



To: Mayor Tilghman
City Council
From: William T. Holland *WTK*
Date: February 18, 2005
Subj: 617 Baker St. - Accepting Donation of Property

I am recommending to Mayor Tilghman and the City Council to accept 617 Baker Street as a donation from its current owner, Mr. Andre Sykes.

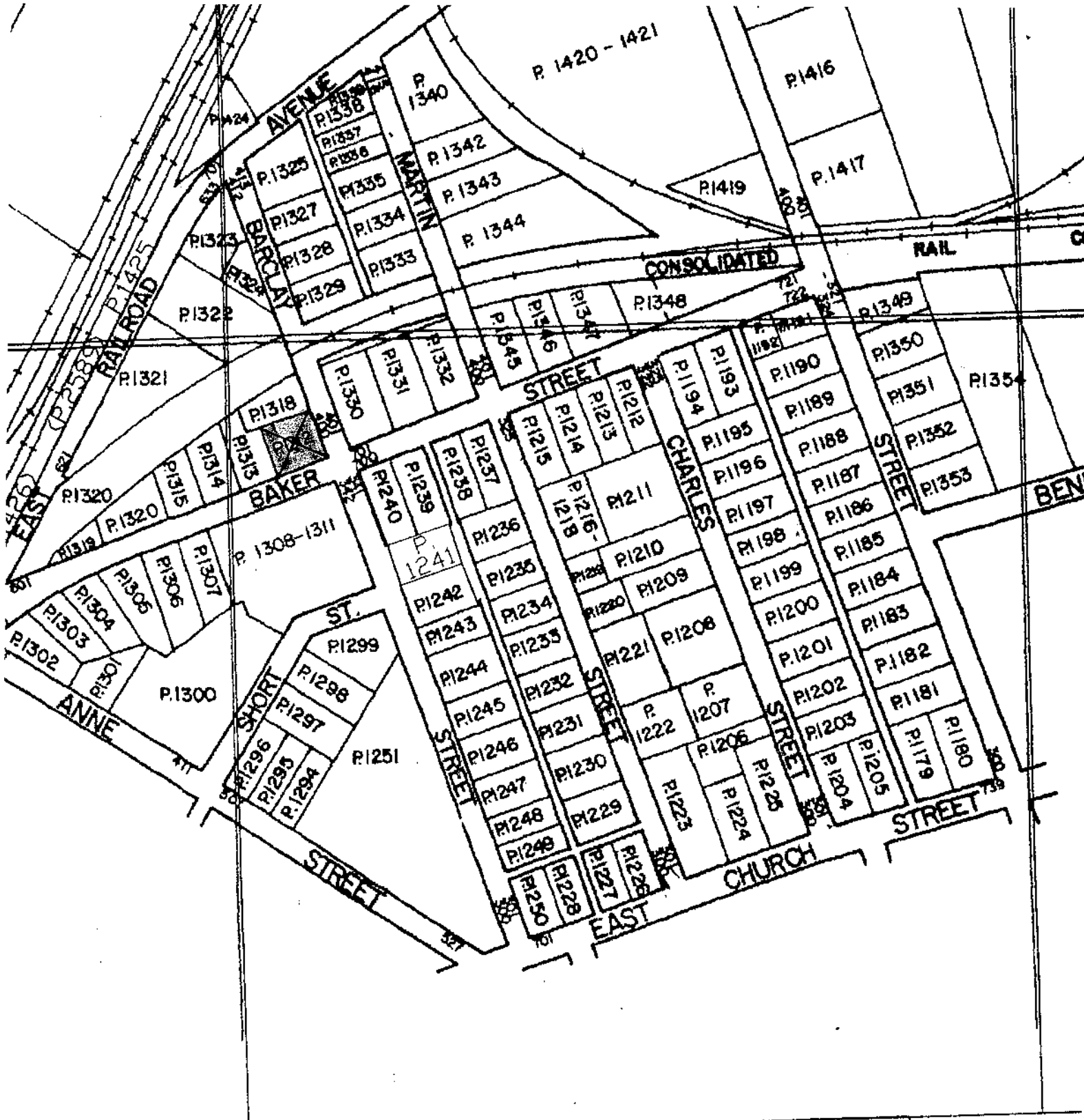
On February 12, 2002, the structure located at 617 Baker Street was condemned due to a structural fire, which damage the house to the extent that it would not be economically feasible to repair. My estimation of restoring the structure would well exceed one hundred thousand dollars (\$100,000).

The subject property is located on the corner of Baker and Barclay Streets in the General Commercial District. The size of the lot is approximately 5,375 square feet. The structure was built around 1920 and has approximately 4,200 square feet of living space. The structure, prior to the fire was used as an apartment building with five dwelling units. This property had a long history of housing code violations and would most likely be considered substandard housing under current law.

After the fire occurred, the property was either sold or given to its present owner, Mr. Andre Sykes, who had planned on demolishing the structure and redeveloping the property with a duplex, which was approved by the Board of Zoning Appeals. A period of time elapsed with no improvements made to the property.

On September 5, 2005, a demolition order was sent to the owner to demolish the property within sixty days. The sixty days expired and I solicited bids from demolition contractors. The cost to demolish the structure was twenty two-thousand five-hundred dollars (\$22,500.00). This amount is close to three times the cost of any structure the city has demolished in the past. The asbestos siding has been removed, therefore eliminating hazardous materials.

The justification of accepting this property as a donation is that if we demolish the property at the cost of twenty two-thousand five-hundred dollars (\$22,500.00) and file a lien against the property, the city will simply have another vacant lot that nobody would buy because the demolition lien well exceeds the market value of the lot. In this case, the property would be a liability for the city, which the city would have to keep maintaining by grass cutting and constantly cleaning trash and rubbish from the property. After two or three years of maintaining the property, the total liens could well exceed thirty-thousand dollars (\$30,000.00). However, if the city accepts this property as a donation, the city will demolish the structure and turn the property over to an organization such as Habitat for Humanity or Salisbury Neighborhood Housing Service to build new homes for owner-occupied families.



PROPERTY LINE
 SUBDIVISION BOUNDARY
 CONTINUING OWNERSHIP - **Z** **LA** **Z** **Z** **Z**
 PARCEL NUMBERING - P.### (ASSIGNED TO IDENTIFY AND INDEX OWNERSHIP. MUST BE PRECEDED BY A MAP NUMBER)

SCALE 1"=200' (RF 1:2400)



BY	LAST P. NO.	PHOTO	QUADRANGLE
TF			

6986T.D 1/25/05

THIS DEED, made this 11th day of February, in the year Two Thousand Five, by ABS CONSTRUCTION, a sole proprietorship registered to do business in the State of Maryland.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of Zero Dollars (\$0.00) and other good, valuable and sufficient considerations, receipt of which is hereby acknowledged, the said ABS Construction does hereby grant and convey unto the CITY OF SALISBURY, a municipal corporation of the State of Maryland, its successors or assigns, the following described property: ALL that lot, tract or parcel of land situate, lying and being in the City of Salisbury in the Parsons Election District of Wicomico County, State of Maryland, and on the North side of and binding upon Baker Street, and fronting thereon a distance of 68 feet and on the East side of and binding upon Barclay Street and fronting thereon a distance of 62 feet and 6 inches, and bounded on the North by the land now or formerly owned by Alonzo J. Parker; and bounded on the West by other lands now or formerly owned by Ida B. Brittingham, et al.; AND BEING the same parcel conveyed unto ABS Construction by deed dated December 31, 2002, from Eric Sessoms, and recorded among the Land Records of Wicomico County, Maryland, in Liber M.S.B. No. 2014, Folio 358.

REFERENCE to the aforesaid deed and plat and all prior deeds to and plats of the above property is hereby made for a more definite description of the property hereby granted and conveyed, or for any other purpose, to the same extent as though herein more fully set forth.

TOGETHER WITH the buildings and improvements thereon and all the rights, ways, privileges and appurtenances to the same belonging or in anywise appertaining.


TO HAVE AND TO HOLD the above described property unto the said the CITY OF SALISBURY, a municipal corporation of the State of Maryland, its successors or assigns, forever in fee simple.

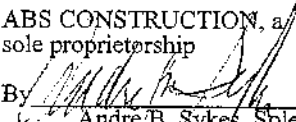
6986T.D 1/26/05

AND the said ABS Construction, a sole proprietorship as aforesaid, does hereby covenant that it will warrant specially the property hereby granted and conveyed, and that it will execute such other and further assurances of the same as may be requisite.

AS WITNESS the corporate seal of the said ABS Construction and the signature of its sole proprietor, the day and year first above written.

ATTEST:



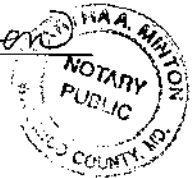
ABS CONSTRUCTION, a
sole proprietorship
By  (SEAL)
Andre B. Sykes, Sole Proprietor

STATE OF MARYLAND, COUNTY OF WICOMICO, TO WIT:

I HEREBY CERTIFY that on this 4th day of February, 2005, before me, the subscriber, a Notary Public for the state and county aforesaid, personally appeared Andre B. Sykes, as Sole Proprietor of ABS CONSTRUCTION, a sole proprietorship as aforesaid, and that he, as such sole proprietor, being authorized so to do, executed the foregoing deed for the purposes therein contained on behalf of said ABS CONSTRUCTION, and further, certified that this conveyance is not part of a transaction in which there is a sale or other transfer or disposition of all or substantially all of the assets of said sole proprietorship.

AS WITNESS my hand and Notarial Seal.



Notary Public



My Commission Expires: 12/01/05

6986T.D 1/25/05

I HEREBY CERTIFY that I am an attorney admitted to practice before the Court of Appeals of Maryland, and that the foregoing instrument was prepared under my supervision.



Paul D. Wilber

LAW OFFICES
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CORNBROOKS, WILBER,
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& MASON, LLP
P. O. BOX 610
SALISBURY, MARYLAND
AREA CODE 410
TELEPHONE 742-3176

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RESOLUTION NO. 1206

A RESOLUTION of the City Council of the City of Salisbury, Maryland, accepting the donation of real property known as 617 Baker Street, Salisbury, Maryland.

WHEREAS, ABS Construction, a sole proprietorship, owns property known as 617 Baker Street; and,

WHEREAS, ABS Construction has determined that the demolition or renovation of 617 Baker Street would not be economically advantageous to ABS Construction; and

WHEREAS, ABS Construction has decided to donate the house and lot known as 617 Baker Street to the City of Salisbury.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALISBURY, MARYLAND, does hereby accept the donation of the house and lot known as 617 Baker Street, Salisbury, Maryland.

The above resolution was introduced and duly passed at a regular meeting of the Council of the City of Salisbury, Maryland held on this ____ day of February, 2005, and shall become effective immediately upon adoption.

Brenda J. Colegrove,
City Clerk

Michael P. Dunn,
Council President

APPROVED BY ME this _____
day of _____, 2005.

Barrie P. Tilghman,
Mayor of the City of Salisbury

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