



**SALISBURY CITY COUNCIL  
WORK SESSION AGENDA**

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**JUNE 17, 2019**

**COUNCIL CHAMBERS  
GOVERNMENT OFFICE BUILDING**

- 4:30 p.m. Lot 30 alley and street abandonment – DID Director Amanda Pollack
- 4:45 p.m. Donation of 621 Delaware Avenue – DHCD Everett Howard
- 4:55 p.m. Council discussion
- 5:00 p.m. Adjournment

*Times shown are approximate. Council reserves the right to adjust the agenda as circumstances warrant.  
The Council reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 3-305(b).*

*Posted 6/12/19*

# City of Salisbury



MARYLAND

JACOB DAY  
MAYOR

JULIA GLANZ  
CITY ADMINISTRATOR



125 NORTH DIVISION STREET  
SALISBURY, MARYLAND 21801  
Tel: 410-548-3190  
Fax: 410-548-3192

To: Julia Glanz, City Administrator  
From: S. Mark Tilghman, City Solicitor  
Date: June 10, 2019  
Re: Ordinance – Lot 30 alley and street abandonment

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The City signed a Land Disposition Contract with Green Street Housing, LLC on March 31, 2016 for the sale and redevelopment of the parcel of land known as Parking Lot #30.

The Buyer, Green Street Housing, LLC, assigned its interest in the Contract to SBY Marina Hotel Land, LLC, in the amendment to the Disposition Contract dated June 18, 2018.

During the Buyer's title search, an unnamed, unimproved alley and an unimproved street by the name of Small Street were found on the land. The City has not used either the alley or the street, and wishes to abandon both the alley and the street so that they may be properly conveyed with the rest of the land known as Parking Lot #30.

Unless you or the Mayor has further questions, please forward this Ordinance to the Salisbury City Council.

**ORDINANCE NO. \_\_\_\_\_**

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AN ORDINANCE OF THE CITY OF SALISBURY, MARYLAND TO ABANDON AN AREA OF LAND BEING AN UNNAMED ALLEY ACCESSED FROM LAKE STREET AND TRAVERSING CITY PARKING LOT 30 TO THE WESTERN BANK OF THE WICOMICO RIVER AND TO ABANDON AN AREA OF LAND BEING THE UNIMPROVED ROAD BED OF SMALL STREET ACCESSED FROM WEST MAIN STREET AND TRAVERSING A PART OF CITY PARKING LOT 30.

WHEREAS, the unnamed alley and Small Street, are shown on the plat entitled “Street & Alley Closure”, dated May 23, 2019 and is in City Parking Lot 30; and

WHEREAS, Small Street was never opened or paved by the City of Salisbury; and

WHEREAS, the unnamed alley to be abandoned is adjoined by City owned Parcels 1641, 1644, 1647, 1646, 1648, 1643 and 1640 that along with the unnamed alley make up a portion of the developed area of City Parking Lot 30 and is more fully shown and described in Exhibits “A” and “B,” which are incorporated herein by reference; and

WHEREAS, Small Street is adjoined by City owned Parcels 1637, 1638, 1639, 1641, 1640, 1642, 1643, 1644, and 1645 that along with Small Street make up the remaining portion of the developed area of City Parking Lot 30 and is more fully shown and described in Exhibits “A” and “B;” and

WHEREAS, the City of Salisbury Department of Infrastructure and Development has determined that the aforementioned areas of land have never been used by the public, are unimproved and unpaved, and the City believes it is in the best interest of the City to abandon the aforementioned areas of land in order to improve the potential of Lot 30 for development; and

WHEREAS, the Salisbury Charter SC11-2 gives the City of Salisbury charge of all public ways in the City of Salisbury; and

WHEREAS, the Salisbury Charter SC16-8 allows the City of Salisbury to abandon or otherwise dispose of property that is not saleable; and

WHEREAS, the City of Salisbury Department of Infrastructure and Development has prepared and the City Solicitor has reviewed the Plat to abandon the unnamed alley and revert the portions of the unnamed alley fronting on Parcels 1640, 1641, 1644, 1646, 1647 and 1648 to these City owned Parcels; a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the City of Salisbury Department of Infrastructure and Development has prepared and the City Solicitor has reviewed the Plat to abandon Small Street and revert the portions of Small Street fronting on Parcels 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644 and 1645 to these City owned Parcels; a copy of which is attached hereto as Exhibit “A”; and

WHEREAS, the Director of Infrastructure and Development provided the City Council a recommendation of the proposed road abandonment at the \_\_\_\_\_, 2019 City Council work session.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND that the City of Salisbury hereby abandons the 7,725 square foot area of the heretofore described unnamed alley and Small Street, and that the Mayor of the City of Salisbury is hereby authorized to execute all documents necessary to convey the said areas with the aforementioned City owned parcels.

55 BE IT FURTHER ORDAINED that this ordinance shall take effect immediately.

56

57 THIS ORDINANCE was introduced and read at a meeting of the Council of the City of Salisbury held on  
58 the \_\_\_ day of \_\_\_\_\_, 2019, and thereafter, a statement of the substance of the Ordinance having been  
59 published as required by law, was finally passed by the Council on the \_\_\_ day of \_\_\_\_\_, 2019.

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61 ATTEST

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65 \_\_\_\_\_  
66 Kimberly R. Nichols  
67 CITY CLERK

65 \_\_\_\_\_  
66 John R. Heath  
67 PRESIDENT, City Council

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70 Approved by me this \_\_\_ day of \_\_\_\_\_, 2019

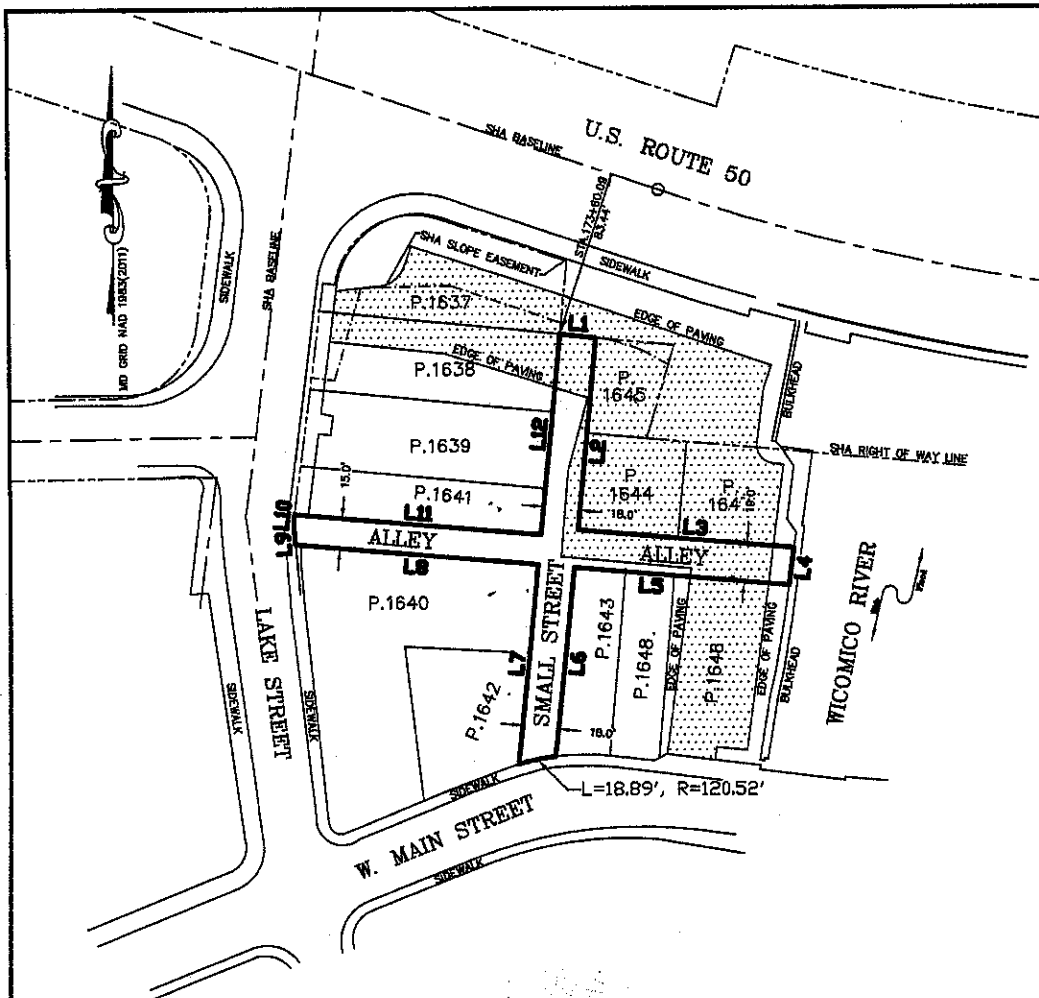
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74 \_\_\_\_\_  
74 Jacob R. Day, Mayor

# Exhibit A



Line Table		
Line #	Length	Direction
L1	18.00'	S84°23'21"E
L2	95.98'	S05°42'44"W
L3	108.27'	S85°05'07"E
L4	19.02'	S07°50'02"W
L5	107.56'	N85°05'07"W
L6	95.23'	S05°42'44"W
L7	100.63'	N05°42'44"E
L8	121.65'	N85°05'07"W
L9	10.98'	N05°13'07"W
L10	4.19'	N07°30'40"E
L11	123.61'	S85°05'07"E
L12	100.20'	N05°42'44"E

**GENERAL NOTES:**

- 1) TAX MAP 106
- 2) BASELINES AND RIGHT OF WAY LINES PER S.H.A. PLAT NO. 46193
- 3) ALL ADJACENT PROPERTIES ARE CURRENTLY OWNED BY THE CITY OF SALISBURY
- 4) - DENOTES EXISTING PAVING
- 5) TOTAL AREA OF CLOSURE: 7,725± S.F.

**CITY OF  
SALISBURY  
SALISBURY, MD**

**STREET & ALLEY CLOSURE  
SMALL STREET (UNIMPROVED)  
& ALLEY (UNIMPROVED)**

SCALE	1" = 80'
FILE	DCA19xxx
DATE	05-23-2019
LAST REV. DATE	

**SMALL STREET & ALLEY CLOSURE LEGAL DESCRIPTION**

Beginning for the same at a point on the westerly right of way line of Small Street (Unimproved) where it terminates at the southerly right of way line of U.S. Route 50. Said point being 83.44 feet right of Station 173+60.09 as shown on State Highway Administration (SHA) Plat No. 46193. (1) Thence by and with the said line of U.S. Route 50 South  $84^{\circ}23'21''$  East a distance of 18.00 feet to a point on the easterly line of the said Small Street. (2) Thence by and with the said line of Small Street South  $05^{\circ}42'44''$  West a distance of 95.98 feet to a point on the northerly line of an unnamed alley. (3) Thence by and with the said line of the alley South  $85^{\circ}05'07''$  East a distance of 108.27 feet to a point at the westerly limits of the Wicomico River. (4) Thence by and with the said Wicomico River South  $07^{\circ}50'02''$  West a distance of 19.02 feet to a point on the southerly line of the said alley. (5) Thence by and with the said line of the alley being 19.00 feet southerly of and parallel to the herein third described line, reversed, North  $85^{\circ}05'07''$  West a distance of 107.56 feet to a point on the easterly line of the aforesaid Small Street. (6) Thence by and with the said line of Small Street South  $05^{\circ}42'44''$  West a distance of 95.23 feet to a point on the northerly line of West Main Street. (7) Thence by and with the said line of West Main Street and a curve to the left having a radius of 120.52 feet, a distance of 18.89 feet to a point on the westerly line of the said Small Street. (8) Thence by and with the said line of Small Street being 18.00 feet westerly of and parallel to the herein sixth described line, reversed, North  $05^{\circ}42'44''$  East a distance of 100.63 feet to a point on the southerly line of the aforementioned alley. (9) Thence by and with the said line of the alley North  $85^{\circ}05'07''$  West a distance of 121.65 feet to a point of the easterly right of way line of Lake Street as shown on the aforementioned SHA Plat. Thence by and with the said line of Lake Street the following two courses: (10) North  $05^{\circ}15'07''$  West a distance of 10.98 feet, (11) North  $07^{\circ}30'40''$  East a distance of 4.19 feet to a point on the northerly line of the aforesaid alley. (12) Thence by and with the said line of the alley being 15.00 feet northerly of the herein ninth described line, reversed, South  $85^{\circ}05'07''$  East a distance of 123.61 feet to a point on the westerly line of the aforesaid Small Street. (13) Thence by and with the said line of Small Street being 18.00 feet westerly of and parallel to the herein second described line, reversed, North  $05^{\circ}42'44''$  East a distance of 100.20 feet to the point of beginning. Herein described parcel containing 7,725 square feet, more or less.



## MEMORANDUM

To: Andy Kitzrow  
From: Everett Howard, Director of HCDD  
Date: May 08, 2019  
Re: 621 Delaware Av. (Property Donation)

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Attached you will find a resolution to accept the donation of 621 Delaware Av to the City of Salisbury.

This property has been condemned and vacant since September 2017 and is in need of demolition. The extremely poor condition of this structure and lack of maintenance to the property has contributed to blight and nuisance of the neighborhood.

The City's intention would be to demolish the structure for the betterment of the neighborhood.

It should be noted that the property is located in a floodway which is going to prevent future redevelopment of this property after demolition.

Unless you have any questions or require additional information please forward this information to the Mayor and city council for consideration.

[View Map](#)
[View GroundRent Redemption](#)
[View GroundRent Registration](#)

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

**Account Identifier:** District - 09 **Account Number - 046038**

*Owner Information*

<b>Owner Name:</b>	JONES COREY D SR	<b>Use:</b>	RESIDENTIAL
		<b>Principal Residence:</b>	NO
<b>Mailing Address:</b>	27901 GAME RD PRINCESS ANNE MD 21853-	<b>Deed Reference:</b>	/04264/ 00009

*Location & Structure Information*

<b>Premises Address:</b>	621 DELAWARE AVE SALISBURY 21801-0000	<b>Legal Description:</b>	BL-2 L-1 7,020 SQFT 621 DEL AVE CITY OF SALIS
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<b>Map:</b> 0104	<b>Grid:</b> 0007	<b>Parcel:</b> 1813	<b>Sub District:</b>	<b>Subdivision:</b> 0000	<b>Section:</b>	<b>Block:</b> 2	<b>Lot:</b> 1	<b>Assessment Year:</b> 2019	<b>Plat No:</b>
									<b>Plat Ref:</b>

<b>Special Tax Areas:</b>	<b>Town:</b>	SALISBURY
	<b>Ad Valorem:</b>	
	<b>Tax Class:</b>	

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1925	888 SF		7,020 SF	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>
1	NO	STANDARD UNIT	SIDING	1 full		

*Value Information*

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2019	07/01/2018	07/01/2019
<b>Land:</b>	7,700	7,700		
<b>Improvements</b>	8,300	9,100		
<b>Total:</b>	16,000	16,800	16,000	16,267
<b>Preferential Land:</b>	0			0

*Transfer Information*

<b>Seller:</b> OGLESBY BETTY F	<b>Date:</b> 12/12/2017	<b>Price:</b> \$500
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /04264/ 00009	<b>Deed2:</b>
<b>Seller:</b> FAISON, JAMES M & PAULINE M	<b>Date:</b> 05/24/1977	<b>Price:</b> \$0
<b>Type:</b> ARMS LENGTH MULTIPLE	<b>Deed1:</b> /00876/ 00171	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

*Exemption Information*

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2018	07/01/2019
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

**Tax Exempt:** **Special Tax Recapture:**  
**Exempt Class:** NONE

*Homestead Application Information*

**Homestead Application Status:** No Application

*Homeowners' Tax Credit Application Information*

**Homeowners' Tax Credit Application Status:** No Application **Date:**



Cot

De

Rose St

701

621

524

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Tangler St

518

Delaware Ave

609

Coty Cox Branch



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3 RESOLUTION NO. \_\_\_\_\_  
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5 A RESOLUTION OF THE CITY OF SALISBURY TO ACCEPT THE DONATION OF  
6 IMPROVED REAL PROPERTY, LOCATED AT 621 DELAWARE AVENUE, FROM  
7 COREY D. JONES, SR. FOR REHABILITATION AND RETURN TO THE CITY TAX  
8 ROLLS.  
9

10 WHEREAS, the seller, Corey D. Jones, Sr., owns improved residential property located  
11 at 621 Delaware Avenue, which was acquired by deed dated September 21, 2017 and recorded in  
12 the Wicomico County, Maryland Land Records in Liber MSB No. 4624, Folio 9; and  
13

14 WHEREAS, the City of Salisbury is interested in obtaining foreclosed and/or abandoned  
15 properties which create a blighting influence on its neighborhoods, so that said properties may be  
16 rehabilitated for resale or demolished to make way for new construction; and  
17

18 WHEREAS, the City has an outstanding condemn and demolition order on this property;  
19 and  
20

21 WHEREAS, there are various outstanding fees owed to the City of Salisbury covering a  
22 vacant building registration fee and grass cutting in the amount of approximately \$200; and  
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24 WHEREAS, the fiscal year 2019 real estate taxes have been paid; and  
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26 WHEREAS, the owner of the property has agreed to donate the property to the City in  
27 exchange for a waiver of any outstanding fees and taxes owed for the upcoming fiscal year 2020  
28 if the donation is not finalized before those taxes become due; and  
29

30 WHEREAS, the City of Salisbury desires to waive the outstanding fees due to the City,  
31 pay the outstanding real estate taxes due on the property for fiscal year 2020, if needed, and  
32 accept the donation of the property located at 621 Delaware Avenue to further the City's goal of  
33 improving City neighborhoods; and  
34

35 WHEREAS, the City accepts the donation of the 621 Delaware Avenue property, which  
36 is required to be authorized by the City Council, prior to acceptance of the donation contingent  
37 upon the City obtaining clear title to the property.  
38

39 NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Salisbury,  
40 Maryland does hereby accept the donation of the real property located at 621 Delaware Avenue,  
41 Salisbury, Maryland 21801 from Corey D. Jones, Sr. The Property shall be accepted contingent  
42 upon a clear title being established by the City Solicitor, unless the City Council agrees  
43 otherwise once the title examination is complete. The City Council further authorizes the waiver  
44 of outstanding fees in the amount of approximately \$200.00 for this property, the payment of real  
45 estate taxes for fiscal year 2020 if the transfer of the property is not completed before those real  
46 estate taxes become due.  
47

48 THE ABOVE RESOLUTION was introduced, read and passed at the regular meeting of  
49 the Council of the City of Salisbury held on this \_\_\_\_\_ day of \_\_\_\_\_, 2019 and is to  
50 become effective immediately upon adoption.  
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53 ATTEST:

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56 \_\_\_\_\_  
Kimberly R. Nichols

57 CITY CLERK

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59 APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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62 \_\_\_\_\_  
Jacob R. Day

63 MAYOR, City of Salisbury

\_\_\_\_\_  
John R. Heath

PRESIDENT, City Council