

## **Staff Report**

**O-31-16**

### **Lease of City Property: Ellen O. Moyer Nature Park at Back Creek, Edgewood Road Annapolis Maritime Museum, Inc.**

Pursuant to Article II, Section 8 of the Annapolis City Charter, it is necessary for the City Council to enact an ordinance to authorize a lease on City property. Ordinance 31-16 would authorize the lease of City property at Ellen O. Moyer Nature Park at Back Creek, Edgewood Road to the Annapolis Maritime Museum, Inc. through June 30, 2036.

The lease would not include those areas of the park currently leased for purposes of the boat shows or upon which the water tower is located. The Museum would sublease an area of the park to Annapolis Community Boating under a similar arrangement as to that which currently exists between the City and Annapolis Community Boating.

The Museum would continue to permit public access to the common areas of this Park from sunrise to sunset, and in accordance with rules for other City parks. The Museum would also have the right to issue temporary licenses to allow for the use of designated areas of the park by large groups, educational programs, community events, private events and the Museum's own events.

In exchange for the waiver of any rent, the Museum will act as the management entity for the park, perform designated maintenance responsibilities, and will further work on any annual basis with the City (with corresponding reports) to make improvements to the park. These improvements may include creation of a "Park Master Plan"; collection of stakeholder/community input; renovation of the Waterworks Building; establishment of pocket gardens and habitats; installation of play areas for children (i.e. outdoor playgrounds that use only natural elements); incorporation of "Art in the Park" programs; collaboration with community partners; restoration or improvement of walking trails and picnic and shoreline areas; maintenance and cleaning of boardwalks; and/or invasive plant removal.

The lease contains a provision that the Museum must complete certain improvements on or before June 15, 2031 (including the expenditure of \$250,000.00 and renovations to the "Waterworks Building"). If the Museum does, then it gets the option to extend the term of the lease through June 30, 2046. If the Museum fails, then the City may either terminate the lease on June 30, 2031 or allow the Museum to only continue through June 30, 2036.

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