

**CITY OF ANNAPOLIS
EMERGENCY SESSION OF THE CITY COUNCIL**

April 16, 2012 6:30 p.m.

*The Special Meeting is called pursuant to Article IV, Section 4 (c) of the Charter of the City of Annapolis:
“Upon the written request of five (5) aldermen that the city council be called into emergency session, the mayor shall summon them to convene. At the emergency session the city council shall consider only such action as is specified in the request for the emergency session.”*

Call to Order	Mayor Cohen
Invocation	Alderman Silverman
Pledge of Allegiance	Mayor Cohen
Roll Call	City Clerk Watkins-Eldridge

**LEGISLATIVE ACTIONS
RESOLUTION – 2ND READING**

R-15-12 **A Public Parking Garage and Retail Storefronts on Compromise Street** - For the purpose of expressing the sense of the Annapolis City Council regarding a parking garage and retail storefronts on Compromise Street.

LEGISLATIVE HISTORY			
<i>Legislative referrals are subject to City Council action at the time of introduction and are reflected in the City Council’s adopted minutes</i>			
First Reading	Public Hearing	Fiscal Impact Note	90 Day Rule
4/9/12	N/A	Expected 4/16/12	7/9/12
Referred to	Referral Date	Meeting Date	Action Taken
Finance	4/9/12		
Economic Matters	4/9/12		

UPCOMING CITY COUNCIL EVENTS

Work Session; Thursday, April 19, 2012 1:30-4:30 p.m. City Council Chambers
Special Meeting; Monday, April 23, 2012 7:00 p.m. City Council Chambers
Special Meeting; Monday, April 30, 2012 7:00 p.m. City Council Chambers for public hearing on FY 2013 budget and related legislation

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**CITY COUNCIL OF THE
City of Annapolis**

Resolution No. R-15-12

Introduced by: Alderman Arnett and Alderwoman Finlayson

LEGISLATIVE HISTORY			
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10 **A RESOLUTION** concerning

11 **A Public Parking Garage and Retail Storefronts on Compromise Street**

12 **FOR** the purpose of expressing the sense of the Annapolis City Council regarding a parking
13 garage and retail storefronts on Compromise Street.

14 **WHEREAS,** long-standing recommendations have been made by urban planners and City
15 residents that valuable City Dock water front space should be transformed into a
16 more pedestrian friendly public space; and

17
18 **WHEREAS,** business owners, visitors and residents identify the shortage of adequate parking
19 to be a major impediment to a healthy, sustainable downtown business
20 environment; and

21
22 **WHEREAS,** the construction of a moderately-sized parking structure in the downtown area
23 will enable the relocation of some portion of the City Dock parking spaces to
24 provide water-front public space; and

25
26 **WHEREAS,** a downtown parking structure located within 2-3 blocks of downtown merchants
27 is a critical first step in un-locking the entire City Dock area for a comprehensive
28 revitalization plan; and

29
30 **WHEREAS,** a downtown parking structure will provide alternative downtown parking in
31 preparation for the Hillman Garage re-build; and

32
33 **WHEREAS,** constructing first floor retail and upper floor offices along Compromise Street and
34 Newman Street will provide attractive retail storefronts to increase the availability
35 of downtown retail offerings and enable the city to compete more effectively with
36 commercial malls located on the edges of the City; and
37

1 **WHEREAS,** retail store fronts along Compromise Street will provided a more attractive
2 gateway entrance for people crossing the bridge from Eastport; and
3

4 **WHEREAS,** a timing opportunity exists to partner with Anne Arundel County Public School
5 Board (AACPSB) while they carry out their construction during the two-year
6 period the Green Street Elementary is closed for remodeling; and
7

8 **WHEREAS,** construction of the facility would be of no capital expense to the City, no
9 operating expense to the City, and no maintenance expense to the City; and
10

11 **WHEREAS,** construction of the facility will generate additional property tax revenue to the City
12 and sales tax revenue to the State; and
13

14 **WHEREAS,** the AACPSB has received an unsolicited proposal from Compromise, LLC to
15 build a structured parking garage fronted by first floor retail and upper floor
16 offices to be built, managed and maintained by Compromise, LLC in
17 consideration for payments to the AACPSB and the City; and
18

19 **WHEREAS,** timing is of the essence to work within the AACPSB remodeling project such that
20 the City and Compromise, LLC will begin immediately to negotiate the lease
21 agreement to be concluded on or before May 1, 2012.
22

23 **NOW THEREFORE BE IT RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City
24 consider the lease of City Parcels to Compromise LLC for the purpose of building and operating
25 the parking and commercial facility.
26

27
28 **AND, BE IT FURTHER RESOLVED BY THE ANNAPOLIS CITY COUNCIL** that the City
29 negotiate, subject to review and approval by the City Council, a Memorandum of Understanding
30 (MOU) with the AACPSB as soon as possible in order to meet the AACPSB's construction
31 timing constraints. The MOU will add adjacent City property to increase the size of the proposed
32 parking and commercial building and set forth all the financial, legal, and logistical conditions of
33 the agreement between all parties (City, AACPSB, and Compromise, LLC) to be involved with
34 the project.
35

36
37 **ADOPTED** this _____ day of _____, _____.
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39

ATTEST:

THE ANNAPOLIS CITY COUNCIL

BY

Regina C. Watkins-Eldridge, MMC, City Clerk

Joshua J. Cohen, Mayor

40
41
42 **EXPLANATION**

43 CAPITAL LETTERS indicate matter added to existing law.

44 [brackets] indicate matter stricken from existing law.

45 Underlining indicates amendments.

Policy Report

Resolution R-15-12

A Public Parking Garage and Retail Storefronts on Compromise Street

The proposed resolution expresses the sense of the City Council regarding a parking garage on Compromise Street.

The City's 2009 Comprehensive Plan calls for clearing City Dock of parking and providing an alternative site for the parking. The 2011 Phase One Report of the City Dock Advisory Committee identifies the Compromise Street corridor as “an important, if somewhat underrated, gateway” needing “mixed use and flexible uses that enhance downtown and the public enjoyment of City Dock.” Proposed resolution R-15-12 states that “the construction of a moderately-sized parking structure in the downtown area will enable the relocation of some portion of the City Dock parking spaces to provide waterfront public space.” The proposed resolution continues, “a downtown parking structure located within 2-3 blocks of downtown merchants is a critical first step in unlocking the entire City Dock area for a comprehensive revitalization plan.”

Compromise, LLC has submitted an unsolicited proposal to build a structured parking garage fronted by first floor retail and upper floor offices to be built, managed and maintained by Compromise, LLC in consideration for payments to the Anne Arundel County Public School Board (AACPSB) and the City. Pursuant to the proposal, construction of the facility would be of no capital expense to the City, no operating expense to the City, and no maintenance expense to the City. Timing is of the essence to work within the AACPSB remodeling project and the City and Compromise, LLC must begin immediately to negotiate the lease agreement.

Prepared by Jessica Cowles, Legislative and Policy Analyst in the City of Annapolis Office of Law at JCCowles@annapolis.gov or 410.263.1184.