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**..Title**  
**Conveyance of City-Owned Rights-of-Way at Newtowne 20** – For the purpose of approving the conveyance of City-owned rights-of-way within the Newtowne 20 neighborhood; expressly authorizing said conveyance to be made at private sale and not at public auction; expressly finding that the City-owned land to be conveyed is not needed for public use; and matters generally relating to said conveyance.

**..Body**

**CITY COUNCIL OF THE**  
**City of Annapolis**

**Ordinance 25-20**

**Introduced by: Alderwoman Finlayson**

**Referred to**

**AN ORDINANCE** concerning

**Conveyance of City-Owned Rights-of-Way at Newtowne 20**

**FOR** the purpose of approving the conveyance of City-owned rights-of-way within the Newtowne 20 neighborhood; expressly authorizing said conveyance to be made at private sale and not at public auction; expressly finding that the City-owned land to be conveyed is not needed for public use; and matters generally relating to said conveyance.

**WHEREAS,** The Housing Authority of the City of Annapolis (“HACA”) is the owner of property that is developed with the Newtowne 20 neighborhood; and

**WHEREAS,** HACA, in partnership with Pennrose, LLC (“Pennrose”), seeks to fully redevelop the Newtowne 20 neighborhood, rebuilding the existing homes, upgrading stormwater management facilities on the site, meeting the City’s forest conservation and planting requirements, reconfiguring internal roadways, increasing neighborhood parking, and improving recreational opportunities within the community (the “Redevelopment”), and has filed administrative applications, including among others an application for approval of a preliminary subdivision plat (“Subdivision”), with the City Department of Planning and Zoning to sanction the proposed Redevelopment; and

**WHEREAS,** the City of Annapolis is the owner of the rights-of-way within the Newtowne 20 neighborhood (the “Rights-of-Way”), which Rights-of-Way are described and reflected in the attached Exhibit A and Exhibit B, incorporated herein and made a part hereof; and

1  
2 **WHEREAS,** HACA now seeks to purchase from the City of Annapolis the Rights-  
3 of-Way in order to facilitate the Redevelopment; and  
4

5 **WHEREAS,** the City of Annapolis is willing to make the conveyance of the Rights-  
6 of-Way to HACA in order to facilitate the Redevelopment under the  
7 terms and conditions set forth herein; and  
8

9 **WHEREAS,** by authorizing the deed attached to this Ordinance, which deed is  
10 attached as Exhibit C, incorporated herein and made a part hereof, the  
11 City of Annapolis shall convey to HACA its right, title, and interest in  
12 the Rights-of-Way; and  
13

14 **WHEREAS,** it is in the best interest of the City of Annapolis to make this conveyance  
15 by private sale and not by public auction; and  
16

17 **WHEREAS,** Article III, Section 7 of the Annapolis City Charter requires the passage  
18 of an ordinance before the City of Annapolis may dispose of any  
19 property no longer needed for public use.  
20

21 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS**  
22 **CITY COUNCIL** that it hereby approves and authorizes the conveyance of the City's  
23 right, title, and interest in the Rights-of-Way described in Exhibit A and Exhibit B, which  
24 conveyance shall be accomplished by execution of the deed attached as Exhibit C, subject  
25 to the following conditions:  
26

- 27 1. That HACA shall bear all of the costs in connection with the conveyance  
28 authorized by this Ordinance, including but not limited to attorneys' fees,  
29 document preparation, survey expenses, title search, title insurance for HACA and  
30 for the City of Annapolis, recordation and transfer fees and taxes, and all other  
31 costs and expenses, if any, associated with the conveyance.  
32
- 33 2. That the administrative applications associated with the Redevelopment,  
34 including the Subdivision and a final subdivision plat prepared pursuant thereto,  
35 shall provide for the public dedication and conveyance of the new rights-of-way  
36 within the redeveloped Newtowne 20 neighborhood from HACA to the City of  
37 Annapolis such that the rights-of-way will become publicly owned City of  
38 Annapolis rights-of-way.  
39
- 40 3. That said new rights-of-way within the redeveloped Newtowne 20 neighborhood  
41 shall be conveyed by deed from HACA to the City of Annapolis generally at the  
42 same time that, following construction of the roadways by HACA/Pennrose  
43 pursuant to City-approved administrative approvals and permits, the City releases  
44 the maintenance bond for such construction, and further provided that, in  
45 connection with such transfer, HACA shall bear all of the costs in connection with  
46 the conveyance, including but not limited to attorneys' fees, document

1 preparation, survey expenses, title search, title insurance for HACA and for the  
2 City of Annapolis, recordation and transfer fees and taxes, and all other costs and  
3 expenses, if any, associated with the conveyance.

4  
5 4. That all property descriptions, surveys, and deeds shall be subject to the review  
6 and approval of the City Attorney prior to final execution and recordation.  
7

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9 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**  
10 **ANNAPOLIS CITY COUNCIL** that it hereby expressly finds that the City-owned land  
11 to be conveyed is not needed for public use.  
12

13 **SECTION III: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**  
14 **ANNAPOLIS CITY COUNCIL** that it hereby authorizes and approves the sale and  
15 conveyance of all of its right, title, and interest in and to said land, by private sale and not  
16 by public auction.  
17

18 **SECTION IV: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**  
19 **ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect from the date of its  
20 passage.  
21

22 **EXPLANATION**

- 23 UPPERCASE indicates matter added to existing law.
- 24 ~~Strikethrough~~ indicates matter stricken from existing law.
- 25 Underlining indicates amendments.

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