

FINAL

AMENDED
January 19, 2016

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 40

Bill No. 120-15

Introduced by Mr. Fink, Chairman
(by request of the County Executive)

By the County Council, December 21, 2015

Introduced and first read on December 21, 2015
Public Hearing set for and held on January 19, 2016
Bill Expires March 25, 2016

By Order: Elizabeth E. Jones, Administrative Officer

A BILL ENTITLED

1 AN ORDINANCE concerning: First Amendment to Lease of County-owned property in
2 Annapolis, Maryland, known and designated as Wiley H. Bates High School, Smithville
3 Street and South Villa Avenue, to Bates School Limited Partnership.
4

5 FOR the purpose of authorizing the first amendment to the Lease of County-owned property
6 in Annapolis, Maryland, known and designated as Wiley H. Bates High School,
7 Smithville Street and South Villa Avenue, to Bates School Limited Partnership to permit
8 Bates School Limited Partnership to enter into a sub-lease with Cellco Partnership d/b/a
9 Verizon Wireless to permit the installation of certain communications equipment and
10 antennas at the property.
11

12 WHEREAS, the County owns real property in Annapolis, Maryland, known and
13 designated as Wiley H. Bates High School, Smithville Street and South Villa
14 Avenue, (“the Property”); and
15

16 WHEREAS, Bates School Limited Partnership (“Bates”), a Maryland limited
17 partnership, is party to a fifty (50) year Lease dated March 18, 2005, by and between
18 the County as landlord and Bates, as tenant (the “Lease”) for the Property; and
19

20 WHEREAS, the Lease was approved pursuant to Bill No. 73-04; and
21

22 WHEREAS, Paragraph 4.3 of the Lease provides that Bates shall use the Leased

EXPLANATION: Underlining indicates amendments to bill.
~~Strikeover~~ indicates matter stricken from bill by amendment.

1 Premises for a Senior Housing Project and for facilities ancillary to the operation of
2 the Senior Housing Project; and

3
4 WHEREAS, Cellco Partnership, a Delaware general partnership d/b/a Verizon
5 Wireless ("Verizon"), has requested that Bates enter into a Building and Rooftop
6 Lease Agreement ("Verizon Lease") for the purpose of allowing Verizon to install
7 certain communications equipment and antennas at the property; and

8
9 WHEREAS, pursuant to the Verizon Lease, Bates will lease space on the roof of its
10 portion of the Property for the installation, operation, and maintenance of a limited
11 number of antennas; and

12
13 WHEREAS, the County and Bates agrees that Boys and Girls Clubs of Annapolis
14 and Anne Arundel County, Inc., a non-profit corporation organized under the laws of
15 the State of Maryland, shall retain all rental payments and other income resulting
16 from the Verizon Lease; and

17
18 WHEREAS, the County and Bates, are desirous of amending the Lease Agreement
19 dated March 18, ~~2015~~ 2005, to permit Bates to enter into the Verizon Lease, as set
20 forth in the First Amendment to Lease, incorporated herein by reference as if fully set
21 forth, and a copy of which shall be permanently kept on file in the Office of the
22 Administrative Officer to the County Council and in the Office of Central Services;
23 now, therefore,

24
25 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
26 That the First Amendment to Lease, which permits Bates School Limited Partnership to enter
27 into a sub-lease with Cellco Partnership d/b/a Verizon Wireless to permit the installation of
28 certain communications equipment and antennas at the Property, is hereby approved.

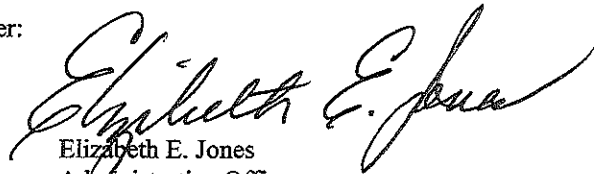
29
30 SECTION 2. *And be it further enacted,* That pursuant to the First Amendment to Lease,
31 Boys and Girls Clubs of Annapolis and Anne Arundel County, Inc., shall be permitted to
32 retain all rental payments and other income resulting from the Verizon Lease.

33
34 SECTION 3. *And be it further enacted,* That this Ordinance shall take effect 45 days
35 from the date it becomes law.

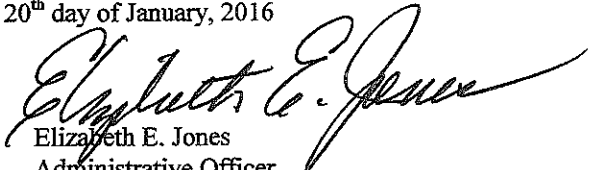
AMENDMENT ADOPTED: January 19, 2016

READ AND PASSED this 19th day of January, 2016


By Order:


Elizabeth E. Jones
Administrative Officer

PRESENTED to the County Executive for his approval this 20th day of January, 2016

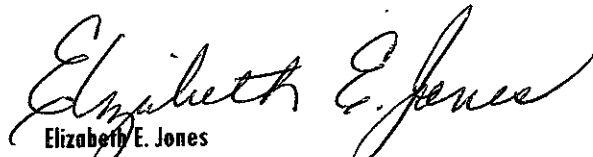

Elizabeth E. Jones
Administrative Officer

APPROVED AND ENACTED this 21 day of January, 2016


Steven R. Schuh
County Executive

EFFECTIVE DATE: March 6, 2016

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF BILL NO.
120-15, THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer