

City of Annapolis

*160 Duke Of Gloucester Street
Annapolis, MD 21401*



Standing Committee Meeting Minutes - Final

Friday, July 25, 2025

1:00 PM

Special Meeting

**Mayor John T. Chambers, Jr.
City Council Chambers**

Environmental Matters Committee

Call To Order

Alderman Savidge called the Special Meeting to order at 1:08 pm.

Roll Call

Present: 3 - Alderman Savidge, Alderman Arnett and Alderwoman Finlayson

Approval of Agenda (any changes to the agenda should be made here)

Alderwoman Finlayson moved to approve the Special Meeting agenda.
Seconded. CARRIED on voice vote.

Business and Miscellaneous

Approval of Minutes

[ENV 7.10.25](#) Regular Meeting Minutes

Attachments: [ENV 7.10.25](#)

Alderwoman Finlayson moved to approve ENV 7.10.25. Seconded. CARRIED on voice vote.

[ENV 7.23.25](#) Special Meeting Minutes

Attachments: [ENV 7.23.25](#)

Alderwoman Finlayson moved to approve ENV 7.23.25. Seconded. CARRIED on voice vote.

Legislation

[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 \(color\)](#)

Deputy City Manager for Resilience & Sustainability Guild , Assistant City Attorney Leonard, Resilience Authority Director Matt Fleming, and Principal for Haley & Aldrich Daniel L. Hoadley, CHMM were present to answer questions from the committee.

Amendment #1 - Alderwoman Finlayson moved to withdraw. Seconded. CARRIED on voice vote.

Amendment #2 -

On page 1, strike lines 24 through 38 and insert:

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

On page 2, on line 12 insert the following:

"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"

On page 2, strike subsection 6 on line 26 insert the following:

6. The Resilience Authority shall apply for a Brown Field grant from the Environmental Protection Agency for the purpose of remediating contamination on the property pursuant to the conditions and terms of the grant;
7. If the Resilience Authority is successful in obtaining a Brown Field 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 grant or pursuant to the terms and conditions of the grant agreement;
8. 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.

On page 2, line 31, Section II, Subdivide and insert the following :

- 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.

Amendment #3 -

The committee is accepting everything in the Arnett Amendment as proposed. The WHEREAS Section on Pg.2 line 2, after the word "needed" insert "currently".

On pg.2, line 29, insert new paragraph as 8:

8. 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.

Renumber paragraph 7,8,9,10 one number up inserting the new 8 to say the following:

7. If the Resilience Authority is successful in obtaining a Brown Field 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;
8. 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.
9. 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.

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

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

On page 2, line 31, Section II, Subdivide and insert the following :

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.

On pg.2 line 40, strike "Section II", inserting "Section III".

Alderwoman Finlayson requested Deputy City Manager for Resilience & Sustainability Guild to look at the CIP project "Whelms Welling" and determine the funding and timeline for the project.

Alderwoman Finlayson moved to Recommend O-20-25 Favorably as amended. Seconded. CARRIED on voice vote.

Adjournment

Upon motion duly made, seconded and adopted, the Special Meeting was adjourned at 3:02pm.

Kalyn Jackson
City Council Associate

Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact Kalyn Jackson at 410.263.7030, by MD Relay (711), or by email at kajackson@annapolis.gov at least five days prior to the meeting date to request assistance. We encourage citizens to attend and participate in City Council Meetings.

If you are unable to attend, the meetings can be viewed live on Channel 99/100 for all Comcast subscribers and on Channel 34 for Verizon customers.

The meeting can also be viewed on computer and mobile devices by going to <http://bit.ly/1gCd4pL>, and on Facebook by selecting: <http://www.facebook.com/CityofAnnapolis> and on Youtube by selecting: <http://www.youtube.com/CityofAnnapolis> during the meetings. If you miss the live meeting, recordings are available for viewing on <http://www.facebook.com/CityofAnnapolis> and <http://www.youtube.com/CityofAnnapolis>.