



Gregory J. Swain, County Attorney

MEMORANDUM

To: Members, Anne Arundel County Council

From: Christine B. Neiderer, Assistant County Attorney /s/

Via: Gregory J. Swain, County Attorney /s/

Date: September 7, 2021

Subject: Bill No. 73-21 - Approval of the Lease Agreement of County-owned property to Coppermine Racquet and Fitness LLC.

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 the attached Bill, which approves a lease agreement between the County and Coppermine Racquet and Fitness LLC (“Coppermine”).

Purpose.

The purpose of this Bill is to approve a lease agreement between the County and Coppermine for County-owned property located at 1580 Millersville Road, Millersville, MD 21108 (“Leased Premises”).

Background.

In August 2020, the County issued a Request for Proposal No. 21000040 for the design, construction, management, and operation of a tennis facility to be located on the Leased Premises. Coppermine submitted a proposal and Letter of Intent in response to the RFP, and upon evaluation, the County decided to lease the Premises to Coppermine pursuant to a Lease Agreement dated June 15, 2021 (“Lease”). The Lease is for an initial lease term of twenty-five (25) years, as set forth in the proposed Lease Agreement, a copy of which is attached hereto for reference. The initial term commences upon a formal notice to proceed issued by the County indicating the start of the Lease and approval to commence construction which shall be issued as an amendment to the Lease.

Section 8-3-301 of the Anne Arundel County Code requires that any contract for lease of County-owned property that specifies a term, including renewal options, of three years or more, must be approved by ordinance of the County Council.

Note that Council is provided an unredacted version of the Lease and Exhibits. The Lessee has requested that certain financial information of Coppermine in the exhibits be redacted from the public version, which is mandatory in accordance with § 4-336 of the *General Provisions* Article of the State Code (the MPIA). The version of the Lease that will be published reflects these mandatory redactions, none of which are in the Lease document (except a redaction of certain live signatures of individuals signing on behalf of the Lessee).

SECTION 1 (uncodified) approves the Lease Agreement between the County and Coppermine.

SECTION 2 (uncodified) provides that the Lease Agreement is incorporated herein by reference as if fully set forth, and further provides that a certified copy of the Lease Agreement shall be kept on file with the Administrative Officer to the County Council and the Office of Central Services.

SECTION 3 (uncodified) provides that the bill takes effect 45 days after it becomes law.

The Office of Law is available to answer any additional questions regarding the attached ordinance. Thank you.

cc: Honorable Stuart Pittman, County Executive
Kai Boggess-deBruin, Chief of Staff
Matthew Power, Chief Administrative Officer
Peter Baron, Director of Government Relations
Chris Trumbauer, Budget Officer
Christine Anderson, Central Services Officer
Christopher Daniels, Real Estate Manager