

Memo

To: Mr. John R. Pick, City Administrator
From: J. H. Cawley
Date: July 5, 2005
Re: 134 Delaware Avenue

I recently met with Mr. Robert Cannon, Sr. and Walter Webster regarding a vacant lot at 134 Delaware Avenue. This property was formerly sold at tax sale. There are outstanding liens against the property for \$1,317.80 for Grass Cuts and \$5,234.27 for Clean Liens (Rubbish Removal). The total City 'out of pocket' cost for the grass cuts and rubbish removal is \$3,950. I suggested to Messrs. Cannon and Webster that I would recommend to the Mayor that we settle for that amount. They said that that figure worked for them. They still have to negotiate with the County for their liens.

Subsequently, Mr. Jean B. St. Val who purchased the property at 134 Delaware at tax sale came to the Finance Department to find out about settling the outstanding liens. We made the same offer to Mr. St. Val as was made to Mr. Cannon. The liens against the property were after the tax sale but before Mr. St. Val had control of the property.

City Council approved a similar reduction in Resolution No. 1138, involving the Meiser and Waters properties. However, in this case the purchaser, Mr. St. Val is willing to construct a dwelling within one year as compared with two years. Also he already purchased the property at tax sale, and is only interested in settling the outstanding liens. He has given the City a good faith check for \$3,950 which is 50% more than the market value of the land, according to the State Bureau of Assessments and Taxation.

RESOLUTION No. 1266

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, GRANTING PARTIAL RELIEF OF CHARGES FOR GRASS CUTTING AND CLEANING OF THE VACANT LOT LOCATED AT 134 DELAWARE AVENUE.

WHEREAS, the City of Salisbury has outstanding liens against the vacant lot at 134 Delaware Avenue, Salisbury, in the amount of \$7,717.61, and

WHEREAS, the State Department of Assessments and Taxation has valued this unimproved lot at a market value of \$2,620.00, and

WHEREAS, Mr. Jean B. St. Val agrees to pay any new charges for property maintenance incurred after the transfer of ownership, and

WHEREAS, Mr. Jean B. St. Val has purchased this property at tax sale and is willing to construct a dwelling on the premises within twelve months, and

WHEREAS, Mr. Jean B. St. Val agrees that if a dwelling is not constructed within twelve months of this resolution taking effect, then the portion of the outstanding liens being waived by this resolution will become due, as well as any additional late charges that would have been charged from this date.

NOW, THEREFORE, BE IT RESOLVED that the Salisbury City Council authorizes an agreement with Mr. Jean St. Val to settle all its claims for grass cutting and cleaning now pending against 134 Delaware Avenue for \$3,950.

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on ____ day of _____, 2005 and is to become effective immediately.

ATTEST:

Brenda J. Colegrove
CITY CLERK

Michael P. Dunn
PRESIDENT, City Council

Barrie P. Tilghman
MAYOR, City of Salisbury