

1 **..Title**
2 **Market Space Lease Agreements** – For the purpose of approving the leases for certain City-
3 owned property located at Market Space, Annapolis, Maryland 21401, between Bembe Beach,
4 LLC, d/b/a Federal House and the City of Annapolis, Iron Rooster-Annapolis, LLC and the City
5 of Annapolis, New Market House, LLC and the City of Annapolis, McGarvey’s Annapolis, LLC
6 and the City of Annapolis, and Middleton’s Tavern, Ltd. and the City of Annapolis; providing an
7 effective date; and matters generally relating to said Lease Agreements.

8 **..Body**

9
10 **CITY COUNCIL OF THE**
11 **City of Annapolis**

12 **Ordinance 30-21**

13
14 **Introduced by: Mayor Buckley**
15 **Co-Sponsored by: Alderwoman Tierney**

16
17 **Referred to**
18 **Economic Matters Committee**

19
20 **AN ORDINANCE** concerning

21
22 **Market Space Lease Agreements**

23
24 **FOR** the purpose of approving the leases for certain City-owned property located at Market
25 Space, Annapolis, Maryland 21401, between Bembe Beach, LLC, d/b/a Federal House and
26 the City of Annapolis, Iron Rooster-Annapolis, LLC and the City of Annapolis, New
27 Market House, LLC and the City of Annapolis, McGarvey’s Annapolis, LLC and the City
28 of Annapolis, and Middleton’s Tavern, Ltd. and the City of Annapolis; providing an
29 effective date; and matters generally relating to said Lease Agreements.

30
31 **WHEREAS,** the City is the fee simple owner of a parcel of land consisting of 19 marked parking
32 spaces and related roadways, located at Market Space, Annapolis, Maryland 21401;
33 and

34
35 **WHEREAS,** Bembe Beach, LLC, d/b/a Federal House, Iron Rooster-Annapolis, LLC, New
36 Market House, LLC, McGarvey’s Annapolis, LLC and Middleton’s Tavern, Ltd.
37 operate businesses located adjacent to the Property; and

38
39 **WHEREAS,** Bembe Beach, LLC, d/b/a Federal House, Iron Rooster-Annapolis, LLC, New
40 Market House, LLC, McGarvey’s Annapolis, LLC and Middleton’s Tavern, Ltd.
41 wish to lease certain portions of the Property, including 120 square feet of exclusive
42 walkway area, together with a right to use, in common with others, certain adjoining

1 sidewalks abutting the Property, but excluding parking meters, bollards and chains,
2 and parking and traffic control signage; and
3

4 **WHEREAS**, Bembe Beach, LLC, d/b/a Federal House, Iron Rooster-Annapolis, LLC, New
5 Market House, LLC, McGarvey’s Annapolis, LLC and Middleton’s Tavern, Ltd.
6 each wish to individually lease certain portions of the Property for the purpose of
7 extending their indoor restaurant seating as outdoor dining, and related special
8 event, festival, and market activities, in connection with their businesses as further
9 described in their separate Lease Agreements; and
10

11 **WHEREAS**, the City is willing to individually lease the property to Bembe Beach, LLC, d/b/a
12 Federal House, Iron Rooster-Annapolis, LLC, New Market House, LLC,
13 McGarvey’s Annapolis, LLC and Middleton’s Tavern, Ltd. for the purposes
14 described and in accordance with the terms and conditions set forth in the Lease
15 Agreements attached hereto and incorporated herein; and
16

17 **WHEREAS**, Article III, Section 8 of the Charter of the City of Annapolis requires the passage
18 of an ordinance to authorize the leases.
19

20 **SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY**
21 **COUNCIL** that the Lease Agreements, copies of which are attached hereto and made a part hereof,
22 between Bembe Beach, LLC, d/b/a Federal House and the City of Annapolis; Iron Rooster-
23 Annapolis, LLC and the City of Annapolis; New Market House, LLC and the City of Annapolis;
24 McGarvey’s Annapolis, LLC and the City of Annapolis; and Middleton’s Tavern, Ltd. and the
25 City of Annapolis for the lease of certain municipal property, are hereby approved and authorized.
26

27 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**
28 **ANNAPOLIS CITY COUNCIL** that in accordance with Article III, Section 8 of the Charter of
29 the City of Annapolis, the proposed leases of City-owned property will better serve the public need
30 for which the property was acquired.
31

32 **SECTION II: AND BE IT FURTHER ESTABLISHED AND ORDAINED BY THE**
33 **ANNAPOLIS CITY COUNCIL** that this Ordinance shall take effect on November 1, 2021.
34
35

36 **EXPLANATION**

37 ~~Strikethrough~~ indicates matter stricken from existing law.

38 Underlining indicates matter added to existing law.
39