

**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 – 2<sup>ND</sup> 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



**City of Annapolis**  
City Council  
160 Duke of Gloucester  
Annapolis, MD 21401-2535

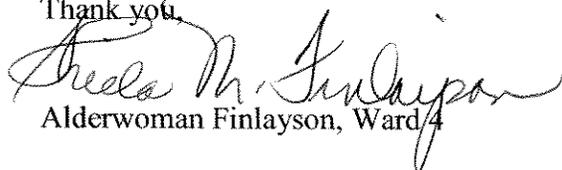
[CityClerk@annapolis.gov](mailto:CityClerk@annapolis.gov) • 410-263-7942 • Fax 410-280-1853 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

April 12, 2012

Dear City Clerk,

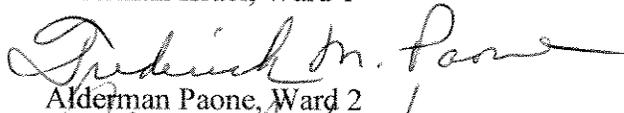
This is an official request to hold a Special meeting of the Annapolis City Council on Monday, April 16, 2012 at 6:30 p.m. The purpose of the meeting will be to vote on Resolution R-15-12 on second reader. This request is made pursuant to Article IV – The City Council Sec. 4. - Meetings (c) which states 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.

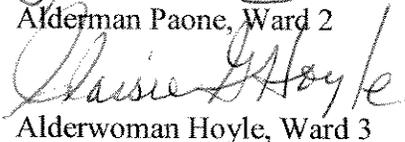
Thank you,

  
Alderwoman Finlayson, Ward 4

Signatures:

  
Alderman Israel, Ward 1

  
Alderman Paone, Ward 2

  
Alderwoman Hoyle, Ward 3

Alderman Silverman, Ward 5

Alderman Kirby, Ward 6

  
Alderman Pfeiffer, Ward 7

Alderman Arnett, Ward 8



Cc: Mayor Cohen  
City Manager Mallinoff  
City Attorney Hardwick

## Jessica Cowles - Requesting Fiscal Impact Notes

**From:** Jessica Cowles  
**To:** Shirley Tripodi  
**Date:** 4/13/2012 10:41 AM  
**Subject:** Requesting Fiscal Impact Notes  
**CC:** Bruce Miller  
**Attachments:** R-15-12.DOC; R-14-12.DOC; O-13-12.DOC

Hi Shirley:

The Council is moving a few items of legislation through the process very, very quickly so I'll need the fiscal impact notes much earlier than normal. I'm sorry that I can't provide more advance notice this time.

5 Aldermen are calling an emergency meeting on Monday to vote on the parking garage resolution (R-15-12). Could you please send me the fiscal impact note as soon as possible? It is very similar to R-64-11.

The Council is also holding a public hearing on 4/23 on O-13-12 (similar to O-9-11) and R-14-12, so could you please send me the fiscal impact note by next Tuesday?

Thanks, again Shirley and have a great weekend!

Regards,  
Jessica

**Jessica Cowles**  
Legislative and Policy Analyst  
City of Annapolis Office of Law  
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Annapolis, MD 21401  
E) [JCCowles@annapolis.gov](mailto:JCCowles@annapolis.gov)  
P) 410.263.1184 (direct) or 410.263.7954

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7

**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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8  
9  
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 \_\_\_\_\_, \_\_\_\_\_.

38  
39 ATTEST: THE ANNAPOLIS CITY COUNCIL

40  
41  
42 BY \_\_\_\_\_  
43 Regina C. Watkins-Eldridge, MMC, City Clerk Joshua J. Cohen, Mayor

44 **EXPLANATION**  
45 CAPITAL LETTERS indicate matter added to existing law.  
[brackets] indicate matter stricken from existing law.  
Underlining indicates amendments.