

RESOLUTION NO. 3257

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY TO APPROVE PROPERTY TRANSFERS CONNECTED TO THE COMMUNITY DEVELOPMENT PROJECTS FUND.

WHEREAS, during the past several years, the City has utilized various methods and procedures to tackle problem, dilapidated and abandoned properties that exist throughout the City in order to get the properties back on the tax rolls, allow for donation of said properties to non-profit entities valuable to the City's residents, or clean-up said properties; and

WHEREAS, the City acquired the following properties, 114 Tilghman Street, Salisbury, MD, 220 Records Street, Salisbury, MD and 141 Second Street, Salisbury, MD at tax sale and foreclosed rights of redemption to the properties thereby resulting in the City owning said properties; and

WHEREAS, the City also received and accepted donations of the following real properties, 806 N. Division Street, Salisbury, MD, 527 Wailes Street, Salisbury, MD and 524 E. Isabella Street, Salisbury, MD from the owners of said properties thereby resulting in the City owning said properties; and

WHEREAS, the Community Development Projects Fund ("CDPF") was a program established and budgeted by the City via Ordinance No. 2344 which was passed on July 27, 2015 and approved by Mayor James Ireton, Jr. on July 30, 2015; and

WHEREAS, Ordinance No. 2344, among other things, established a monetary fund for the purpose of purchasing and redeveloping troubled properties to be returned to the tax rolls or transferred to nonprofit entities; and

WHEREAS, Municipal Charter §SC16-8 sets the procedure for dealing with the sale or other disposition of surplus, obsolete or unused property; and

WHEREAS, Chapter 2.36 of the Municipal Code details procedures for the City to handle surplus or unused real property; and

WHEREAS, the Council, upon recommendation of the Director of Procurement, must approve the purchase, sale, or donation of surplus real properties; and

WHEREAS, the City Department of Procurement by memo to Council dated March 14, 2016 requested that the following properties all within City limits be deemed surplus: 220 Records Street, 114 Tilghman Street, 141 Second Street, 806 N. Division Street, 527 Wailes Street, 524 E. Isabella Street and 709 W. Isabella Street; and

WHEREAS, Council approved the request to deem the aforementioned properties as City surplus real property at its March 14, 2016 Regular Meeting; and

WHEREAS, the following surplus properties have been sold: two deeds were executed by Ronald Strickler, Jr. in his capacity as Director of Housing and Community Development Department (524 Isabella St., Salisbury, MD, which was sold to Justin Phippin on March 31, 2022 and 220 Records St., Salisbury, MD, which was sold to Young Investments Group, LLC, on August 12, 2022) and one deed was executed by Mayor Jacob Day (114 Tilghman St., Salisbury, MD, which was purchased by the Salisbury Neighborhood Housing Services, Inc. on April 4, 2022); and

WHEREAS, the Council desires to confirm that it consents to the three property sales and transfers and to formally approve the disposition of those surplus properties; and

WHEREAS, the City also desires to approve the transfer of the following surplus property: 527 Wailes St., Salisbury, MD, which sale is pending; and

WHEREAS, said properties formed part of the City's plan to be handled as properties that were considered to be part of the Community Development Projects Fund, but although not part of the fund per se, were nonetheless approved by Council to be deemed surplus real properties; and

WHEREAS, the transfer of the aforementioned properties has allowed them to be returned to the tax rolls and/or to be sold to non-profit entities, which is beneficial to the City's residents and which also have resulted in the removal of problem properties from the City's neighborhoods, also to the benefit of the City's residents.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

Section 1. The Council of the City of Salisbury provides its consent and approval of the following property sales of prior approved surplus real properties: two sales with deeds signed by Ronald Strickler, Jr. in his capacity as Director of Housing and Community Development Department (524 Isabella St., Salisbury, MD, which was sold to Justin Phippin on March 31, 2022 and 220 Records St., Salisbury, MD, which was sold to Young Investments Group, LLC, on August 12, 2022) and one sale and deed signed by Mayor Jacob Day (114 Tilghman St., Salisbury, MD, which was purchased by the Salisbury Neighborhood Housing Services, Inc. on April 4, 2022).

Section 2. The Council of the City of Salisbury also approves the transfer of 527 Wailes Street, Salisbury, MD and authorizes the Mayor to execute any and all documents necessary to finalize the sale and transfer of said property.

Section 3. It is the intention of the Mayor and Council of the City of Salisbury that each provision of this Resolution shall be deemed independent of all other provisions herein.

Section 4. It is further the intention of the Mayor and Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Resolution shall remain and shall be deemed valid and enforceable.

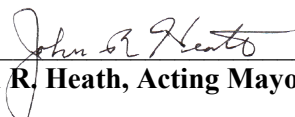
THE ABOVE RESOLUTION was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this 8th day of May, 2023 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols, City Clerk


Muir W. Boda, City Council President

Approved by me, this 9th day of May, 2023.


John R. Heath, Acting Mayor



City of
Salisbury
John "Jack" R. Heath, Mayor

To: Mayor and City Council
From: Jennifer Miller
Director of Procurement
Date: May 1, 2023
Subject: Approval of Property Transfers

The Department of Procurement and the Housing and Community Development Department jointly seek City Council's approval of the attached Resolution. The proposed Resolution:

- Cites the current Municipal Charter and Code procedural regulations for the sale or other disposition of surplus, obsolete or unused property;
- Defines the Community Development Projects Fund (CDPF);
- Provides public disclosure and requests approval of three property sale and transfers under the CDPF;
- Requests transfer permission (disposition) of 527 Wailles under the CDPF.

Sincerely,

Jennifer Miller
Director of Procurement, NIGP-CPP, CPPO, CPPB

cc Ron Strickler
Andy Kitzrow
Tom Stevenson