



City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 2, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, June 2, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:02 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG:

Mayor Adams led the Pledge of Allegiance to the Flag of the United States of America.

QUORUM:

In attendance were Mayor Adams, Councilmembers Brady, Estève, Ndebumadu, Rogers, Truesdale and Woolfley, City Manager Lott, Assistant City Manager Mears, City Attorney Levan, City Clerk Hernandez and Staff.

AGENDA ADDITIONS/DELETIONS/AMENDMENTS:

Mayor Pro Tem Woolfley motioned to move Item C under Presentations – Adoption of Proclamation P-16-25 Proclaiming June 7-15, 2025, as Chesapeake Bay Awareness Week in the City of Bowie to Consent Agenda. Councilmember Truesdale second the motion. Motion passed 6-0 (Ndebumadu not in Chambers).

CITIZEN PARTICIPATION:

City Clerk Hernandez stated for the record that four comments were received via email and forwarded to Council. Copies attached.

1. Jacques Chevalier, Old Stage Rd – Copy of comments attached.
2. Penny Collins, DAV - Spoke about a seminar hosted by the DAV on June 21st, to assist veterans with disability claims.
3. Ken McCaughey, Chalford Ln – Spoke on improving trails and walkways adjoining to State roads.
4. Michael Bridges, Dunwood Crossing Dr. – Copy of comments attached.

PRESENTATIONS:

- A. The Chairs of the Arts and Education Committees presented scholarship awards. List of winners attached.
- B. The Chair of the Education Committee presented the 40th Annual Excellence in Education Teacher Awards. List of winners attached.

CITY BOARDS AND COMMITTEES:

A. Appointments/Reappointments/Swearing-In:

1. Councilmember Estève motioned to appoint Mr. Caleb James to the Community Outreach Committee as a Youth Member for a 2-year term. Mayor Pro Tem Woolfley second the motion. Motion passed 7-0.

Mayor Adams swore in the member to the committee.

COUNCIL ANNOUNCEMENTS:

Councilmember Rogers mentioned that the University of Maryland Global Campus is offering free AI online classes.

Mayor Adams reminded residents to attend Bowiefest on June 7th.

CITY MANAGER'S REPORT:

None.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Adoption of Resolution R-28-25 Accepting a Bid Proposal for the Bituminous Trail Repairs/Replacements Along Northview Drive Project from E&R Services, Inc. in the Amount of \$47,500; B) Adoption of Resolution R-29-25 Accepting a Bid Proposal for Temporary Labor Services from P2 Cleaning Services, LLC in the Amount of \$186,092.60; C) Adoption of Resolution R-30-25 Accepting a Bid Proposal for the Algae & Vegetation Treatment for Stormwater Management Ponds from Aquatic Environment Consultants, Inc. in the Amount of \$31,019; D) Adoption of Resolution R-31-25 Awarding a Contract for Grounds Maintenance Services at the Solid Waste Facility, Water Well and Water Tank Sites, Wastewater Pump Station Facilities and the Wastewater Treatment Plant; E) Adoption of Resolution R-32-25 Awarding a Contract to Maryland Industrial Trucks, Inc. for the Supply and Delivery of One (1) Sewer Camera Tractor in the Amount of \$60,986; F) Adoption of Resolution R-33-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Issuing a Purchase Order to Granturk Equipment Company, Inc. in the Amount of \$937,953 for the Purchase of Three Refuse Trucks, by Piggybacking a Costarts Pennsylvania Department of General Services Bid; G) Adoption of Resolution R-34-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Issuing a Purchase Order to Apple Ford in the Amount of \$135,571.44 for the Purchase of One Dump Truck by Piggybacking Baltimore County Contract #0004504; H) Adoption of Resolution R-35-25 Accepting a Proposal for ASHRAE Level II Building Audits of Kenhill Center and City Hall With Loring Consulting Engineers in the Amount of \$59,185; I) Adoption of Proclamation P-16-25 Proclaiming June 7-15, 2025, as Chesapeake Bay Awareness Week in the City of Bowie. Councilmember Estève second the motion. Motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

A. Maryland State Highway Administration Update - Mr. David Rogers, Regional Planner for MDOT and Mr. Jonathon Brown II, Assistant District Engineer for MDOT, briefed Council on the status of several road projects in the City. The widening of MD-197 is back on hold, the replacement of sidewalk near Omni building is being reviewed and an update will be provided soon. US-301 litter control is on a schedule of 4-6 weeks, and there are no plans for widening US-301.

Mayor Pro Tem Woolfley commented on his disappointment at learning that the widening of MD-197 is back on hold. He also mentioned that vegetation is overgrown in the cloverleaf sections of US-301 onto MD-50.

Councilmember Ndebumadu requested that litter control on US-301 be reevaluated to be done sooner than 4-6 weeks.

Councilmember Truesdale requested that the repairs of the sidewalk near the Omni building be prioritized, it has been damaged for nearly five years.

Mayor Adams thanked Mr. Rogers and Mr. Brown for their briefing.

B. Land Acquisition and Adoption of Emergency Ordinance O-5-25 Authorizing the Acquisition of Certain Real Property Located at 15200 Major Lansdale Blvd., Bowie, Maryland 20716, Comprising Approximately 11.97± Acres, Being the Property Identified as Tax Map 55, Grid B1, Lot 1, Tax ID No. 07-3131711 – Mr. John Henry King, City's Economic Development Director summarized the staff report. The City would purchase the former Regal Cinema property consisting of approximately 11.97± acres with a 55,280 sq. ft. movie theater constructed on it for \$11,970,000 and non-refundable deposit in the amount of \$1,197,000 has been made.

The City has an established land acquisition policy, described in Resolution R-61-98, that has eleven possible reasons for the City to acquire land. Three (3) of those reasons apply directly to this property:

- Acquisition would allow the City to influence land use for a particular property
- Acquisition would be for redevelopment or revitalization
- Acquisition would be in the best interest of the City as determined by the City

Mayor Adams motioned to address the Emergency Ordinance O-5-25 as written. Councilmember Ndebumadu second the motion. Motion failed 4-3 (Adams, Ndebumadu, Truesdale). Emergency Ordinance needed a unanimous vote to pass as presented.

Councilmember Esteve commented that Economic Development was not an issue in the City 10 years ago but now it has become a top priority for residents and this purchase would give the City a chance to guide what could be developed on the property.

Councilmember Brady concurs with Councilmember Esteve's comment and supports this ordinance.

Councilmember Ndebumadu stated that she is against this purchase.

Mayor Adams stated that although he understands the opportunity presented, at this time it would put the City in a financial deficit not knowing what is going to happen with finances in the future with State and Federal budget cuts.

Mayor Pro Tem Woolfley motioned to Amend Emergency Ordinance O-5-25 by striking out the 7th recital on the ordinance as well as striking out the words beginning at permitting through introduced

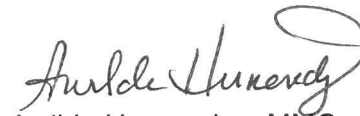
in the 8th recital and just introducing the ordinance this evening and holding a Public Hearing for possible adoption at the June 16, 2025, Council meeting. Councilmember Brady second the motion. Motion passed 4-3 (Adams, Ndebumadu, Truesdale). The Emergency Ordinance only needed a majority vote for introduction.

C. Adoption of Ordinance O-6-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24, and Amended by Ordinances O-7-24, O-2-25 and O-3-25 to Appropriate Funds for the Acquisition of Certain Real Property as Described in Emergency Ordinance O-5-25, Known as the Regal Theater Property.

Mayor Adams motioned to adopt Emergency Ordinance O-6-25 as presented. Councilmember Ndebumadu second the motion. Mayor Pro Tem Woolfley asked for point of clarification that this will only need a majority vote for introduction as written. City Attorney Levan responded that for introduction it would only need a simple majority but to adopt it would need a two-third vote since it would be amending the budget. Motion passed 4-3 (Adams, Ndebumadu, Truesdale).

ADJOURNMENT:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting. Councilmember Brady second the motion. Motion passed unanimously. The meeting adjourned at 10:50 p.m.


Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie, Maryland on July 7, 2025.

Jacques Chevalier Homeowner,(BLACK Male & Married to Carolyn since 1990)

14413 Old Stage Road Bowie, Md 20720 202 494-2955

REMARKS BOWIE City Council Meeting June 2, 2025, 8pm

My name is JACQUES CHEVALIER , Proud married homowner and resident since 2018 in Bowie. The recent Regal Theatre real estate transaction by most of the elected Council Flim FLAMMERS is sickening and foul feces being thrown to taxpayers. Your indignation to the Bowie nation is pure criminal, malfeasance and dereliction of your fiduciary responsibility to us overburdened residential taxpayers by attempting to purchase a foreclosure and pay 4x the value.

Having sold real estate in DC & Md beginning in 1982, appraisal and loan officer I certify to the citizens and the swindlers of our tax dollars this deal to pay \$12 million for a \$4 million dollar property with no improvements is 'economic obsolescence 101'period! Not one of you would pay with your personal funds to a seller who scooped a foreclosure for \$4mil, made no improvements in 2 yrs of ownership and surrounding area is not commercially sustainable currently. What you crooks doing to us is outrageous conduct and indecent exposure of our tax dollars. Stop the execution and FREAK OFF with baby-snake-oil financially speaking by rescinding the transaction and leaving the earnest money deposit with the sellers. THEN ask the AG to investigate this deal , secure PERSONAL liability judgments against all parties who stole our money, resign enmasse and maybe some prison time to curtail thieving derriere politicians like you'll in the City of Bowie.

Our taxes are among the highest in Maryland: Bowie has funkcd up money with the skating rink, gave away too many tax benefits to developers meanwhile folks like me in their 70's are scrapping to keep up real property taxes and utilities to reside here. The fornication of your Council fiduciary to the citizens is so dangerous that we will see a rise in foreclosures, taxes and continued theft in boardroom politician-closets and retail stores, simply put we are being ruined and burned. All folks suffer in Bowie but more so at the high end real estate homes like mine. Come to reality and escape fantality and give me MY mother-father money back asap and be open and honest by quitting the secrecy secretions meetings-someone in this body is reaping money from this deal or their relatives or whores.

Jacques Chevalier, Homeowner and caring citizen of Bowie.

Awilda Hernandez

From: Bill Mauer <iagolem@comcast.net>
Sent: Monday, June 2, 2025 11:06 AM
To: CityClerk
Subject: [EXTERNAL] Regal Property Purchase Comment

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Good day -

I'm writing to inform you that I oppose the proposed purchase of the Regal Cinema Property. I feel that this is an unwarranted expenditure, and that the only purpose is to "bail out" a real estate developer. It would burden the city with an unusable property with no clear path for future use.

Thank you fo your attention.

--

- Stay well

-=[William C. "Bill" Mauer]=-

No Fear

Awilda Hernandez

From: John John <beyonderinc@yahoo.com>
Sent: Monday, June 2, 2025 3:51 PM
To: CityClerk
Subject: [EXTERNAL] Waste and Fraud re development

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

I am a resident of Bowie and I am extremely disturbed that multiple members of the Council would put in a bid for the property where Regal Cinema was without any public input!

Entering a bid for almost \$2million without any plan to develop it!

I am completely against this and I will inform the community of the members of Council that voted for this measure. Enough is Enough!

The extensive redevelopment happening in the City of Bowie that is controlled by PG County is destroying the very essence of Bowie. How can we continue to sit by while the developers give PG County funds to over develop Bowie while crime is rising and the funds collected are not primarily being spent in the city that it the most affected?!

Take this as a short and powerful WAKE UP CALL, if this continues we will not re elect any of these members to office.

Awilda Hernandez

From: Michael Bridges <mike.m.bridges@gmail.com>
Sent: Monday, June 2, 2025 4:46 PM
To: CityClerk
Subject: [EXTERNAL] Comments on Emergency Ordinance to acquire the Regal Theatre Property

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

My name is Michael Bridges and I am a city resident at

3320 Dunwood Crossing Dr,
Bowie, MD 20721

It has come to my attention that the city plans to hold a vote on an emergency ordinance to appropriate funds for the acquisition of the Regal Theatre property. It appears 5 members of the city council voted to enter into a ~\$12M contract for the property with a \$1.2M non refundable deposit. In my opinion the deal was made too hastily and at too high a price. There is no way one should buy a distressed property for more than the price defaulted on, especially with no plan for the property or any analysis that shows the purchase will be good for the taxpayer. What was the analysis used to justify that price?

At this stage I recommend a NO vote on this emergency ordinance as it will do a couple of things:

- 1.) It will allow the city to figure out if there is a reasonable future plan that can be put together for the use of the property that is cost effective for the taxpayer.
- 2.) It puts the city in a stronger negotiation position by showing they are willing to walk away
- 3.) The stronger position might allow the city to re-negotiate for more time to figure this out and potentially a better deal than the current \$12M contract.

If they don't want to negotiate then the council will have learned a very hard \$1.2M lesson about making an emotional/panicked/rushed buying decision. When Regal was foreclosed upon and Four Points Capital Partner bought the property at the firesale price of \$4M. That tells me there were probably no other developers at that time willing to put up anything more so that set the price. A new price was tested when they sold it to the church for \$10M. The fact that the Church bid \$10M and no other developer was willing to bid higher to me suggests that the development community did not consider that to be a reasonable price. The fact that the church defaulted suggests to me that they overstretched. Both these facts to me suggest the value of that property is less than \$10M.

Please vote no so a more measured and thoughtful future use analysis plan can be conducted so as to determine if such a purchase is a good deal for the taxpayers

Awilda Hernandez

From: Milly Hall <hallmilly@aol.com>
Sent: Monday, June 2, 2025 5:08 PM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Bowie City Councilwoman Roxy Ndebumadu
Cc: Awilda Hernandez; Alfred Lott; Daniel Mears; Milly Hall
Subject: [EXTERNAL] City Council Regal Property Purchase = Bad move

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Dear Mayor Adams, City Council members and City staff,

I am writing in regards to your potential acquisition of certain Real Property located at 15200 Mayor Lansdale Blv. Bowie, the Regal Movie Theatre. This is of great concern, and we expect the Council to make better decisions on behalf of all Bowie citizens. I don't feel this is a good one, considering the financial challenges the City could be facing with what's coming out of the Federal Government. I am suggesting that you rethink this action, as it could clearly hurt us in the coming future.

The former Regal Cinema closed due to national economic trends in entertainment and commercial real estate. It was foreclosed and purchased by a DC-based private equity firm (Four Points Capital Partners) for **\$4 million**. They sold it to a church, Passion Java Ministries, financed by Greenspring Realty Partners in Maryland for approximately **\$10 million**. The church defaulted on the loan, and the property is now back under the control of Four Points Capital, which holds the note, in coordination with Greenspring. They are now asking the City of Bowie to purchase it for **\$11.97 million**.

Five members of Council directed staff, without public input, to enter a no-contingency contract, placing a **\$1,197,000.00 million non-refundable deposit** for a property with **no defined plan** for use, purpose, or public return.

The city council should not be moving forward with an intent to purchase land without appropriate public input or feasible redevelopment plan for income generation 10 years from now.

Milly Hall
14404 Dunstable Court
Bowie MD 20721



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Arts and Education Committee Scholarships

DATE: 05/29/2025

The City of Bowie Arts and Education Committees have selected scholarship recipients for this year. Each student will attend an accredited post-secondary school. Art scholarship recipients must pursue a degree in an arts-related major; education scholarship recipients may pursue degrees in any field of study. The committees are requesting City Council present the honorees with a certificate of recognition at the June 2, 2025, City Council meeting.

Name	Scholarship	School
Yesenia Santiago	Education - \$4,000	Bowie High School
Omorinsola Oyewole	Education - \$3,000	Bowie High School
Akram Serubiri	Education - \$3,000	Duval High School
Taylor Banks	Arts - \$2,000	Duke Ellington School of the Arts
Saamiya Burns	Arts - \$2,000	Suitland High School

ATTACHMENTS: None



Memorandum

TO: City Council

FROM: Alfred Lott, City Manager

SUBJECT: Excellence in Education Teacher Awards

DATE: 05/29/2025

The following teachers and staff were nominated by their school principal to receive the 40th Annual Excellence in Education Teacher Award. These educators will be honored with a certificate and a monetary award during the June 2, 2025, City Council meeting, in recognition of their dedication to our school and students. The committees are requesting City Council present the honorees with a certificate of recognition at the June 2, 2025, City Council meeting.

Teacher	School
Alysia Flynn	Rockledge Elementary School
Andrew Degsi	Pointer Ridge Elementary School
Brittany Hamolia	Pointer Ridge Elementary School
David Summey	Yorktown Elementary School
Davlyn Hollie	Benjamin Tasker Middle School
Debra L. Stanton	Grace Christian School
Doris Ann Rice	C. Elizabeth Rieg Regional School
Ewa Siwak	Grace Christian School
James Booker	Whitehall Elementary School
James Dorsey	Rockledge Elementary School
Jevette Meeks	Benjamin Tasker Middle School
Jolie Trudick	Yorktown Elementary School
Lindsey Brodrick	C. Elizabeth Rieg Regional School
Lisa Miller	High Bridge Elementary School
M. Michele Rowland, NBCT	Whitehall Elementary School
Markesa R. Thomas-Oliver	Samuel Ogle Middle School

Natasha Harris	High Bridge Elementary
Nichole Ra'uf	Samuel Ogle Middle School
Rob Watson	Kenilworth Elementary

ATTACHMENTS: None