

CITY OF SALISBURY COUNCIL MEETINGS

Welcome and thank you for attending this public meeting. We appreciate your interest in what is happening in your City. Please familiarize yourself with the meeting procedures below:

Presiding Officer

The Council President is responsible for conducting the meeting and managing any public comment period. When the Council President is not present, the Council Vice President conducts the meeting.

Public Participation in City Council Meetings

- 1. In accordance with the Maryland Open Meetings Act, the general public is entitled to attend and observe all meetings of the Mayor and Council except in appropriate circumstances when meetings of the public bodies may be closed under the Act.
- 2. To encourage community engagement, the Council allows public comment using the following guidelines:
 - a. Work Sessions persons desiring to speak on matters specific to the topics on the agenda may do so for up to three (3) minutes after each topic has been presented.
 - b. Regular Meetings persons desiring to speak on any matter may do so for up to four (4) minutes during the "Public Comments" portion of the meeting.
 - c. Please fill out a comment form from the table as you enter Council Chambers, and turn it in to the Clerk.
 - d. The Council President will call you up to the podium. For the record, please state your name, whether you are a resident within the corporate limits of Salisbury, and any organization affiliation you are representing.
 - e. Questions posed by the public during the public comment portion will be logged and tracked by the City Clerk. The City Clerk will forward the questions to the appropriate individual or body for a response.
- 3. Those in attendance shall be courteous to one another, the Council, and to the proceedings while the Council is in session. Side conversations within the Council Chambers should be kept to a minimum and should not be disruptive.
- 4. The public body may have an individual removed if it is determined that the behavior of the individual is disruptive. Engaging in verbal comments intended to insult or slander anyone may be cause for termination of speaking privileges and/or removal from Council Chambers.
- 5. Please approach the City Clerk if you have questions or materials for the Council.



CITY OF SALISBURY

115 S. Division Street, Salisbury, MD, 21801

SPECIAL WORK SESSION

Government Office Building 125 N. Division Street, Room 301, Salisbury, MD, 21801 Monday, September 9, 2024, 6:00 p.m.

D'SHAWN M. DOUGHTY Council President ANGELA M. BLAKE Council Vice President APRIL R. JACKSON Councilwoman MICHELE R. GREGORY Councilwoman SHARON DASHIELL Councilwoman

PUBLIC COMMENTS WILL BE HEARD AFTER EACH OF THE FOLLOWING ITEMS:

Resolution to confirm the Council Vice President has the authority to execute any and all closing documents on behalf of the City to convey the Mitchell Landing Apartment Complex from the City of Salisbury to the Wicomico County Housing Authority – Council Vice President Angela Blake

ADJOURNMENT / CONVENE IN LEGISLATIVE SESSION

Join Zoom Meeting

https://us02web.zoom.us/j/88163253286?pwd=K3RtZUhUMHNucDRPU2lHbnROQzZVUT09

Meeting ID: 881 6325 3286 Passcode: 812389 Phone: 1.301.715.8592

City Council Meetings are conducted in Open Session unless otherwise indicated. All or part of the Council's meetings can be held in Closed Session under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b) by vote of the City Council.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY TO CONFIRM THE COUNCIL VICE PRESIDENT HAS THE AUTHORITY TO EXECUTE ANY AND ALL CLOSING DOCUMENTS ON BEHALF OF THE CITY TO CONVEY THE MITCHELL LANDING APARTMENT COMPLEX FROM THE CITY OF SALISBURY TO THE WICOMICO COUNTY HOUSING AUTHORITY.

 WHEREAS, by Resolution No. 3141, the Mayor and Council of the City of Salisbury approved the Land Disposition Agreement ("LDA") between the City of Salisbury and Rivermitch, LLC, which authorized the sale of the Mitchell Landing Apartment Complex to Rivermitch, LLC, or its designee and authorized the Mayor to execute the LDA on behalf of the City; and,

WHEREAS, the Mitchell Landing Apartment Complex consists of real property identified as Map 0106, Parcel 1116 (Maryland Tax Account No. 09-056238), having a premises address of 135 Mitchell Road, Salisbury, Maryland 21801 and consisting of 2.68 acres more or less ("the Property"). The Property is improved by: four (4) two-story buildings, each of which contains six (6) apartment units, comprised of four (4) three-bedroom units and two (2) two-bedroom units (each an "Apartment" and collectively the "Apartments"); and, one (1) one-story multi-purpose building, at which the management office, laundry room and community center are located to serve the residents of the Apartments (the "Community Center");

21 and

WHEREAS, the City and Rivermitch, LLC executed the LDA dated December 20, 2021; and

WHEREAS, the Wicomico County Housing Authority, the designee of Rivermitch, LLC, has demanded Closing occur under the LDA; and

WHEREAS, the Closing is scheduled to occur on September 11, 2024;

WHEREAS, on or before Closing, the City must execute an Assumption and Modification Agreement; Bill of Sale; Special Warranty Deed; Owner's Affidavit; and Settlement Statement (referred to collectively as "Closing Documents") to effectuate the conveyance of the Mitchell Landing Apartment Complex from the City to the Wicomico County Housing Authority; and

WHEREAS, the Council wishes to ensure that the City meets its contractual obligations in a timely fashion and through this Resolution confirms the Council Vice President Angela Blake may execute the Closing Documents and any other documents necessary to consummate Closing on behalf of the City to convey the Mitchell Landing Apartment Complex from the City to the Wicomico County Housing Authority; and

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

<u>Section 1</u>. Council confirms that Council Vice President Angela Blake is authorized to execute, on behalf of the City of Salisbury, the Closing Documents and any other documents necessary to consummate Closing on behalf of the City of Salisbury with respect to the Mitchell Landing Apartment Complex.

<u>Section 2</u>. It is the intention of the Council of the City of Salisbury that each provision of this Resolution shall be deemed independent of all other provisions herein.

<u>Section 3</u>. It is further the intention of the 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

45 46	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.	
47 48	<u>Section 4</u> . The recitals set forth hereinabove are incorporated into this section of the Resolution as if such recitals were specifically set forth at length in this Section 4.	
49 50 51 52	THE ABOVE RESOLUTION was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this day of September, 2024 and is to become effective immediately upon adoption.	
53 54 55 56	ATTEST:	
57	Julie A. English, City Clerk	Angela M. Blake, City Council Vice President