

**TOWN COUNCIL OF CENTREVILLE
ORDINANCE NO. 01-2024**

AN ORDINANCE for the purpose of accepting a special warranty deed for the parcel of real property known as Map 44C, Parcel 1086 located on South Commerce Street and to authorize the Town Manager to execute any and all documents necessary to consummate the purchase in compliance with the Charter of the Town of Centreville, Article III, Section 301, paragraph 46 and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland; and all matters related thereto.

WHEREAS, the Town Council of Centreville agrees to submit a letter of intent which is attached hereto as Exhibit A with the State Highway Administration of the Maryland Department of Transportation on behalf of the State of Maryland to purchase a parcel of real property within the Town limits described as (and hereinafter referred to as the “Property”):

All that lot or parcel of land situate, lying and being in the Town of Centreville, Third Election District of Queen Anne’s County, State of Maryland, on the right hand side of the public state road leading from Centreville to Chestertown being known and designated as Maryland Route 213 (and/or Commerce Street) and boarding on the Mill Stream and further described in a deed dated August 28, 1959, from the State Roads Commission of Maryland, to the County Commissioners of Queen Anne’s County, recorded among the Land Records of Queen Anne’s County in Liber TSP No. 51, folio 482.

WHEREAS, the Town has applied for Program Open Space funds from the Department of Natural Resources of the State of Maryland for the acquisition of the Property;

WHEREAS, provided the Town receives Program Open Space funding in an amount not less than \$343,000 for the acquisition of the Property, the Town Council of Centreville believes that it is in the best interests of the Town of Centreville to accept a special warranty deed to the Property and to authorize the recordation thereof, and to authorize the Town Manager to execute an appropriate Settlement Sheet and any other documents necessary to consummate the purchase of the Property in accordance with the terms of the Letter of Intent for the purchase price of \$345,000.

WHEREAS, in accordance with Article III, Section 301(b), paragraph 46 of the Town Charter and Section 5-204(c)(1) of the Local Government Article of the Annotated Code of Maryland and for the reasons articulated herein, the Town Council has determined that Map 44C, Parcel 1086 located on South Commerce Street in the Town of Centreville is needed for a public purpose.

NOW, THEREFORE, it is hereby ordained by the Town Council of Centreville that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Ordinance.

Section 2. The Town Manager be, and is hereby, authorized to accept a special warranty deed for the purchase of the Property in accordance with the terms set forth in the Letter of Intent between the Town Council of Centreville, as Buyer, and the State Highway Administration of the Maryland Department of Transportation as Seller;


Section 3. The Town Manager be, and is hereby authorized to execute any Settlement Sheet and any other documents necessary to consummate to purchase of the Property in accordance with the terms of the Agreement of Sale.

Section 4. Any prior execution and delivery of documents related to the purchase of the Property that are consistent with the purpose and intent of this Ordinance, are hereby ratified and approved.

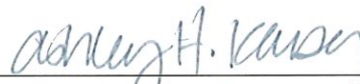
Section 5. This Ordinance shall become effective twenty (20) days after its adoption.

ATTEST:

THE TOWN COUNCIL OF CENTREVILLE



Gaye Adams
Town Clerk




Ashley H. Kaiser, Esq., President

First Reading: 2/1/2024
Second Reading: 2/15/2024
Enacted: 3/7/2024
Effective: 3/28/2024

ABSENT


Eric B. Johnson, Jr., Vice President



Daniel B. Worth, Member



Jim A. Beauchamp, Member



Jeffrey D. Kiel, Member



THE TOWN OF CENTREVILLE 101 LAWYERS ROW CENTREVILLE, MD 21617
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February 1, 2024

Victoria Johnson
Real Property Specialist I
Property Asset Management Division
Office of Real Estate
Maryland State Highway Administration
707 North Calvert Street
Baltimore, MD 21202-3601

RE: Intent to Purchase Map 44C, Parcel 1086 – South Commerce Street, Centreville, MD

Dear Ms. Johnson:

The purpose of this letter is to set forth some of the basic terms and conditions of the proposed purchase by The Town Council of Centreville (“Buyer”) from the State Highway Administration of the Maryland Department of Transportation (“Seller”) on behalf of the State of Maryland for the purchase of a parcel of real property within the town limits of Centreville, Maryland described as Map 44C, Parcel 1086, South Commerce Street.

The proposed terms for the purchase are:

A. **Property:** A parcel of land being 7.942 acres known as Queen Anne’s County Tax Map 44C, Parcel 1086, South Commerce Street and more particularly described as:

All that lot or parcel of land situate, lying and being in the Town of Centreville, Third Election District of Queen Anne’s County, State of Maryland, on the right hand side of the public state road leading from Centreville to Chestertown being known and designated as Maryland Route 213 (and/or Commerce Street) and boarding on the Mill Stream and further described in a deed dated August 28, 1959, from the State Roads Commission of Maryland, to the County Commissioners of Queen Anne’s County, recorded among the Land Records of Queen Anne’s County in Liber TSP No. 51, folio 482.

Being the same property conveyed to Seller by deed dated June 10, 2015 and recorded among the Land Records of Queen Anne’s County in Liber 2430, folio 001 (the “Property”).

B. **Purchase Price:** Three Hundred Forty-Five Thousand Dollars (\$345,000.00).

C. **Contingency:** The acquisition of the Property by the Buyer is contingent upon:

1. The Buyer receiving formal approval of a Program Open Space grant from the Department of Natural Resources of the State of Maryland in the amount of not less than Three Hundred Forty-Three Thousand Dollars (\$343,000.00); and

2. The Buyer's review and approval of wetlands mitigation language to encumber a portion of the Property (4.3 acres).

D. **Deed Provisions:** The Buyer wishes to take title as "The Town Council of Centreville". The Buyer will be purchasing the property with Department of Natural Resources Program Open Space funds which requires the following language be included in the deed:

Pursuant to Md. Code, Ann., Natural Resources, §§ 5-906(e)(7) and (8):

1. The Property was acquired or developed under a State grant from POS and may not be converted without written approval of the Secretary of the Department of Natural Resources and the Secretary of the Department of Budget and Management and the Secretary of the Maryland Department of Planning from outdoor public recreation or open space use to any other use.

2. Any conversion of the use of the Property may be approved only after the local government body replaces the Property with land of at least equivalent area and or equal recreation or open space value.

3. For any conversion of the Property acquired or developed under a State grant from POS, the appraised monetary value of the land proposed for acquisition shall be equal to or greater than the appraised monetary value of the Property to be converted, under the proposed new use of the converted Property.

If you have any questions or need any additional information, please feel free to contact me.

Sincerely,

Carolyn M. Brinkley
Town Manager