City of Bowie

15901 Fred Robinson Way
Bowie, Maryland 20716

REGULAR CITY COUNCIL MEETING MINUTES

MONDAY, JUNE 16, 2025

CALL MEETING TO ORDER:

The Regular Meeting of the Bowie City Council was held on Monday, June 16, 2025, in Council Chambers at City Hall. Mayor Adams called the meeting to order at 8:05 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 (virtual), 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 amend the agenda to add under Closed Session § 3-305(b)(7): "To consult with counsel to obtain legal advice"; and § 3-305(b)(10): "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans". Councilmember Esteve second the motion. Motion passed 6-0 (Ndebumadu did not vote).

CITIZEN PARTICIPATION:

1. Charlene Bearsto – Spoke on diminishing tree canopy in the city.
2. George Tudle, Excalibur Ct. - Spoke on safety issues because of overgrown vegetation on Rt. 301 and 197.

PRESENTATIONS:

A. Mr. Kevin Lopez Cruz with the Diversity Committee spoke on Caribbean-American Heritage Month.

CITY BOARDS AND COMMITTEES:

None.

COUNCIL ANNOUNCEMENTS:

Councilmember Rogers spoke on the remembrance of the Juneteenth celebration.

Councilmember Truesdale spoke on the ribbon cutting that was held on June 14th for the Maryland Women's Business Center that opened in the Bowie Town Center.

CITY MANAGER'S REPORT:

None.

CONSENT AGENDA:

Mayor Pro Tem Woolfley motioned to approve Consent Agenda items: A) Approval of May 5, 2025 Council Meeting Minutes; B) Approval of May 12, 2025 Council Meeting Minutes; C) Adoption of Proclamation P-17-25 Proclaiming June 16-22, 2025, as Pollinator Week in the City of Bowie; D) Adoption of Resolution R-36-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to Carter Machinery Co., Inc. in the Amount of $141,458.01 for the Purchase of One Backhoe, by Piggybacking a Sourcewell Contract; E) Adoption of Resolution R-37-25 Awarding a Contract to Kaslo Enterprises LLC for Sewer Lateral Replacements in an Amount Not to Exceed $200,000; F) Adoption of Resolution R-38-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to Jesco, Inc. in the Amount of $78,000 for the Purchase of One Mini Excavator, by Piggybacking a Sourcewell Contract; G) Adoption of Resolution R-39-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie and Awarding a Contract to D.W. Ogg Equipment Company in the Amount of $35,861.60 for the Purchase of One Ventrac Tractor, by Piggybacking a Sourcewell Contract; H) Adoption of Resolution R-41-25 Accepting a Proposal for Police Department Marketing Services for Recruitment of Police Personnel with First Arriving, LLC in the Amount of $31,650; I) Adoption of Resolution R-42-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the City to Enter Into a Contract with Commercial Carpets of America, Inc., and Authorizing the City Manager to Enter Into an Agreement for Flooring Replacement; J) Adoption of Resolution R-43-25 Awarding a Contract to Lighting Maintenance, Inc. for Street Light Maintenance in an Amount Not to Exceed $550,000; K) Adoption of Resolution R-44-25 Awarding a Contract to USALCO, LLC for the Supply and Delivery of Liquid Aluminum Sulfate to the Wastewater Treatment Plant in an Amount Not to Exceed $41,700; L) Adoption of Resolution R-45-25 Waiving the Competitive Bidding Requirements of Section 61 "Purchasing and Contracting" of the Charter of the City of Bowie to Allow the Purchase and Installation of New Amphitheater Canopy, and Authorizing the City Manager to Enter Into an Agreement With Sparks at Play, LLC; M) Adoption of Resolution R-46-25Authorizing the Issuance of a Purchase Order to KCI Technologies, Inc. for Task Order/RFP#3-21 in the Amount of $99,069.50 in Accordance With the Master Contract Approved on October 31, 2018. Councilmember Brady second the motion. Motion passed 6-0 (Ndebumadu did not vote).

OLD BUSINESS:

A. 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.

Public Hearing:

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

1. Michael Bridges, Dunwood Crossing Dr. – Spoke against the purchase of the property.
2. Milly Hall, Dunstable Ct. – Spoke against the purchase of the property.
3. Priscilla Verdun, Delcastle Ct. – Spoke against the purchase of the property.

With no one else signed up to speak, Mayor Adams declared the public hearing to have been held.

Councilmember Esteve commented that they need to continue the dialogue with the sellers to encourage advertising to businesses that will expand the City's Economic Development.

Councilmember Brady is in support of creating an Economic Development Corporation for the City.

Councilmember Truesdale stated that it was a great concept, just not the right time for it.

Mayor Pro Tem Woolfley motioned to reject Ordinance O-5-25. Councilmember Estève second the motion. Motion passed 6-0 (Ndebumadu did not vote).

B. Adoption of Emergency 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.

Since Emergency Ordinance O-5-25 did not pass, this ordinance did not move forward.

NEW BUSINESS:

None.

ADJOURNMENT AND MOVE TO CLOSED SESSION:

Mayor Pro Tem Woolfley motioned to adjourn the regular City Council meeting and move to closed session under the statutory authority of the Md. Annotated Code, General Provisions Article §3-305(b)(1): "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; § 3-305(b)(7): "To consult with counsel to obtain legal advice"; and § 3-305(b)(10): "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans". Councilmember Estève second the motion. Motion passed 6-0 (Ndebumadu did not vote). The meeting adjourned at 8:53 p.m.

Awilda Hernandez, MMC
City Clerk

Approved by the City Council of the City of Bowie, Maryland on August 4, 2025.

From: David Iannucci
To: Timothy Adams
Cc: Awilda Hernandez
Subject: [EXTERNAL] Theater site
Date: Friday, June 13, 2025 8:32:05 AM

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Your Honor:
I have read about discussions concerning the City's possible acquisition of the theater site and write to strongly endorse that idea. The site has outstanding transportation access and is critically located near some of Bowie's most important commercial properties. It could be an excellent candidate for quality mixed use development, while offering tax revenue growth opportunities that alternative proposals lack. Giving Bowie control of the economic destiny of this site I believe to be in the best interest of our community.
I am happy to be supportive of this initiative in any way I can.
Thank you.
David Iannucci

Awilda Hernandez

From: lisa babin <lisababin56@gmail.com>
Sent: Sunday, June 15, 2025 8:30 PM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Bowie City Councilwoman Roxy Ndebumadu; Awilda Hernandez; Alfred Lott; Daniel Mears
Subject: [EXTERNAL] Opposition to Purchasing the Regal Movie Theater
Attachments: Letter regarding Regal Theater.docx

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To the Honorable Mayor Tim Adams,
Members of the Bowie City Council, and
City Staff Members
Bowie City Hall
15901 Fred Robinson Way
Bowie, MD 20716

Greetings,

Please review the attachment regarding the acquisition of Regal Movie Theater.

Best Regards,

Lisa S. Babin
16402 Eider Street
Bowie, MD 20716

June 15, 2025

The Honorable Mayor Tim Adams
City Council Members
City of Bowie Staff Members

The Regal Theater closed in 2020 due to the national economic downturn and a change in the entertainment industry. Four Point Partners purchased the property for $4 million. For five years, the City of Bowie had shown no interest in buying this property for the benefit of Bowie residents. However, Passion Java Ministries, a mega church, bought it from Four Points Partners and secured a mortgage from Greenspring Realty for approximately $10 million. Furthermore, it is believed that the church has defaulted on the loan.

After participating in various Zoom meetings with Mayor Adams, Council Members Ndebamadu, Truesdale, Rogers, Woolfley, and Esteve, I am expressing my grave concern about the purchase of the Regal Theater. First, the purchase of the Regal Theater was completed for $11.9 million, accompanied by a $1.9 million good faith deposit. Meanwhile, Mayor Adams and Council Member Ndebamadu were unavailable and unable to voice their opinions on behalf of their constituents. Secondly, the city must maintain a twenty-five percent (25%) reserve budget, and this purchase would bring the reserve fund below its threshold, thereby compromising the $525,000 it earns by investing it. Fourth, the city has already agreed to spend $20 million on an ice rink. Fifth, twenty percent (20%) of Bowie's population are federal workers and are likely to be adversely impacted by the federal government's firings/layoffs. Sixth, the tax-assessed value of the Regal Theater is $9 million, and the City of Bowie has purchased it above the valuation without a plan for what would be put in its place to generate "foot traffic" through retail entertainment, commercial, or residential entities.

I believe this purchase is a reactionary decision rather than a well-thought-out plan. Therefore, I can not support it. The city council members need to collaborate on how to retrieve the deposit and plan the best course of action, including Bowie residents.

Best Regards,

Lisa Babin
Covington Unite
Pin Oak Village Townhouse Associate

Awilda Hernandez

From: Tonda Shine <tns110@yahoo.com>
Sent: Monday, June 16, 2025 7:45 AM
Subject: [EXTERNAL] Opposition to Regal Theater Property Purchase

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Dear Members of the Bowie City Council:

As a concerned resident of Bowie, I am writing to express my opposition to the purchase of the former Regal Theater property.

The decision to move forward with a nearly $12 million purchase—without a clear redevelopment plan, public input, or financial contingency protections—is deeply troubling. At a time when Bowie is facing economic uncertainty and pressing infrastructure needs, using reserve funds to buy a foreclosed property at a price above its assessed value appears fiscally irresponsible.

Moreover, the lack of transparency surrounding this transaction, including the absence of a vetted development strategy or partnership plan, undermines public trust. There are viable alternatives—such as public-private partnerships—that could have minimized risk while supporting strategic growth.

I urge the Council to reconsider this purchase and prioritize sustainable, community-informed investment decisions that protect Bowie's long-term financial health.

Sincerely,
Tonda N. Shine
Townes of Covington
16308 Eastham Court
Bowie, MD 20716
Sent from my iPhone

Awilda Hernandez

From: A Smith <angelasmith678@hotmail.com>
Sent: Monday, June 16, 2025 10:00 AM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Rosann Ndebumadu; Awilda Hernandez; Alfred Lott; Daniel Mears; lisa babin
Subject: [EXTERNAL] Regal Theater Land Purchase Plan - Oppose Plan

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June 16, 2025
Honorable Councilmembers of Bowie, MD,

In regards to the decision to purchase the Regal Theater's land without full support of all of the council members I would like to state that I am not in support of the decision to purchase the property at a price of nearly $12 million without any design plan in place. There should be statutory language in place to ensure a thorough analysis of the size and scope of a planned expenditure from the Reserve Fund to prevent acquisitions to occur without authorization of the full council body. There should be no decision made unilaterally or without thorough consideration beforehand that impacts the fiduciary standing of the Bowie Reserve Fund. The current issue does not seem to have been properly vetted before being made. It is irresponsible of council-members to say intuition should direct funding choices as opposed to well thought out planning. There should be statutory guidance enacted to ensure the council makes future decisions based on documented planning and demonstrated evidence of the impact to the overall Reserve Fund balance for a minimum of 5-years based on planned income and expected expenses. As a result, I oppose the decision to purchase the Regal Theater's land for nearly $12 million as currently planned.

Respectfully,

Angela Smith
3535 Ellerton Road
Bowie, MD 20716
angelasmith678@hotmail.com

Sent from Outlook

Awilda Hernandez

From: Bettye J Demps <bjdemps49@aol.com>
Sent: Monday, June 16, 2025 11:23 AM
To: Awilda Hernandez
Subject: [EXTERNAL] Letter for Mayor, Council and City Staff members for 6/16/2025 meeting
Attachments: Mayor's Letter.docx

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GM Ms. Hernandez,

Attached is my letter for Major Adams, all City Council and City Staff members. Please advise if it's necessary to email all members individually and receipt of my letter.

Regards,
Bettye J. Demps

3704 Excalibur Court

Condo 303

Bowie, Maryland 20716

June 16, 2025

The Honorable Timothy J. Adams, Mayor of Bowie, MD

City Council Members

City of Bowie Staff Members

Dear Mayor Adams,

I oppose the City's potential acquisition of the former Regal Movie Theate at 15200 Major Lansdale Blvd.

Five City Council staff organized a $11.97 million purchase, including a $1.197 million non-refundable deposit, during the absence of the Mayor and another member.

I've joined Q&A Zoom meetings with all City Council members except Councilman Dennis Brady and Chairwoman Wanda Rogers. There are notable issues regarding the economic statements, redevelopment plans, title ownership, and proof of bankruptcy in the negotiations with Four Points Capital, Java Ministries, and Greenspring.

I respectfully request that Council members reconsider the acquisition of the theater, ensuring further public input is gathered before proceeding.

Regards,

Bettye J. Demps

Covington Unite

Covington Condominiums Association, HOA President

Awilda Hernandez

From: Stella Diggs <sdiggs62@gmail.com>
Sent: Monday, June 16, 2025 3:05 PM
To: Timothy Adams; Dufour Woolfley; Clinton Truesdale; Wanda Rogers; Dennis Brady; Michael Esteve; Rosann Ndebumadu
Cc: Awilda Hernandez; Alfred Lott; Daniel Mears
Subject: [EXTERNAL] Regal Property purchase

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I've been a homeowner in Bowie for about 24 years

I vote NO to purchasing the old Regal theatre.

The purchase price of $12 M is too high especially since the seller had previously sold it for $10M and that buyer defaulted on their payment. The property assessed tax value is $9M.
There was no plan of how the property/location would be developed. It is irresponsible to commit $12M of the citizens money without having a plan nor even having open discussion with public.

I think it is a good decision for the Major to attempt to recover the $1.9M deposit that was made to Four Point Realty.

In this economic hardship time and with citizens losing their jobs, we cannot afford to have our property taxes increased to pay for a property that we did not budget for.

Plus, I was not aware that our (Maryland and Prince George's County) credit rating has been downgraded!

Stella Diggs
3785 Eightpenny Ln
Bowie, MD 20716

Awilda Hernandez

From: Michael Bridges <mike.m.bridges@gmail.com>
Sent: Monday, June 16, 2025 5:00 PM
To: Awilda Hernandez
Subject: [EXTERNAL] 6-16-2025 Comments on acquisition to aquisition of the Regal Theatre Property

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

3320 Dunwood Crossing Dr,

Bowie, MD 20721

I would like to express my opposition to purchase the real theatre property.

In my opinion the $12M contract price is too high and the cost benefit analysis has not been conducted sufficiently to justify that price.

Trade offs as to tax increases or which projects should be deferred have not been conducted to stay above the 25% limit.

Awilda Hernandez

From: Milly Hall <hallmilly@aol.com>
Sent: Monday, June 16, 2025 5:22 PM
To: Timothy Adams; Dufour Woolfley; Wanda Rogers; Clinton Truesdale; roxy@roxyforbowie.com; Michael Esteve; Dennis Brady
Cc: Awilda Hernandez; Alfred Lott; Daniel Mears; Milly Hall
Subject: [EXTERNAL] City Council Regal Property Purchase = Bad move

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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 Major 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

PRESIDING OFFICER'S WRITTEN STATEMENT FOR CLOSING A MEETING ("CLOSING STATEMENT") UNDER THE OPEN MEETINGS ACT (General Provisions Article § 3-305)

This form has two sides. *Complete items 1 – 4 before closing the meeting.*

1. **Recorded vote to close the meeting:** Date: 6-16-25; Time: 8:59pm; Location: City Hall;
Motion to close meeting made by: Woolfley Seconded by Estes;
Members in favor: 7; Opposed: 0;
Abstaining: —; Absent: —.

2. **Statutory authority to close session (check all provisions that apply).**
This meeting will be closed under General Provisions Art. § 3-305(b) only:

(1)[✓] "To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; any other personnel matter that affects one or more specific individuals"; **(2)**[ ] "To protect the privacy or reputation of individuals concerning a matter not related to public business"; **(3)**[ ] "To consider the acquisition of real property for a public purpose and matters directly related thereto"; **(4)**[ ] "To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State"; **(5)**[ ] "To consider the investment of public funds"; **(6)**[ ] "To consider the marketing of public securities"; **(7)**[✓] "To consult with counsel to obtain legal advice"; **(8)**[ ] "To consult with staff, consultants, or other individuals about pending or potential litigation"; **(9)**[ ] "To conduct collective bargaining negotiations or consider matters that relate to the negotiations"; **(10)**[✓] "To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans"; **(11)**[ ] "To prepare, administer, or grade a scholastic, licensing, or qualifying examination"; **(12)**[ ] "To conduct or discuss an investigative proceeding on actual or possible criminal conduct"; **(13)**[ ] "To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter"; **(14)**[ ] "Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process." **(15)**[ ] "To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information . . . or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices."

Continued →

3. For each provision checked above, disclosure of the topic to be discussed and the public body's reason for discussing that topic in closed session.

Citation (insert # from above)	Topic	Reason for closed-session discussion of topic
§3-305(b) [1]	Personnel Matters	CM Lott announced retirement & discussed recruitment efforts & options.
§3-305(b) [7]	Legal Advice	
§3-305(b) [10]	Physical security	
§3-305(b) [ ]		
§3-305(b) [ ]		

4. This statement is made by Timothy J. Adams, **Presiding Officer.**

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WORKSHEET FOR OPTIONAL USE IN CLOSED SESSION: INFORMATION FOR SUMMARY TO BE DISCLOSED IN THE MINUTES OF THE NEXT OPEN MEETING. (See also template for summary.)

➢ **For a meeting closed under the statutory authority cited above:**

Time of closed session: _____

Place: City Hall

Purpose(s): (1) Personnel (7) Legal Counsel (10) Public Security

Members who voted to meet in closed session: Adams, Estove, Rogers, Truesdale, Brady, Woolfley, Adams

Persons attending closed session: Adams, Woolfley, Estove, Rogers, Truesdale, Adams, Brady

Authority under § 3-305 for the closed session: (1)

Topics actually discussed: CM Lott's Retirement & Recruitment options

Actions taken: _____

Each recorded vote: _____

➢ **For a meeting recessed to perform an administrative function (§ 3-104)**: Time: _____

Place: _____

Persons present: _____

Subjects discussed: _____