



City of Annapolis

Special Meeting Minutes

City Council

160 Duke Of Gloucester
Street
Annapolis, MD 21401

Monday, July 28, 2025

7:00 PM

Mayor John T. Chambers, Jr.
City Council Chambers

Special Meeting

Call To Order

Mayor Buckley called the Special meeting to order at 7:00 pm.

Invocation

Given by Alderwoman O'Neill.

Pledge of Allegiance

Led by Mayor Buckley.

Roll Call

Tonight's roll call began with Alderman Huntley.

Present: 8 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Gay, Alderman Savidge and Alderman Arnett

Absent: 1 - Alderman Schandelmeier

Approval of Agenda

Alderman Huntley moved to APPROVE the AGENDA as AMENDED to ADD: O-20-25 Sale of City-Owned Property at 932 Spa Road and 935 Spa Road, Lot 1 ON SECOND READER and to postpone O-19-25 Regulation of Tours in Historic Annapolis until the Regular Meeting on Monday, September 8, 2025. Seconded. CARRIED on voice vote.

Ceremonial Items

[ID-124-25](#)

Citation: Annapolis High School Surfrider Student Club

Attachments: [Citation - Annapolis Surfrider club](#)

This Ceremonial Item was presented.

[ID-128-25](#)

Citation: 100th Anniversary of Cecil Memorial United Methodist Church

Attachments: [Citation - Cecil Memorial 100th Anniversary](#)

This Ceremonial Item was presented.

PETITIONS, REPORTS & COMMUNICATIONS

Update from Mayor

Good evening. Tonight marks five meetings left in this Council term, and the last meeting before our legislated August break. As we look forward to a change of pace and possibly a few vacation days in the next few weeks, I know that everyone in the Council remains focused on the work we have before us and will continue right up until our last meeting in October.

This time of year also marks a quieter period for City events but one series that is currently underway is our Summer ‘pop up’ resource tour. These resource fairs are held each Thursday afternoon in different neighborhoods across the City. The goal is for service providers to come out to meet residents where they live. So far we have visited four communities - Robinwood, Bay Ridge Gardens, Eastport Terrace, and Woodside Gardens. At each event vendors provide information on a wide range of education, housing, health and other resources available in the City and the County. At each event we also distribute food and gun locks, and we ask residents to complete surveys on their resource needs and concerns. Over the past four weeks we have provided over 250 sandwiches to hungry kids and residents, distributed over 35 gun locks, and received over 140 completed surveys, which will be used to assess how we can improve services to our residents. Thank you to the No Harm Violence Prevention Team who coordinate the pop up series and thank you to all our partners and vendors who turn out to support our residents.

The next resource pop up will be at Allen Apartments on Center Street this Thursday afternoon. We hope to see you there!

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As I mentioned, we have a busy slate of legislation before us in the next few months. Tonight I’d like to speak to one of the bills up for Public Hearing: O-14-25 which addresses a range of zoning issues in locations across the City to ensure we are able to deliver on the goals adopted in the Annapolis Ahead 2040 Comprehensive Plan. The legislation covers a number of issues as well as some specific locations where flexibility for multiple uses will help to ensure that future development decisions deliver strong outcomes for local communities. One example is on Forest Drive where we used to have a thriving seafood retailer. O-14-25 will allow for mixed uses in that area to help us address both housing needs and ensure we can attract quality are-appropriate businesses that provide economic stimulus, local jobs and improved amenity.

Another example is along Dock Street where provision in the bill will expand rooftop use. I want to emphasize that this bill does not add one inch to the height limit in the area. All buildings will be required to meet the current height of to 22 feet at the cornice and 32 feet at the ridge.

What the bill will do is update what appurtenances and types of rooftop structures are allowed on rooftops and set specific standards and criteria they will be required to meet. As the staff report says ‘this will address the practical difficulties in newly constructing permitted land use types on lots fronting the approved City Dock Park, east of Craig Street, and more specifically the reality that modern building and architectural practices can deliver eco-friendly green roofs and maintain architectural integrity of building facades and minimize noise to protect to pedestrians and neighboring properties. It seems that any time any kind of change is proposed downtown, no matter how small or sensible in terms of modern building standards, the rumors start and misinformation spreads. So let me repeat, O-14-25 does not, and will not, alter the scale of development or zoning height restrictions.

It is NOT expanding height limits, it is about updating what types of functional roof top structures can be approved, similar to the existing exceptions for elevators, chimneys, and antennas.

I’ve made no secret of my view that this area has a history of commercial under performance, with multiple restaurant operations failing in the same location over the past few decades. Zoning that allows for different uses makes sense if we are to revitalize this

area. It will help to provide better economic activation, which will in turn improve public safety, complement the adjacent City Dock Park, and reduce reliance on late-night restaurant traffic.

When we invest public money in infrastructure and improved public spaces and better planning, it always stimulates private investment. West Street is a great example. The whole area we now know as the Annapolis Arts District was transformed when the City invested in re-bricking and under grounding power lines. Business investment all along West St rapidly followed. What was an economically under performing, unsafe area at night is now a thriving hub for the community and visitors – all in keeping with the scale and fabric of our city.

We know that the public investment we are making at City Dock will attract similar private investment that can be used to deliver even more public benefits such as under grounding of utilities, as well as generating tax revenue.

So I ask everyone to focus on the facts and not the fear. Every City has to be ready to adapt to ensure continued life and vitality for its community. This legislation is not changing height restrictions in the historic district. Instead it allows us to better adapt to the technical, architectural and community standards of today, while preserving the scale and fabric of the city we all love.

Now let's get on with our meeting!

Reports by Committees

Standing Committee Dates:

Rules and City Government Committee Meeting

Friday, August 01, 2025 - 01:00 PM

Public Safety Committee Regular Meeting

Monday, August 04, 2025 - 06:30 PM

Public Safety Committee Regular Meeting

Monday, September 01, 2025 - 06:30 PM

Rules and City Government Committee Meeting

Friday, September 05, 2025 -01:00 PM

Comments by the General Public

Speakers:

Julie Gerber, 710 Warren Drive, Annapolis, Maryland 21401.

Bill Kardash, 13 South Street, Annapolis, Maryland 21403.

Michelle Whitaker, 8484 Georgia Avenue, Annapolis, Maryland 21401.

John Korin, BikeAAA, P.O. Box 208, Arnold, MD 21012.

Gwyneth Kinsella, 27 City Gate Lane, Annapolis, Maryland 21401.

Sveinn Strom, 123 Prince George Street, Annapolis, Maryland 21401.

Dan Clements, 17 Southgate Avenue, Annapolis, Maryland 21403.

Deborah Ondeck, 318 State Street, Annapolis, Maryland 21401.

Mary Ewingson, 110 Compromise Street, Suite 500, Annapolis, MD 21401.

Robert O'Shea, Granville Avenue, Annapolis, Maryland 21403.

Peter Garber, 710 Warren Drive, Annapolis, Maryland 21401.

Ed Philiatto, Rank Choice Voting....

Bob Harrison, 811 Silverwood Circle, Annapolis, Maryland 21401.

Keith Brashard, 8 Brice Road, Annapolis, Maryland 21409.

Mayor Buckley declared comments from the general public closed.

CONSENT CALENDAR**Informational Item(s)****Approval of the Consent Calendar**

A motion was made by Alderman Arnett to approve the Consent Calendar. The motion carried:unanimously

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

ID-123-25 Task Force to Study Marine Vessels Interim Reports

Attachments: [Task Force to Study Marine Vessels - Initial Report](#)

[Task Force to Study Marine Vessels - Second Report](#)

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

Supplemental Appropriations Under \$50,000**SA-1-26 Grant - Fire - The American Trauma Society**

Attachments: [SA-1-26](#)

A motion was made by Alderman Arnett to approve the Consent Calendar. The motion carried:unanimously

Aye: 9 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Schandelmeier, Alderman Gay, Alderman Savidge and Alderman Arnett

End of Consent Calendar**BUSINESS & MISCELLANEOUS****Fund Transfers****FT-1-26 General - Central Services Department/ City Manager - Salaries & Benefits**

Attachments: [FT-1-26](#)

Alderwoman O'Neill moved to approve FT-1-26. Seconded. CARRIED on voice vote.

PUBLIC HEARINGS

Ordinances

O-14-25**Implementation of Annapolis Ahead Comprehensive Plan, 2040**

For the purpose of implementing the adopted Comprehensive Plan; in Planned Development Chapter 21.24, revising the purpose statements and approving criteria for planned development by linking them to the Comprehensive Plan's goals and community benefits, increasing the share of a planned development that may be devoted to a mix of land uses, allowing for increases in the number of housing units in certain planned developments; revising the definition of common open space and expanding the required percentage of such space in planned developments; in Residential Districts Chapter 21.40, more strictly defining how to compute the size of a house in the R2-NC district; in Terms and Definition Chapter 21.72, updating the definitions of "Floor area" and "Half Story"; in Heights and Bulk Limits Chapter 21.56, updating what appurtenances and types of structure are allowed to project above certain maximum height limits; in Parking and Loading Regulation Chapter 21.66, clarifying the off-street parking exception in the C2 and C2A district so its applicable to all buildings sizes not just those under 20,000 square feet in size; in Certificate of Approval-Commission Decision Chapter 21.56, replacing references to the Department of Public Works with the Department of Planning and Zoning; and generally related to comprehensive plan updates in Title 21.

Sponsors: Buckley, Arnett, Finlayson, Schandelmeier and Gay

Attachments: [O-14-25 First Reader](#)

[O-14-25 Staff Report updated](#)

[O-14-25 Staffing Impact Report updated](#)

[O-14-25 Fiscal Impact Note](#)

[O-14-25 Planning Commission Memo and Recommendations](#)

[O-14-25 Proof of Public Notice](#)

[O-14-25 Affidavit of Public Hearing Notice](#)

[O-14-25 Staff Report to PC with Attachments](#)

[O-14-25 Amendment 1 - Huntley](#)

[O-14-25 Amendment 2 - Buckley](#)

[O-14-25 Amendment 3 - Savidge](#)

Roll call Alderman Schandelmeier was absent.

Speakers:

Zoie Johnson, 181 Wainwright Road, Annapolis, Maryland 21401.

James Urban, 915 Creek Drive, Annapolis, Maryland 21403.

John Arason, 707 Glendon Ave, Annapolis, Maryland 21401.

Lisa Hillman, 4 Randall Court, Annapolis, Maryland 21401.

Lori Sullivan, 25 Wagner Street, Annapolis, Maryland 21401.
Katie McDermott, 50 Franklin Street, Annapolis, Maryland, 21401.
Marlys McDevitt, 202 King George Street, Annapolis, Maryland 21401.
Karen Theimer Brown, 18 Pinkney Street, Annapolis, Maryland 21401.
Ron Gunzberger, 197 Hanover Street, Annapolis, Maryland 21401.
Dan Clemmons, 17 Southgate Avenue, Annapolis, Maryland 21401.
Phil, Popular Avenue, Annapolis, Maryland 21401.
Craig Harrison, 264 King George Street, Annapolis, Maryland 21401.
Anne Wagner, 1733 Baltimore Annapolis BLVD, Annapolis, Maryland 21401.

Planning and Zoning Director Jakubiak gave a brief presentation regarding O-14-25.

Mayor Buckley accepted INTO THE RECORD THE Memorandum and Recommendations from the Planning Commission dated June 5, 2025.

Mayor Buckley declared the public hearing on O-14-25 closed.

[O-31-25](#)**Issuance of General Obligation Bonds and Bond Anticipation Notes**

For the purpose of authorizing and empowering the City of Annapolis (the “City”) to issue and sell, upon its full faith and credit, (i) one or more series of its general obligation bonds in the aggregate principal amount not to exceed \$73,561,499 (the “Bonds”), pursuant to Sections 19-301 through 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and Article VII, Section 11 of the Charter of the City of Annapolis, as amended (the “Charter”), (ii) one or more series of its general obligation bond anticipation notes in anticipation of the issuance of the Bonds in the maximum aggregate principal amount equal to the maximum aggregate principal amount of the Bonds (the “Notes”), pursuant to Sections 19-211 through 19-221, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and the Charter and (iii) one or more series of its general obligation bonds to refund specified bonds previously issued by the City in the aggregate principal amount not to exceed 120% of the principal amount of bonds to be refunded (the “Refunding Bonds”), pursuant to Section 19-207 and Sections 19-301 through 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as amended, and the Charter; providing that the Bonds, Notes and Refunding Bonds shall be issued and sold for the public purpose of financing and refinancing certain capital projects of the City as provided in this Ordinance; prescribing the form and tenor of the Bonds, Notes and Refunding Bonds; providing for the method of sale of the Bonds, Notes and Refunding Bonds and other matters relating to the issuance and sale thereof; providing for the disbursement of the proceeds of the Bonds, Notes and Refunding Bonds; covenanting to levy and collect all taxes necessary to provide for the payment of the principal of and interest on the Bonds, Notes and Refunding Bonds; and generally providing for and determining various matters relating to the issuance, sale and delivery of the Bonds, Notes and Refunding Bonds.

Sponsors: Buckley

Attachments: [O-31-25 First Reader](#)

[O-31-25 FY26 Bond Ordinance Exhibit I](#)

[O-31-25 FY26 Bond Ordinance Exhibit II](#)

[O-31-25 Fiscal Impact Note & Staff Report](#)

[O-31-25 Staffing Impact Report](#)

[O-31-25 Financial Advisory Commission \(FAC\) Recommendations](#)

No Speakers.

Mayor Buckley declared the public hearing on O-31-25 closed.

LEGISLATIVE ACTION

FIRST READERS

Ordinances

O-32-25

Lease of City Property - 2031-2036 Fall Boat Shows

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, , as well as an additional area on Edgewood Road to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual fall boat shows.

Sponsors: Buckley

Attachments: [O-32-25 First Reader](#)

[O-32-25 Boat Shows Lease - Fall 2031-2036](#)

[O-32-25 Staffing Impact Report](#)

[O-32-25 Staff Report](#)

[O-32-25 Fiscal Impact Note](#)

Alderman Arnett moved to adopt O-32-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-32-25 to the Economic Matters Committee.

Mayor Buckley referred O-32-25 to the Environmental Matters Committee.

Mayor Buckley referred O-32-25 to the Finance Committee.

O-33-25**Lease of City Property - Market House**

For the purpose of authorizing the lease of the Market House to New Market House, LLC, the Tenant for an initial term of July 1, 2033, through June 30, 2038, with additional optional renewal terms, subject to certain terms, provisions, and conditions; and matters generally relating to said lease.

Sponsors: Buckley

Attachments: [O-33-25 First Reader](#)

[O-33-25 Market House Lease - July 2025](#)

[O-33-25 Attachment A](#)

[O-33-25 Staffing Impact Report](#)

[O-33-25 Staff Report](#)

[O-33-25 Fiscal Impact Note](#)

Alderswoman O'Neill moved to adopt O-33-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-33-25 to the Rules & City Government Committee.

Mayor Buckley referred O-33-25 to the Finance Committee.

Mayor Buckley referred O-33-25 to the Economic Matters Committee.

O-34-25**FY 2026 Changes in Exempt Service Job Classifications**

For the purpose of updating the list of exempt service positions; and generally related to exempt service positions.

Sponsors: Buckley

Attachments: [O-34-25 First Reader](#)

[O-34-25 Staff Report](#)

[O-34-25 Staffing Impact Report](#)

[O-34-25 Fiscal Impact Note](#)

Alderman Huntley moved to adopt O-34-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-34-25 to the Rules & City Government Committee.

O-35-25**Ranked-Choice Voting in Annapolis City Elections**

For the purpose of electing the Mayor, City Council members, and party committee members by ranked-choice voting during elections involving only City-wide candidates; and generally relating to municipal voting regulations.

Sponsors: Huntley and Savidge

Attachments: [O-35-25 First Reader](#)

[O-35-24 Legislative Summary](#)

[O-35-25 Fiscal Impact Note](#)

[O-35-25 Staffing Impact Report](#)

[O-35-25 Staff Report](#)

Alderman Huntley moved to adopt O-35-25 on first reader. Seconded. CARRIED on voice vote.

Alderwoman Pindell Charles requested that the record reflect her abstention from the vote on O-35-25.

Mayor Buckley referred O-35-25 to the Rules & City Government Committee.

Mayor Buckley referred O-35-25 to the Board of Supervisors of Elections.

O-36-25**Lease of City Property - 2031-2036 Spring Boat Shows**

For the purpose of authorizing a lease of municipal property located in the City Dock area, including docking spaces, boat slips, boat moorings, adjacent City waters, and certain portions of nearby boardwalks, sidewalks, parking lots, and City roadways, to United States Yacht Shows, Inc. from January 1, 2031 through December 31, 2036 for the purpose of carrying on its business of annual spring boat shows.

Sponsors: Buckley

Attachments: [O-36-25 First Reader](#)

[O-36-25 Boat Shows Lease - Spring 2031-2036](#)

[O-36-25 Fiscal Impact Note](#)

[O-36-25 Staff Report](#)

[O-36-25 Staffing Impact Report](#)

Alderman Arnett moved to adopt O-36-25 on first reader. Seconded. CARRIED on voice vote.

Mayor Buckley referred O-36-25 to the Environmental Matters Committee.

Mayor buckley referred O-36-25 to the Economic Matters Committee.

Mayor Buckley referred O-36-25 to the Finance Committee.

Mayor Buckley referred O-36-25 to the Rules & City Government Committee.

SECOND READERS

Ordinances

[O-9-25](#)

Expanding Waterfront Uses in R4 General Residence (Zoning) Districts
For the purpose of changing the residential table of uses to allow for limited commercial waterfront activities, such as boat rentals, charters, and charter services, in R4 General Residence Districts; and requiring a special exception use reviewed and approved by the city's Board of Appeals.

Sponsors: Arnett and Savidge

Attachments: [O-9-25 First Reader](#)

[O-9-25 Legislative Summary](#)

[O-9-25 Staff Report](#)

[O-9-25 Staffing Impact Report](#)

[O-9-25 Fiscal Impact Note](#)

[O-9-25 Staff Report to Planning Commission with Attachments](#)

[O-9-25 Planning Commission Findings](#)

[O-9-25 Capital Gazette Public Hearing Notice 7817086](#)

[O-9-25 Amendment 1 - Savidge](#)

[O-9-25 Amendment 2 - Arnett](#)

[O-9-25 Amendment 3 - Savidge](#)

[O-9-25 \(color\)](#)

[O-9-25 \(b&w\)](#)

Alderman Arnett moved to adopt O-9-25 on second reader. Seconded.

Alderman Savidge moved to amend.O-9-25 as follows:

Amendment #2:

- 1) On page 2, in the Uses column, before boat, add subtitle "Boat Rental" and after "boat" insert "and paddle craft,"
- 2) On page 2, in the "Boats, rentals, charters, and charter services" row and the "District R4" column, strike "S" and insert "P".
- 3) Add the following uses in the Table of Uses, in alphabetical order, with the corresponding column for "District R4":

On page 2 in line 8, insert the following new section in Chapter 21.64 --
Standards for Uses Subject to Standards:

**"Section 21.64.125 - Boats and Marine Vessels
On-Land Boat and Marine Equipment Storage and Display**

1. In the R4 district, only open areas, paved or unpaved, and structures providing onland boat and marine equipment storage and are permitted.
2. Any open areas, paved or unpaved, and structures providing on-land boat and marine equipment storage may also be replaced in-kind."
5. On page 2, at the end of Section I and before Section II, insert the following:

Title 21 - PLANNING AND ZONING

Division VI - GENERAL TERMS AND RULES OF MEASUREMENT

Chapter 21.72 - TERMS AND DEFINITIONS

Section 21.72.010 - Terms.

"Overlay district" means a district established to respond to special features or conditions of a land area, such as historic value, physical characteristics, location, or other circumstances. An overlay district supplements the regulations of the underlying zoning district.

"Paddle Craft" refers to any type of water vessel that is propelled and steered by human power, where the primary means of propulsion is a single or double-bladed paddle, without reliance on motors, or other mechanical devices.

"Perennial stream" is a stream that flows continuously throughout the year. Seconded.
CARRIED on voice vote.

Alderman Savidge moved to amend O-9-25 as follows:

Amendment #3:

1. In "Boat Storage - In Water:", after "Boat", insert "and Paddlecraft"; and in "Boat Storage - On Land", strike "Boat" and insert "Paddlecraft".

2. Add footnote #3 to the District R4 column in the following Uses rows, "Boat Rentals," "Boat Services," "Boat and (and Paddlecraft) Storage - In Water," "Boat (Paddlecraft) Storage - On Land," and "Boat Transportation."; after footnote "2" insert footnote "3", "Subject to Port Wardens approval pursuant to § 15.16.030 and § 15.16.040 of the City Code."

3. In Section 21.64.125: strike "Boats and Marine" from the title and insert "Paddlecraft" before "Vessels; in "On-Land Boats and Marine Equipment. Seconded. CARRIED on voice vote.

Alderman Savidge moved to adopt O-9-25 as amended on second reader. Seconded. CARRIED on voice vote.

Alderman Gay moved to adopt O-9-25 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 6 - Mayor Buckley, Alderman Huntley, Alderwoman Finlayson, Alderman Gay, Alderman Savidge and Alderman Arnett

Nay: 2 - Alderwoman O'Neill and Alderwoman Pindell Charles

Absent: 1 - Alderman Schandelmeier

[O-20-25](#)

Sale of City-Owned Property at 932 Spa Road and 935 Spa Road, Lot 1
For the purpose of approving the sale of City-owned property at 932 Spa Road and 935 Spa Road, Lot 1 to the Resilience Authority of Annapolis and Anne Arundel County, Inc.; for expressly authorizing said sale to be made a private sale and not at public auction; and all matters related to said sale.

Sponsors: Buckley

Attachments: [O-20-25 First Reader](#)

[O-20-25 Legislative Summary](#)

[O-20-25 Staff Report](#)

[O-20-25 Staffing Impact Report](#)

[O-20-25 Fiscal Impact Note](#)

[O-20-25 Attachment 1 - Spa Road Environmental Summary](#)

[O-20-25 Attachment 2 - Phase II Environmental Study Assessment](#)

[O-20-25 Attachment 3 - Annapolis Heritage Commission Presentation](#)

[O-20-25 Exhibit 1 - Property Map](#)

[O-20-25 Exhibit 2 - Subdivision Plat for Parcel 859 \(935 Spa Rd\)](#)

[R-20-22 SIGNED](#)

[O-20-25 Amendment 1 - Savidge \(for Environmental Matters Cmte\)](#)

[O-20-25 Amendment 2 - Buckley](#)

[O-20-25 \(b&w\)](#)

[O-20-25 \(color\)](#)

Alderwoman O'Neill moved to adopt O-20-25 on second reader. Seconded.

Resilience Authority Director Matt Fleming was present and answered questions from the council.

Deputy City Manager: Resilience & Sustainability Guild was present and answered questions from the council.

Alderman Savidge moved to amend O-20-25 as follows:

Amendment #1:

On page 5, the second whereas clause un-stricken the 2nd:

WHEREAS, The City of Annapolis ("City") is the owner of certain real property located at 932 Spa Road, Annapolis, Maryland, also known as Tax Map 51F, Grid 1, Parcel 62; Spa Road (identified on Anne Arundel County Tax Map 51F, Grid 1, Parcel 358, Tax ID 06-000-01407408); and 935 Spa Road, Lot 1, Annapolis, Maryland, also known as Tax Map 51F, Grid 8, Parcel 859, Lot 1 (collectively, "Property"); and

WHEREAS, Portions of the property were used historically for a landfill, incinerator and public works operations; and

WHEREAS, In preparation for the future use and development of the property, the City sought to investigate the potential environmental impacts of these historical uses; and

WHEREAS, As part of this investigation, the City commissioned a Phase II environmental site assessment of the property ("Phase II ESA"), which was completed in February 2025; and. Seconded. CARRIED on voice vote.

Alderman Savidge moved to amend O-20-25 as follows:

Amendment #2:

On page 1, strike line 35 down through page 2, line 12, and substitute:

WHEREAS, Portions of the property were used historically for a landfill, incinerator and public works operations; and

WHEREAS, In preparation for the future use and development of the property, the City sought to investigate the potential environmental impacts of these historical uses; and

WHEREAS, As part of this investigation, the City commissioned a Phase II environmental site assessment of the property ("Phase II ESA"), which was completed in February 2025; and

WHEREAS, The results of the Phase II ESA indicate environmental impacts related to the historical uses of the property that will require remedial action before the property can be redeveloped; and

WHEREAS, The City Council has determined that the property is no longer needed currently for public use; and

WHEREAS, The City Council has determined that the sale of the property to the Resilience Authority will serve the public interest by advancing resilience infrastructure projects or environmental initiatives that benefit the residents of Annapolis; and

WHEREAS, Pursuant to Article III, Section 7 of the City Charter, the City may dispose of real property by private sale by ordinance; and

WHEREAS, The City Council has determined that it is in the best interest of the City to sell the Property to the Resilience Authority, for the sole purpose of obtaining grants and funds to remediate the contamination on the property and, to thereafter having obtained sufficient funds, conduct remediation of the property.

WHEREAS, The City has entered into a memorandum of understanding with the Resilience Authority to facilitate the development, funding, and execution of resilience infrastructure projects in the City; and

WHEREAS, The City and the Resilience Authority have identified a brownfield grant administered by the United States Environmental Protection Agency ("EPA") that may provide significant funding for the planning and execution of necessary remedial actions on the property; and

WHEREAS, The City of Annapolis is not eligible to receive an EPA brownfield grant; and

WHEREAS, The Resilience Authority would be eligible to receive an EPA brownfield grant if

it owned the property; and

WHEREAS, The Resilience Authority is willing to accept ownership of the property for the purpose of of remediating the property pursuant to the terms and conditions of an EPA brownfield grant, consistent with its mission to address environmental challenges, climate resilience, or infrastructure needs within the City and consistent with its memorandum of understanding with the City; and

WHEREAS, certain actions are necessary to prepare the property for remediation, such as the removal of structures, vehicles, trash, or other materials not covered by the EPA brownfield grant must be completed prior to the Resilience Authority's commencement of remedial activities, and

WHEREAS, the City has determined it is in the public interest to undertake or fund such prerequisite actions prior to the Resilience Authority's commencement of remedial activities."

On page 2, strike lines 26 through 28 and substitute:

6. Notwithstanding subparagraph 5. above, the City shall be responsible for undertaking or funding such preparatory actions as are necessary to enable the Resilience Authority to carry out remedial activities on the property under the EPA brownfield grant to the extent such actions are not funded by the grant. These actions may include, but are not limited to, the removal of structures, vehicles, trash, or other materials not eligible for reimbursement under the grant.

7. The Resilience Authority shall apply for a brownfield grant from the Environmental Protection Agency for the purpose of remediating contamination on the property pursuant to the conditions and terms of the grant;

8. If the Resilience Authority is successful in obtaining a brownfield grant from the Environmental Protection Agency, the Resilience Authority shall make best efforts to complete the remediation activities of the property to the satisfaction of the grantor pursuant to the terms and conditions of the grant agreement;

9. During remediation, the Resilience Authority shall coordinate with the Annapolis Heritage Commission and the City to secure any Council-required on-site archaeological consulting that is not covered by the grant; any cost and liability shall be covered by the City.

10. The deed transferring the property shall include a reverter clause providing that the property shall revert to the City of Annapolis upon acceptance by the Environmental Protection Agency that the remediation activities were completed pursuant to the terms and conditions of the grant.

11. If the resilience authority is unable to obtain funding for remediation pursuant to an Environmental Protection Agency brownfield grant, the property shall revert to the City of Annapolis upon EPA's denial of the Resilience Authority's grant application.

12. The City shall be responsible for all costs associated with the reversion of the property to the City of Annapolis."

On page 2, strike lines 30 through 38 and substitute:

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that:

- 1. The Mayor is hereby authorized to execute all documents necessary to effectuate the sale of the Property to the Resilience Authority for a purchase price of \$1.00.**
- 2. The Office of Law is hereby authorized and directed to prepare all necessary documents to effectuate the sale and transfer of the Property consistent with this ordinance.**
- 3. Prior to any submission of development plans to the City's Department of Planning & Zoning regarding development or remediation of these properties, a work session shall be held with the Council and concurrence with the development plan sought from the City Council via Resolution.**
- 4. Any grant applications for remediation assistance funding, or correspondence with Maryland Department of the Environment shall specify that the intended use of the properties is to have one side be dedicated to affordable housing, and the other for City office spaces or other City-related non-residential uses.**

On page 2, line 40, strike "II" and substitute "III."

WHEREAS, The City of Annapolis ("City") is the owner of certain real property located at 932 Spa Road, Annapolis, Maryland, also known as Tax Map 51F, Grid 1, Parcel 62; Spa Road (identified on Anne Arundel County Tax Map 51F, Grid

1, Parcel 358, Tax ID 06-000-01407408); and 935 Spa Road, Lot 1, Annapolis, Maryland, also known as Tax Map 51F, Grid 8, Parcel 859, Lot 1 (collectively, "Property"); and

WHEREAS, The Resilience Authority of Annapolis and Anne Arundel County, Inc. (Resilience Authority") was established pursuant to State and local law to undertake and support resilience infrastructure projects in the City of Annapolis and Anne Arundel County; and

WHEREAS, Portions of the property were used historically for a landfill, incinerator and public works operations; and

WHEREAS, In preparation for the future use and development of the property, the City sought to investigate the potential environmental impacts of these historical uses; and

WHEREAS, As part of this investigation, the City commissioned a Phase II environmental site assessment of the property ("Phase II ESA"), which was completed in February 2025; and

WHEREAS, The results of the Phase II ESA indicate environmental impacts related to the historical uses of the property that will require remedial action before the property can be redeveloped; and

WHEREAS, The City Council has determined that the property is no longer needed currently for public use; and

WHEREAS, The City Council has determined that the sale of the property to the Resilience Authority will serve the public interest by advancing resilience infrastructure projects or environmental initiatives that benefit the residents of Annapolis; and

WHEREAS, Pursuant to Article III, Section 7 of the City Charter, the City may dispose of real property by private sale by ordinance; and

WHEREAS, The City Council has determined that it is in the best interest of the City to sell the Property to the Resilience Authority for the sole purpose of obtaining grants and funds to remediate the contamination on the property and, to thereafter having obtained sufficient funds, conduct remediation of the property.

WHEREAS, The City has entered into a memorandum of understanding with the Resilience Authority to facilitate the development, funding, and execution of resilience infrastructure projects in the City; and

WHEREAS, The City and the Resilience Authority have identified a brownfield grant administered by the United States Environmental Protection Agency (“EPA”) that may provide significant funding for the planning and execution of necessary remedial actions on the property; and

WHEREAS, The City of Annapolis is not eligible to receive an EPA brownfield grant; and

WHEREAS, The Resilience Authority would be eligible to receive an EPA brownfield grant if it owned the property; and

WHEREAS, The Resilience Authority is willing to accept ownership of the property for the purpose of of remediating the property pursuant to the terms and conditions of an EPA brownfield grant, consistent with its mission to address environmental challenges, climate resilience, or infrastructure needs within the City and consistent with its memorandum of understanding with the City; and

WHEREAS, Certain actions are necessary to prepare the property for remediation, such as the removal of structures, vehicles, trash, or other materials not covered by the EPA brownfield grant must be completed prior to the Resilience Authority’s commencement of remedial activities, and

WHEREAS, The City has determined it is in the public interest to undertake or fund such prerequisite actions prior to the Resilience Authority’s commencement of remedial activities.

NOW, THEREFORE, BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL that the Property located at 932 Spa Road and 935 Spa Road, Lot 1, Annapolis, Maryland, shall be sold to the Resilience Authority of Annapolis and Anne Arundel County, Inc. subject to the following terms and conditions:

1. The approval of this sale is contingent upon the City's completion of the subdivision of the property at 935 Spa Road into Lot 1 and Lot 2, with only Lot 1 being the subject of this Ordinance;
2. The City shall be responsible for all costs associated with the subdivision process;
3. The Resilience Authority shall use the Property for purposes consistent with its mission to address environmental challenges, climate resilience, or infrastructure needs;
4. The City shall be responsible for all costs associated with the transfer of the Property;
5. The Resilience Authority shall accept the Property in "as is" condition;
6. The deed transferring the Property shall include a reverter clause providing that the Resilience Authority's ownership of the Property shall revert to the City seven years from the date of the transfer.
6. Notwithstanding subparagraph 5. above, the City shall be responsible for undertaking or funding such preparatory actions as are necessary to enable the Resilience Authority to carry out remedial activities on the property under the EPA brownfield grant to the extent such actions are not funded by the grant. These actions may include, but are not limited to, the removal of structures, vehicles, trash, or other materials not eligible for reimbursement under the grant.
7. The Resilience Authority shall apply for a brownfield grant from the Environmental Protection Agency for the purpose of remediating contamination on the property pursuant to the conditions and terms of the grant;
8. If the Resilience Authority is successful in obtaining a brownfield grant from the Environmental Protection Agency, the Resilience Authority shall make best efforts to complete the remediation activities of the property to the satisfaction of the grantor pursuant to the terms and conditions of the grant agreement;
9. During remediation, the Resilience Authority shall coordinate with the Annapolis Heritage Commission and the City to secure any Council-required on-site archaeological consulting that is not covered by the grant; any cost and liability shall be covered by the City.
10. The deed transferring the property shall include a reverter clause providing that the property shall revert to the City of Annapolis upon acceptance by the Environmental Protection Agency that the remediation activities were completed pursuant to the terms and conditions of the grant.
11. If the resilience authority is unable to obtain funding for remediation pursuant to an Environmental Protection Agency brownfield grant, the property shall revert to the City of Annapolis upon EPA's denial of the Resilience Authority's grant application.
12. The City shall be responsible for all costs associated with the reversion of the property to the City of Annapolis.

SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL that:

A. The Mayor is hereby authorized to execute all documents necessary to effectuate the sale of the Property to the Resilience Authority for a purchase price of \$1.00.

B. The Office of Law is hereby authorized and directed to prepare all necessary documents to effectuate the sale and transfer of the Property consistent with this ordinance.

C. Prior to any submission of development plans to the City's Department of Planning & Zoning, regarding development and/or remediation of these properties, a work session shall be held with the Council and concurrence with the development plan sought from the City Council via Resolution.

SECTION III: AND BE IT FINALLY ESTABLISHED AND ORDAINED BY ANNAPOLIS CITY COUNCIL that this ordinance shall take effect upon passage. Seconded. CARRIED on voice vote.

Alderman Savidge moved to adopt O-20-25 as amended on second reader. Seconded. CARRIED on voice vote.

Alderman Huntley moved to adopt O-20-25 on third reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 8 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Gay, Alderman Savidge and Alderman Arnett

Absent: 1 - Alderman Schandelmeier

O-19-25

Regulation of Tours in Historic Annapolis

For the purpose of regulating walking tours operated by tour companies in the Annapolis Historic District; requiring a City business license, and insurance coverage; ensuring the protection of historic buildings and spaces; requiring free-flow of pedestrian and vehicular traffic; and generally related to business licenses of tour operators in the City.

Sponsors: Huntley

Attachments: [O-19-25 First Reader](#)

[O-19-25 Legislative Summary](#)

[O-19-25 Staffing Impact Report](#)

[O-19-25 Staff Report](#)

[O-19-25 Fiscal Impact Note](#)

[O-19-25 Amendment 1 - Huntley](#)

Alderman Huntley moved to postpone O-19-25 until the Regular Meeting on Monday, September 8, 2025. Seconded. CARRIED on voice vote.

Resolutions

[R-30-25](#)**Five-Year Consolidated Housing and Community Development Strategic Plan**

For the purpose of adopting a Five-Year Consolidated Housing and Community Development Strategic Plan from July 1, 2025, through June 30, 2030.

Sponsors: Buckley

Attachments: [R-30-25 First Reader](#)

[R-30-25 Staff Report](#)

[R-30-25 Staffing Impact Report](#)

[R-30-25 Fiscal Impact Note](#)

[R-30-25 Annapolis Five Year Consolidated Plan](#)

[R-30-25 \(color\)](#)

[R-30-25 \(b&w\)](#)

Alderman Huntley moved to adopt R-30-25 as amended on second reader. Seconded. A roll call vote was taken. The motion CARRIED by the following vote:

Aye: 8 - Mayor Buckley, Alderman Huntley, Alderwoman O'Neill, Alderwoman Pindell Charles, Alderwoman Finlayson, Alderman Gay, Alderman Savidge and Alderman Arnett

Absent: 1 - Alderman Schandelmeier

ADJOURNMENT

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 10:04 pm.

**Regina C. Watkins-Eldridge, MMC
City Clerk**