

FISCAL IMPACT NOTE

Legislation No: O-1-15

First Reader Date: 1-12-15

Note Date: 2-5-15

Legislation Title: **Lease of City Property to George Bowling**

Description: For the purpose of approving a lease between the City of Annapolis and George Bowling for the City-owned building located at 270 Defense Highway, Annapolis, Maryland; and other related matters.

Analysis of Fiscal Impact: This legislation provides an approval of a lease between the City of Annapolis and George Bowling for the City-owned building located at 270 Defense Highway, Annapolis, Maryland, which will serve the public need for which the property was acquired in 1880. The City has always benefited by having a water plant employee living in the house, available and able to provide immediate response to any after-hours issues at the plant. An annual rent for the premises has been set at twelve thousand dollars, payable in equal monthly installments on one thousand dollars. This is an increase of six hundred and fifty dollars, which was based on a review of the monthly rent for available, two bedroom rentals within the City of Annapolis and then adjusted by 50% due to the age, condition and location of the house.

The City is responsible for all utilities, including gas, electricity, light, heat, steam, power, water and sewer, or other services used in connection with the operation of the premises; whereas, the Tenant is responsible for any telephone, internet, cable, and similar services, including any necessary telecommunications build-out of the premises. The Tenant is also responsible for the repair and maintenance of the premises without any cost to the City; however, the City will maintain the central heating and plumbing systems, electrical wiring services, and all structural repairs.