

FINAL

COUNTY COUNCIL OF ANNE ARUNDEL COUNTY, MARYLAND

Legislative Session 2015, Legislative Day No. 40

Bill No. 121-15

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: Second 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 the Boys & Girls Clubs of Annapolis and Anne
4 Arundel County, Inc.

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

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

17
18 WHEREAS, the Boys & Girls Clubs of Annapolis and Anne Arundel County, Inc.
19 (“BGCAA”), a non-profit corporation organized under the laws of the State of
20 Maryland., is party to a fifty (50) year Lease dated February 25, 2005, by and between
21 the County as landlord and BGCAA, as tenant (the “Lease”) for the Property; and

22
23 WHEREAS, the Lease was approved pursuant to Bill No. 72-04; and

1 WHEREAS, the County and BGCAA entered into Amendment No. 1 to Lease dated
2 December 8, 2005, which refined and clarified the depiction and description of the
3 Leased Premises; and

4
5 WHEREAS, Paragraph 4.3 of the Lease provides that BGCAA shall use the Leased
6 Premises for the renovation and operation of a Boys & Girls Club Facility and for
7 such other related services as BGCAA deems necessary for the operation of the Boys
8 & Girls Club Facility; and

9
10 WHEREAS, Cellco Partnership, a Delaware general partnership d/b/a Verizon
11 Wireless ("Verizon"), has requested that BGCAA enter into a Building and Rooftop
12 Lease Agreement ("Verizon Lease") for the purpose of allowing Verizon to install
13 certain communications equipment and antennas at the property; and

14
15 WHEREAS, pursuant to the Verizon Lease, BGCAA will sub-lease approximately
16 three hundred fifty-six (356) square feet of areaway space of the Property for the
17 installation, operation, and maintenance of communications equipment and
18 additional space on the roof of the Property for the installation, operation, and
19 maintenance of antennas; and

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21 WHEREAS, the County agrees that BGCAA shall retain all rental payments and
22 other income resulting from the Verizon Lease;

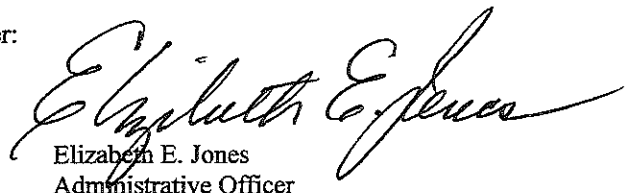
23
24 WHEREAS, the County and BGCAA are desirous of amending the Lease Agreement
25 dated February 25, 2005, to permit BGCAA to enter into the Verizon Lease, as set
26 forth in the Second Amendment to Lease, incorporated herein by reference as if fully
27 set forth, and a copy of which shall be permanently kept on file in the Office of the
28 Administrative Officer to the County Council and in the Office of Central Services;
29 now, therefore,

30
31 SECTION 1. *Be it enacted by the County Council of Anne Arundel County, Maryland,*
32 That the Second Amendment to Lease which permits the Boys & Girls Clubs of Annapolis
33 and Anne Arundel County, Inc. to enter into a sub-lease with Cellco Partnership d/b/a
34 Verizon Wireless to permit the installation of certain communications equipment and
35 antennas at the property, and to retain all income resulting therefrom, is hereby approved.

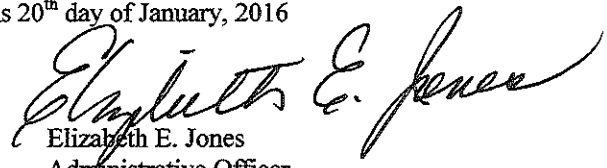
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37 SECTION 2. *And be it further enacted,* That this Ordinance shall take effect 45 days
38 from the date it becomes law.

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READ AND PASSED this 19th day of January, 2016

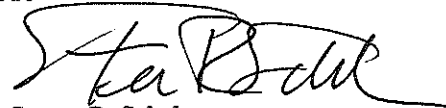
By Order:


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.
121-15 THE ORIGINAL OF WHICH IS RETAINED IN THE FILES
OF THE COUNTY COUNCIL.


Elizabeth E. Jones
Administrative Officer