, growth, and connection. A single butterfly represents transformation and hope, both for the park and for the community it serves.

Born and raised in Annapolis, Brown has completed more than 50 murals throughout Maryland, including 22 in Anne Arundel County. His work often reflects themes of empowerment, heritage, and collective pride.



REDEVELOPMENT OPPORTUNITIES

7409 Redevelopment Annapolis Blvd Redevelopment Project

On May 13, 2025, Anne Arundel County and AAEDC announced the selection of Sawmill Partners LLC to redevelop 7409 Baltimore Annapolis Blvd into a vibrant, transit-oriented community. Selected for their extensive redevelopment experience, Sawmill Partners will deliver a plan that includes attainable housing, green space, and strong pedestrian and transit connectivity, aligned with the County's long-term vision for the site.

On July 7, 2025, the Anne Arundel County Council approved the surplus sale and terms and conditions to Sawmill Partners LLC.

The project will transform an underutilized, County-owned property into a catalyst for revitalization in the Glen Burnie Town Center and surrounding Sustainable Community Overlay Areas. Prior to redevelopment, the site requires comprehensive environmental testing, remediation, and demolition, which AAEDC is supporting through a Maryland DHCD Strategic Demolition Grant.

To advance this work, AAEDC retained Geo-Technical Associates, Inc (GTA) to provide environmental consulting services and help manage the testing and remediation. Berg Demo Group, LLC has been retained to demo the existing garage facility in early 2026, marking a key milestone in preparing the site for redevelopment.

More information about the project can be found on the [project website](#).



EXPANDED CAPABILITIES ACROSS THE COUNTY

Odenton Town Center Revitalization



Wayfinding, Beautification and Placemaking

Utilizing lessons learned from Glen Burnie Town Center, AAEDC has established a framework for implementing revitalization and placemaking in other Town Centers and Commercial Revitalization Areas across the County. This framework will guide efforts to advance the revitalization goals outlined in the 2024 Odenton Town Center Master Plan.

The Town Center Revitalization Manager, serving on the Odenton Town Center Advisory Committee, will continue to support these goals and will continue pursuing additional funding and partnerships to advance this work.

Odenton Transit Oriented Development (TOD)

In November 2025, MDOT announced a joint venture team consisting of Homes for America and Questar Properties to transform a 10-acre parking area adjacent to the Odenton MARC station into a mixed use, mixed income transit-oriented development. This project is projected to generate an estimated \$270 million in tax revenue over the next 30 years.

AAEDC reviewed the three finalist proposals and provided commentary based on our longstanding knowledge of the community and understanding of the local market. AAEDC will continue to support MDOT as the project advances and seek opportunities to align placemaking efforts with the long-term redevelopment vision.

Increased Arundel Community Reinvestment (ACR) Loan Program Activity

The Town Center Revitalization Manager serves as the Program Manager for the ACR Loan Program and markets it to properties in need of beautification. This program offers zero interest loans, up to \$100K, for façade improvements at commercial properties located in County revitalization areas, the City of Annapolis, and select commercial corridors in South County including Mayo Rd, Deale, Galesville, and Churchton.

Since July 2024, 9 ACR Loans have closed totaling \$673,833 in allocated loan funds and an additional \$157,144 in ARPA grant funds for façade improvements and \$108,000 in DHCD Maryland Facade Improvement grant funds.

