

Staff Report

O-3-16

Lease of City Property: Intersection of the Southeast-Side of Randall Street and the Northeast-Side of Market Space, Annapolis, Maryland (142 Dock Street) Stevens, Incorporated

Pursuant to Article III, 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 03-16 would authorize a lease of City property at the intersection of the southeast-side of Randall Street and the northeast-side of Market Space, Annapolis, Maryland (approximately 142 Dock Street).

This lease is the latest in a series of leases dating back to 1821. There was an original lease dated November 1, 1821, recorded among the Land Records of Anne Arundel County in Liber W.S.G. 8, folio 254 with a term of ninety-nine (99) years, renewable forever in consecutive ninety-nine (99) year terms on the same terms and conditions.

The original lease was renewed in November 20, 1920, but it contained an error in the property description, so a confirmatory lease dated February 25, 1925 was entered into and, recorded among the Land Records of Anne Arundel County in Liber W.N.W. No. 104, folio 248 with annual rent of Ten Dollars (\$10.00) per year and a term of ninety-nine (99) years, renewable forever in consecutive ninety-nine (99) year terms on the same terms and conditions.

The property in question, and the connected leased, was assigned to Stevens, Incorporated through a series of deeds recorded among the Land Records of Anne Arundel County, including a Deed dated March 21, 1925 at Liber W.N.W. 104, folio 254; a Deed and Assignment dated January 27, 1960 at Liber 1366, folio 537; a Deed dated January 2, 1968 at Liber 2167, folio 375; and a Deed dated March 31, 1978 at Liber 3070, folio 279.

This current lease would be executed between the City of Annapolis and Stevens, Incorporated. Under the terms of the lease, Stevens, Incorporated pays an annual rent of Ten Dollars (\$10.00) for a term of ninety-nine (99) years, renewable forever in consecutive ninety-nine (99) year terms on the same terms and conditions.

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