



ANNE ARUNDEL COUNTY GOVERNMENT RELATIONS OFFICE

Legislative and Fiscal Summary of Administration Legislation

To: Members, Anne Arundel County Council

From: Ethan Hunt, Director of Government Affairs /s/

Date: September 15, 2025

Subject: Bill No. 80-25 – Approval of the Amended and Restated Lease between Anne Arundel County, Maryland and Wiley Bates School LLC

This summary was prepared by the Anne Arundel County Government Relations Office for use by members of the Anne Arundel County Council during consideration of Bill No. __-25.

Summary

This Bill, requested by the Administration, authorizes the Amended and Restated Lease of a portion of County-owned property in Annapolis, Maryland, known and designated as Wiley H. Bates High School, Smithville Street and South Villa Avenue, to Wiley Bates School LLC.

The County owns property known and designated as the Wiley H. Bates High School and surrounding land on Smithville Street and South Villa Avenue in Annapolis ("Property"). The County, as landlord, and Bates School Limited Partnership ("Bates"), as tenant, entered into a fifty (50) year lease dated March 18, 2005 ("Lease") for a portion of the Property. The Lease was approved pursuant to Bill No. 73-04. The Lease was amended in December 2015 for the purpose of permitting Bates to enter into a sub-lease to permit the installation of communications equipment and antennas at the Property ("First Amendment"). The First Amendment was approved pursuant to Bill No. 120-15. Council subsequently approved a Second Amendment to the Lease pursuant to Bill No. 49-23, whereby the lease term was extended for an additional 42 years, to expire on March 27, 2097 ("Second Amendment"). The Lease, First Amendment, and Second Amendment are collectively referred to as the "Original Lease." The leased property includes seventy-one (71) units of affordable senior housing, exhibit space, and a memorial garden. Enterprise Community Development, Inc., a non-profit that provides development services for affordable housing and community revitalization, desires to work with the tenant to renovate the senior housing project, and has formed Wiley Bates School LLC for that purpose. The scope of improvements includes unit upgrades to include new kitchens, bathrooms, LVT-flooring, new in-unit heat pumps, roof replacement, upgraded trash collection area, drywall, painting, upgraded finishes in common areas, elevator modernization, and new common area

Note: This Legislative and Fiscal Summary provides a synopsis of the legislation as introduced. It does not address subsequent amendments to the legislation.

HVAC (“Improvements”).

To facilitate the proposed renovations to the senior housing improvements, Bates School Limited Partnership, intends to assign its rights and interest in the Original Lease to Wiley Bates School LLC, pursuant to an Assignment and Assumption of Lease, and Wiley Bates School LLC desires, and the County agree, to amend and restate the Lease as set forth in the Amended and Restated Lease Agreement, a copy of which is attached hereto. The term of the Amended and Restated Lease commences upon full execution of the Amended and Restated Lease and expires 99 years thereafter.

Enterprise Community Development, Inc., a non-profit that provides development services for affordable housing and community revitalization, desires to renovate the senior housing improvements that are part of the Leased Premises, and has formed Wiley Bates School LLC, a Maryland limited liability company, for that purpose, and Bates School Limited Partnership intends to assign its rights and interest in the Original Lease to Wiley Bates School LLC; and

Under Bill No. 66-24, effective December 2, 2024, the County Council approved a revised Amended and Restated Lease between the County and Wiley Bates School LLC (the “Revised Lease”) to effectuate this intent. The Revised Lease was not executed by the parties, and the County and Wiley Bates School LLC have further revised the Amended and Restated Lease, including accompanying documents, incorporated herein by reference as if fully set forth. The term of the Amended and Restated Lease commences upon full execution of the Amended and Restated Lease and expires 99 years thereafter. The revisions are reflected in the Amended and Restated Lease and Exhibits A, C, D, E, G, and H, all of which have been provided to Council with the Bill and reflecting the redlined changes.

Anne Arundel County Code § 8-3-301 requires that certain leases of County- owned property that specify a term, including renewal options, of three years or more, be approved by ordinance of the County Council.

Purpose

The purpose of this Bill is to authorize the Amended and Restated Lease of a portion of County-owned property in Annapolis, Maryland, known and designated as Wiley H. Bates High School, Smithville Street and South Villa Avenue, to Wiley Bates School LLC.

Fiscal Impact

Please see the Fiscal Note the Budget Office has prepared for an explanation of the fiscal impact of this Bill.

Additional Information

The Government Relations Office is available to answer any additional questions regarding this Bill. Specific questions should be directed to Lori Blair Klasmeier, Office of Law, or Chris Daniels, Real Estate. Thank you.

cc: Honorable Steuart Pittman, County Executive
Christine Anderson, Chief Administrative Officer
Jenny Proebstle, Chief of Staff
Gregory Swain, County Attorney
Chris Trumbauer, Budget Officer

Susan Harold, Central Services Officer