



Legislation Details (With Text)

**File #:** O-30-21      **Version:** 1      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 7/15/2021      **In control:** Economic Matters Committee

**On agenda:** 9/13/2021      **Final action:** 10/25/2021

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

**Sponsors:** Gavin Buckley, Elly Tierney, Brooks Schandelmeier

**Indexes:** Environmental Matters Committee

**Code sections:**

**Attachments:** 1. O-30-21 First Reader, 2. O-30-21 FederalHouse Lease, 3. O-30-21 Iron Rooster Lease, 4. O-30-21 McGarvey's Lease, 5. O-30-21 Middleton's Tavern Lease, 6. O-30-21 NewMarketHouse Lease, 7. O-30-21 Exhibit B 7-20-21, 8. O-30-21 Staff Report, 9. O-30-21 Fiscal Impact Note, 10. O-30-21 Amendments 1-4 Tierney, 11. O-30-21 SIGNED

Date	Ver.	Action By	Action	Result
10/25/2021	1	City Council	adopt on second reader	Pass
10/25/2021	1	City Council	amended	Pass
10/25/2021	1	City Council	adopt as amended	Pass
10/25/2021	1	City Council	adopt on third reader	Pass
10/11/2021	1	City Council	postpone	Pass
9/28/2021	1	Economic Matters Committee	recommend favorably	Pass
9/13/2021	1	City Council	declare the public hearing closed	
9/13/2021	1	City Council	Cosponsor added	
7/26/2021	1	City Council	adopt on first reader	Pass
7/26/2021	1	City Council	refer	

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

CITY COUNCIL OF THE  
City of Annapolis

Ordinance 30-21

Introduced by: Mayor Buckley

**Co-Sponsored by: Alderwoman Tierney, Alderman Schandelmeier**

**Referred to  
Economic Matters Committee**

**AN ORDINANCE** concerning

**Market Space Lease Agreements**

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

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

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

**WHEREAS**, Bembe Beach, LLC, d/b/a Federal House, Iron Rooster-Annapolis, LLC, New Market House, LLC, McGarvey's Annapolis, LLC and Middleton's Tavern, Ltd. wish to lease certain portions of the Property, including 120 square feet of exclusive walkway area, together with a right to use, in common with others, certain adjoining sidewalks abutting the Property, but excluding parking meters, bollards and chains, and parking and traffic control signage; and

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

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

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

**SECTION I: BE IT ESTABLISHED AND ORDAINED BY THE ANNAPOLIS CITY COUNCIL** that the Lease Agreements, copies of which are attached hereto and made a part hereof, between Bembe Beach, LLC, d/b/a Federal House and the City of Annapolis; Iron Rooster-Annapolis, LLC and the City of Annapolis; New Market House, LLC and the City of Annapolis; McGarvey's Annapolis, LLC and the City of Annapolis;

and Middleton's Tavern, Ltd. and the City of Annapolis for the lease of certain municipal property, are hereby approved and authorized.

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

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

#### EXPLANATION

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

Underlining indicates matter added to existing law.