

**RESOLUTION NO. 1207-23**

**ALTERATIONS AUTHORIZATION TO ROCKFIELD MANOR  
MAIN HOUSE 501 E. CHURCHVILLE ROAD**

**WHEREAS**, the Town of Bel Air (hereinafter referred to as the “Town”) Board of Town Commissioners wish to approve alterations to the Rockfield Manor Main House (hereinafter referred to as the “Manor”), located at 501 E. Churchville Road, as proposed by the Rockfield Manor Foundation, Incorporated (hereinafter referred to as the “Foundation”); and

**WHEREAS**, collectively, the Foundation and the Town shall be referred to as the "Parties"; and

**WHEREAS**, the Town is the owner of the Manor and the Foundation has rented the Manor from the Town for many years subject to a long-standing renewable lease agreement (hereinafter called the “Lease”) dated October 1, 2018; and

**WHEREAS**, the Foundation has approached the Town and proposed mutually agreeable alterations, specifically an addition to replace the current tent-like structure over the side and rear patio with a permanent structure that will better protect users from the wind, rain, and weather and provide a comfortable climate-controlled glass walled enclosure (hereinafter referred to as the “new enclosure”); and

**WHEREAS**, it is the understanding of the Town that the alterations to the Manor will be one hundred percent (100%) funded by the Foundation and that the new enclosure will become a part of and a permanent fixture to the existing Manor, and the Foundation waives all rights to the new enclosure, including reimbursement or recoupment of related expenses; and

**NOW, THEREFORE, BE IT RESOLVED** that we, the Bel Air Board of Town Commissioners approve the alterations and addition of a new enclosure to the Manor proposed by the Foundation attached hereto and incorporated herein as Exhibit A, and hereby permit the

Foundation to perform alterations to the Manor, subject to the negotiation and execution of an Amendment to the Lease of October 1, 2018, incorporated herein as Exhibit B, and an agreement concerning expenses to be paid by the parties; and

**AND BE IT FURTHER RESOLVED** by the Bel Air Board of Town Commissioners that the efforts of everyone involved in bringing this project to fruition and are sincerely commended and much gratitude is extended on behalf of the Board, Town Staff, and citizens and business of the Town of Bel Air that will benefit from this worthwhile endeavor that will serve to enhance the Town's reputation as a destination venue bringing visitors, business, and economic vitality to our Town for years to come; and

**AND BE IT FURTHER RESOLVED** by the Bel Air Board of Town Commissioners that this Resolution shall take effect on June 20, 2023.

ENACTMENT: June 20, 2023

EFFECTIVE: June 20, 2023

AYES:

NAYS:

ABSENT:

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Kevin M. Bianca, Chair  
Board of Town Commissioners

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Michael Krantz, Town Clerk