



## STAFF REPORT ON PROPOSED LEGISLATION

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To: Mayor Gavin Buckley

From: David Jarrell, City Manager

Date: May 22, 2020

Subject: O-21-20 and O-22-20: Conveyance of City-owned property adjacent to 113 and 115 Cathedral Street

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Ordinance 21-20 (113 Cathedral Street): The City owns 580 square feet of property identified as Anne Arundel County Tax Map 51C, Block 18 as part of Parcel 439 in the Sixth Assessment District. The property has been appraised to determine the fair market value and 113 CATHEDRAL STREET, LLC wishes to purchase the Property and use the land for parking.

Ordinance 22-20 (115 Cathedral Street): The City owns 59.3 square feet of property identified as Anne Arundel County Tax Map 51C, Block 18 as part of Parcel 439 in the Sixth Assessment District. The property has been appraised to determine the fair market value and Kathleen L. Woelfel, Carol L. Thames and Sandra M. Woelfel, Co-Trustees of the Survivor's Trust created under the Woelfel Living Trust wish to purchase the Property and use the land for parking.

As background, the City was approached by an adjacent property owner about purchasing a portion of parcel of land that had been acquired by the City through Urban Renewal to create part of the Larkin Street Parking Lot, but was not used as part of that parking lot. A second adjacent property owner, after learning of the initial purchase request, also joined in the request.

The purchasers are willing to pay for the cost of an appraisal of the value of the properties, as well as the market value of the properties.

One of the important aspect of the deeds is that for the acquired land to be used for parking, the new owners would need to rent two parking spaces from the City at Larkin Street Parking Lot at the current monthly rate as may change from time to time. The two spots are immediately in front of the property being conveyed and would have to be marked out. That is all shown on the plat. We recommend that there be a clause in the deed or a separate agreement which spells out the conditions and responsibilities for vehicular access to the property.

*Prepared by David Jarrell, City Manager*