



Legislation Text

File #: O-30-21, Version: 1

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.