



*Gregory J. Swain, County Attorney*

## **MEMORANDUM**

**To:** Council Members, Anne Arundel County Council

**From:** Gregory J. Swain, County Attorney /s/

**Date:** September 16, 2019

**Subject:** Resolution No. 38-19, Approving the terms and conditions of the acquisition of real property known as Quiet Waters Retreat

---

### **Legislative Summary**

This summary was prepared by the Anne Arundel County Office of Law for use by members of the Anne Arundel County Council during consideration of Resolution No. 38-19, a resolution that seeks approval for the use of \$7,825,000 from the Advance Land Acquisition Capital Project to purchase real property known as Quiet Waters Retreat.

#### **Purpose.**

The Resolution seeks the approval of the County Council to the purchase of Quiet Waters Retreat for \$7,825,000 from the Advance Land Acquisition Capital Project, on the terms and conditions set forth in the Contract of Sale, which was attached as Exhibit A. Copies of two appraisals and a feasibility study are also attached, as required by § 8-3-101(d)(2).

#### **Background.**

Quiet Waters Retreat is a 19.43 acres waterfront property in Annapolis that is contiguous to the County's Quiet Waters Park and features water frontage on the South River as well as on Loden Pond. The County seeks to acquire this property to expand the park and to take advantage of a public-private partnership with Chesapeake Conservancy, Inc., a local nonprofit conservation organization, that will contribute \$2,000,000 towards the purchase price in exchange for a long-term lease of the structures on the property to the Conservancy for use as office or meeting space. The County has granted the Conservancy naming rights for the building spaces, to be named the "Earl Conservation Campus" in recognition of the private donors. The County is also partnering with the United States Navy, under the Navy's "Readiness and Environmental Protection Integration" program, to sell a conservation easement for \$1,000,000, which will protect the existing natural features on the site while allowing recreational uses and the use contemplated by the Conservancy.

Ultimately, the County will use these funding sources to reduce the Advance Land funds to \$4,825,000, but the full \$7,825,000 may be needed for settlement on October 15, 2019. If so, any private or REPI funds received post-settlement will be used to reimburse the Advance Land funds. It is also anticipated that funds from Program Open Space will be available post-settlement, which will also be used to reimburse the Advance Land fund.

Section 8-3-101(d)(2) of the County Code requires the County Council to approve any land purchase using funds from the Advance Land Acquisition Capital Project.

The Office of Law is available to answer any additional questions regarding Resolution No. 38-19. Thank you.

cc: Honorable Steuart Pittman, County Executive  
Jennifer Purcell, Chief of Staff  
Benjamin J. Birge, Chief Administrative Officer  
Peter Baron, Legislative Liaison  
Chris Phipps, Director of Public Works  
Rick Anthony, Direction of Recreation & Parks  
Jim Beauchamp, Budget Officer