

# City of Annapolis

## Budget Revision Request

Control Number GT-5-18

Department:  
Fund Balance to Parkside Preserve Acquisition of Property


Date 10-Oct-2017

Account Name	Transfer TO	Transfer FROM
Parkside Preserve Acquisition of Property	1,500,000.00	
Fund Balance		1,500,000.00

On October 4, 2017, the Maryland Board of Public Works approved the City's request to spend \$1.5 million in Anne Arundel County local share Program Open Space (POS) funds to purchase 22 lots in the middle of the priority forest portion of the Parkside Preserve subdivision. This, along with the 18 acres of the subdivision that must be dedicated by conservation easement, protects one of the largest contiguous tracts of urban forest in the City which is also adjacent to Quiet Waters Park.


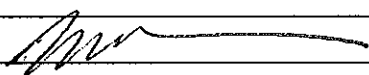
The GA/GT request is to appropriate the expenditure of Program Open Space funds in FY 18 to acquire the property. Since Program Open Space is a reimbursable grant, the City will advance the funds in order to close on the property and invoice POS subsequently

The Board of Public Works' approval is attached along with a description of the property acquisition proposal to the Board of Public Works.

  
 \_\_\_\_\_  
 Finance Director

  
 \_\_\_\_\_  
 Department Director

Approved by:  
Mayor  
Finance Committee  
City Council  
City Manager

  
 \_\_\_\_\_  
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City of



Annapolis

FINANCE OFFICE  
MUNICIPAL BUILDING  
160 DUKE OF GLOUCESTER STREET  
ANNAPOLIS, MARYLAND 21401

BRUCE T. MILLER  
FINANCE DIRECTOR

## MEMORANDUM

TO: Finance Committee, Annapolis City Council  
FROM: Thomas Andrews, City Manager  
DATE: October 10, 2017  
SUBJECT: GT-5-18

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On October 4, 2017, the Maryland Board of Public Works approved the City's request to spend \$1.5 million in Anne Arundel County local share Program Open Space (POS) funds to purchase 22 lots in the middle of the priority forest portion of the Parkeside Preserve subdivision. This, along with the 18 acres of the subdivision that must be dedicated by conservation easement, protects one of the largest contiguous tracts of urban forest in the City which is also adjacent to Quiet Waters Park.

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## **Executive Summary Information for City of Annapolis Request Before the Board of Public Works for POS Local Share Acquisition Funding**

### ***Overview***

- POS Local Share acquisition request for \$1,500,000 to purchase 3.25 acres recorded and platted as 22 single-family lots.
- Lots are part of Parkeside Preserve residential development off of Forest Drive.
- Undeveloped, forested lots, surrounded by an 18+ acre conservation easement forested area.
- One of the last remaining, undeveloped, forested tracts in the City.

### ***How is the tract valued?***

- Our request for POS Local Share acquisition is \$1,500,000 for the 22 lots.
- The current SDAT assessed collective value for all 22 undeveloped lots is \$1,512,300.
- Two professional appraisals demonstrate higher values for the lots in their existing, undeveloped state:
  - Wineholt Group Inc valued the parcels at \$1,700,000.
  - Peabody Associates LLC valued the parcels at \$1,950,000.
- Wineholt appraisal projected finished houses priced \$550,000 to \$575,000.

### ***What are the environmental benefits?***

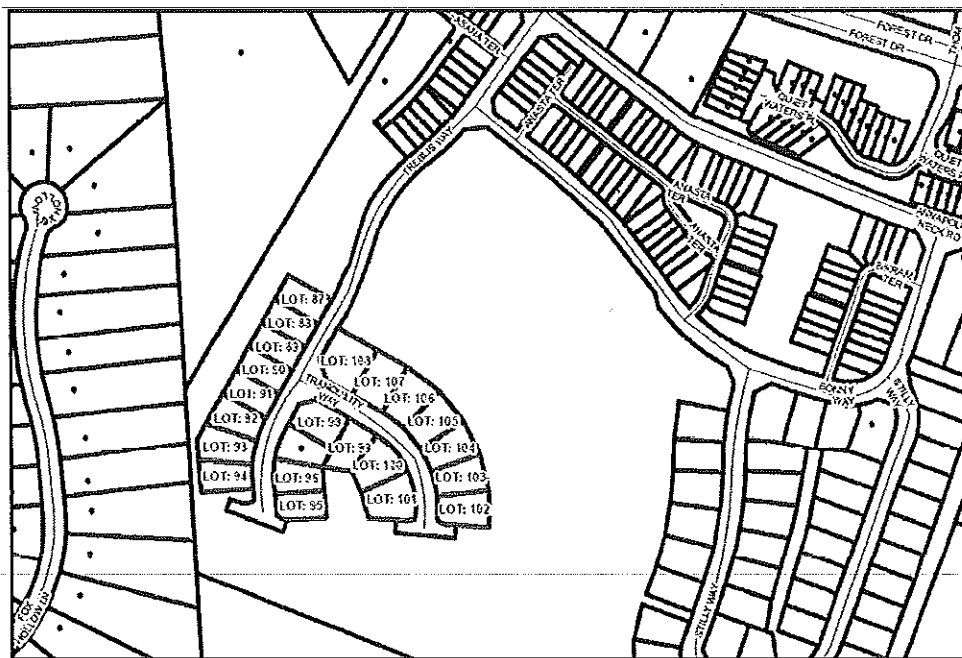
- Insures the existing forested area stays intact, in its existing natural state.
- Creation of a larger, contiguous, forested wildlife corridor.
- Will contribute to City / MDE joint goal of 50% tree canopy coverage by 2036.

### ***What are the benefits to the public?***

- City's request to purchase initiated by public's outcry over destruction of urban forest.
- Will be used as natural recreation area, similar to Anne Arundel County Quiet Waters Park, which borders the site.
- Access to intact, forested recreation area with:
  - Environmentally sensitive trails tied to Quiet Waters Park trail network.
  - Fitness trail with fitness stations.
  - Environment education stations & other outdoor amenities such as benches.

### ***What are the features of the development tract and the proposed POS purchase tract?***

- Total tract is 39.69 acres.
- Approved & recorded plat for 152 single-family and townhouse development.
- If POS application is approved, City will receive additional 1.18 acres at no additional cost; this represents the roadbeds that would have served the 22 lots.
- Undeveloped roadbeds connect to a public road to provide public access to POS parcels & conservation area.



	City of Annapolis MIT GIS	Map Created By: MIT GIS 203 160 0 200 Feet	Legend: Area of Acquisition Parcel Outline
<small>           This map is a reproduction of the original map as shown on file in the City of Annapolis GIS Department. The City of Annapolis GIS Department is not responsible for any errors or omissions in this map. The City of Annapolis GIS Department is not responsible for any errors or omissions in this map. The City of Annapolis GIS Department is not responsible for any errors or omissions in this map.         </small>			
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State of Maryland  
 Board of Public Works  
 Louis L. Goldstein Treasury Building  
 Annapolis, Maryland 21401  
 410-260-7335 Toll Free 877-591-7320  
 FAX 410-974-5240  
 www.bpw.state.md.us

Larry Hogan  
 Governor  
 Nancy K. Kopp  
 Treasurer  
 Peter Franchot  
 Comptroller  
 Sheila C. McDonald, Esq.  
 Executive Secretary

BOARD OF PUBLIC WORKS - AFTER MEETING AGENDA SUMMARY

Meeting Date: Wednesday, October 04, 2017

Item	Agency Institution	County	Vendor, Contractor, Grantee	Description	04-Oct-17 Page 1 of 29
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Agenda Secretary

1	AGR	Various	Various	Agricultural Cost Share - Fund 40 individual grants.	
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action: Approved discussion: No Doc. No.

2	AGR	Various	Various	Agricultural Cost Share - Additional funding for 6 general obligation bonds.	
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action: Approved discussion: No Doc. No.

3	BPW/PROC		--	Procurement Agency Activity Report - Public Safety & Correctional Services - August 2017	
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Item	Agency Institution	County	Vendor, Contractor, Grantee	Description
A5	DOHR/SSA	Out of State	UHS of Doylstown LLC d/b/a Foundations Behavioral Health	Services - Foster Care Maintenance Payments Program - Placement for 2 youths. Emergency declared: 3/21/17. Term: 3/21/17-9/20/17. Amount: \$208,720.
HC				
action:	Approved	discussion: No	Doc. No. NOOB8400113	
A6	DOHR/SSA	Out of State	Harbor Point Behavioral Health Center, Inc.	Services - Foster Care Maintenance Payments Program - Youth placement. Emergency declared: 5/9/17. Term: 5/9/17-12/31/17. Amount: \$128,530
HC				
action:	Approved	discussion: No	Doc. No. N00B8400156	

**Agenda Department of Natural Resources Real Property**

1A	DNR/POS	Anne Arundel	--	Program Open Space Local Share - Approve funding for 2 acquisition projects. Amount: \$2,589,500.
		Anne Arundel County		South River Farm Park \$1,089,500.00
		City of Annapolis		Annapolis Nature Area \$1,500,000.00
action:	Approved	discussion: yes	Doc. No.	

2A	DNR/POS	Baltimore	Baltimore County	Program Open Space Local Share - Kingsville Park Enhancements - Fund development project. Amount: \$540,000.
action:	Approved	discussion: No	Doc. No.	