

FINDINGS OF FACT WERE APPROVED AT THE MARCH 3, 2016 MEETING.

EXHIBIT A

IN THE MATTER OF : BEFORE THE
220 N. LIBERTY STREET : CENTREVILLE TOWN COUNCIL

FINDINGS OF FACT

At a meeting of the Centreville Town Council held on January 21, 2016, a public show cause hearing was held regarding the structure located at 220 N. Liberty Street, Centreville, Maryland (the "Property") to give all interested persons an opportunity to show cause why the structure which is considered to be a dangerous building pursuant to Chapter 31 of the Centreville Town Code should not be demolished in accordance with the report of the building inspector.

Pursuant to Chapter 31 of the Town Code, the Town Council makes the following findings of fact relative to the demolition of the Property at 220 N. Liberty Street:

1. The Board finds that the subject property was properly posted and that requisite notice of the application was given in the *Record Observer*, a newspaper printed and published in Queen Anne's County.
2. Notice of the show cause hearing was sent by certified mail, return receipt requested to the last known address of the owner as shown on the tax records.
3. The Property is owned by Robin M. Magdalene. However, the property has been sold at tax sale, although the right of redemption has not yet been foreclosed.
4. The Building Inspector, Hal Davis of Middle Department Inspection Agency (MDIA), inspected the Property on August 7, 2015, and determined that the structure located on the Property is a dangerous building. His findings are articulated in his inspection report dated August 11, 2015. He also testified at the hearing that the house requires numerous repairs and meets the requirements of Section 31-1 of the Town Code for a dangerous building. In his opinion, repair of the structure is not economically feasible, and the structure needs to be demolished.
5. Phil Hall, a representative of the entity that purchased the Property at tax sale testified at the hearing. He requested that the Town allow his entity time to foreclose the right of redemption and either renovate or demolish the structure themselves. He believes allowing them to do it will be more cost effective. If the Town demolishes the structure and assesses the costs against the property, it may mean the project is not cost effective for him and his entity.
6. The Town Council of Centreville finds that the structure located at the Property is a dangerous building as that term is defined in Section 31-1 of the Town Code and a public nuisance and requires demolition.

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THE TOWN COUNCIL OF CENTREVILLE

Timothy E. McCluskey, President

George G. Sigler, Vice President

Jim A. Beauchamp, Member

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