

RESOLUTION NO. 3345

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY TO AUTHORIZE THE MAYOR TO ACCEPT THE DONATION OF REAL PROPERTY LOCATED AT 404 HASTINGS STREET, SALISBURY, MARYLAND 21804 FROM PERRY WILLEY

WHEREAS, the donor, owner Perry W. Willey, desires to donate real property located at 404 Hastings Street, Salisbury, Maryland, 21804, which he acquired by Deed dated November 24, 1999 and which is recorded among the Land Records of Wicomico County, Maryland in Liber No. 3138, Folio 354; and

WHEREAS, there are outstanding real estate taxes and interest due to the City of Salisbury for this property in the amount of \$1,119.17 approximately; and

WHEREAS, there are outstanding real estate taxes and interest due to Wicomico County in the amount of \$1,021.82 approximately; and

WHEREAS, the City of Salisbury is interested in obtaining vacant lots and/or abandoned properties which create a blighting influence on our neighborhoods, so that said properties may be either rehabilitated for resale, or designated for a purpose that is beneficial to the neighborhoods where they are located; and

WHEREAS, by this Resolution, the Council hereby approves the acceptance of the donation of the real property located at 404 Hastings Street, Salisbury, Maryland 21804 from Perry W. Willey, contingent upon the City obtaining clear title to the property, and that the City will waive or pay the outstanding fees and taxes currently due on this property referenced herein.

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

Section 1. That the Mayor is hereby authorized to accept the donation, on behalf of the City of Salisbury, from Perry W. Willey of 404 Hastings Street, Salisbury, Maryland, 21804, and to sign all documents which may be necessary in connection with the donation (i.e., Contract of Sale, settlement documents, etc.).

Section 2. That the City Solicitor shall handle the settlement for the property and shall perform all actions necessary to ensure that clear title to the property is obtained by the City before the City is obligated to accept the donation of the 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 13th day of May, 2024 and is to become effective immediately upon adoption.

ATTEST:



Kimberly R. Nichols, City Clerk



D'Shawn Doughty, City Council President

Approved by me, this 21 day of May, 2024.



Randolph J. Taylor, Mayor



To: Salisbury City Council

CC: Kim Nichols, Julie English,

From: Muir Boda, Director of Housing & Community Development

Subject: Real Property Donation of 404 Hastings Street from Perry Willey

Date: April 30, 2024

Council,

Recently Mr. Perry Willey was attempting to purchase a home and during the loan process it was discovered that there was an outstanding lien on the property from the City of Salisbury for unpaid taxes. This effectively halted the loan process for Mr. Willey.

In researching this issue for Mr. Willey, he had submitted a letter to donate both 404 Hastings Street and 406 Hastings Street. Both of these properties were packaged in a loan with two other properties through Hebron Savings Bank. 406 Hastings was processed through a receivership and released from the bank, along with two other properties which were sold by Mr. Willey, however, 404 Hastings was not processed or released according to Maryland Land Records.

In speaking with the bank, I was advised that the bank had assumed 404 Hastings was donated but they did not have a record of release, but the loan was written down. Both Mr. Willey and the bank were under the assumption that the property had been donated and taxes were not paid as Mr. Willey had moved away and did not receive the bills.

The current taxes owed on the property are \$1,119.17 which the city will waive. The taxes owed to Wicomico County are \$1,012.82, which the city will pay to the county.

Currently the lot is not buildable, however when combined with other lots nearby which are not owned by the city, a house could be built. We will be reaching out to the other property owners to see what their plans are for their properties.

Accepting this donation will help clear up the issue for Mr. Willey and allow us to acquire a property in a neighborhood where we would like to see quality, affordable housing that we would like to see as owner occupied.

Muir Boda
Director of Housing & Community Development