

COUNTY COUNCIL
OF
TALBOT COUNTY

2013 Legislative Session, Legislative Day No.: December 10, 2013

Resolution No.: 208

Introduced by: Mr. Bartlett, Mr. Duncan, Mr. Hollis, Mr. Pack, Ms. Price

A RESOLUTION TO APPROVE THE SALE OF TWO (2) CONTIGUOUS PARCELS OF REAL ESTATE LOCATED IN EASTON TOWN CENTER, ZONED CR-CENTRAL BUSINESS-COMMERCIAL DISTRICT, KNOWN AS 142 N. HARRISON ST., EASTON, MARYLAND, IMPROVED WITH AN OFFICE BUILDING AND A PARKING LOT, CONSISTING OF 15,690 SF, MORE OR LESS IN TOTAL AREA, AND A CONTIGUOUS UNIMPROVED LOT, KNOWN AS 130 N. HARRISON ST., EASTON, MARYLAND, CONSISTING OF APPROXIMATELY 9,990 SF, MORE OR LESS; THE TOTAL AREA OF BOTH PARCELS CONSISTING OF APPROXIMATELY 25,680 SF, MORE OR LESS, FOR THE TOTAL SUM OF ONE MILLION THREE HUNDRED AND SEVENTY-FIVE THOUSAND (\$1,375,000) DOLLARS

By the Council: December 10, 2013

Introduced, read the first time, and ordered posted, with Public Hearing scheduled on Tuesday, January 14, 2014 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

By Order: _____



Susan W. Moran, Secretary

A RESOLUTION TO APPROVE THE SALE OF TWO (2) CONTIGUOUS PARCELS OF REAL ESTATE LOCATED IN EASTON TOWN CENTER, ZONED CR-CENTRAL BUSINESS-COMMERCIAL DISTRICT, KNOWN AS 142 N. HARRISON ST., EASTON, MARYLAND, IMPROVED WITH AN OFFICE BUILDING AND A PARKING LOT, CONSISTING OF 15,690 SF, MORE OR LESS IN TOTAL AREA, AND A CONTIGUOUS UNIMPROVED LOT, KNOWN AS 130 N. HARRISON ST., EASTON, MARYLAND, CONSISTING OF APPROXIMATELY 9,990 SF, MORE OR LESS; THE TOTAL AREA OF BOTH PARCELS CONSISTING OF APPROXIMATELY 25,680 SF, MORE OR LESS, FOR THE TOTAL SUM OF ONE MILLION THREE HUNDRED AND SEVENTY-FIVE THOUSAND (\$1,375,000) DOLLARS

WHEREAS, Talbot County, Maryland (the "County") is the owner of two (2) properties, comprising an entire block of real estate located in the Central Business-Commercial District in the Town of Easton, comprised of (1) 142 N. Harrison Street, Tax Map 103, Parcel 641; (2) 130 N. Harrison Street, Tax Map 103, Parcel 642 (hereinafter the "Property"); and

WHEREAS, the County solicited offers to purchase the Property by advertisement of Bid No. 13-23 in a newspaper of general circulation in the County; and

WHEREAS, the County Council at its meeting on Tuesday, November 26, 2013, awarded Bid No. 13-23 to the highest responsive bidder, CCS Austin, LLC, for the sum of One Million Three Hundred and Seventy-Five Thousand (\$1,375,000) Dollars under the terms in the bid documents subject to final award in accordance with the requirements of law; and

WHEREAS, Local Government Article § 10-312(b)(2) provides that the County may dispose of any county-owned real property if the county property is no longer needed for public use; and,

WHEREAS, Local Government Article § 10-312(f)(1) requires that before the County make any disposition of county-owned property, the County shall publish notice of the proposed disposition once a week for three (3) successive weeks in at least one newspaper of general circulation in the County including the terms and the compensation to be received and giving an opportunity for objections.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF TALBOT COUNTY, that

1. The Council adopts the following findings of fact:
 - a. At the time of the public hearing on this Resolution, the terms of the proposed disposition have been advertised at least once a week for three (3) successive weeks in a newspaper of general circulation published in the County, stating the terms thereof and the compensation to be received therefor and giving opportunity for objections thereto.

- b. The Property is no longer needed for public use because the County's residual real property holdings are adequate to support ongoing operations and to carry out all existing duties and responsibilities to the general public under the law.
 - c. Based on the foregoing, the Property is declared to be surplus property no longer needed for public use, and is therefore subject to disposition pursuant to the requirements of law set forth in Local Government Article § 10-312.
2. Adoption of this Resolution authorizes the County to execute the Purchase and Sale Agreement with the high bidder, CCS Austin, LLC ("Purchaser"), in accordance with the terms of the bid documents, to include a deposit of \$15,000 in the form of a cashier's check, at a purchase price of One Million Three Hundred and Seventy-Five Thousand (\$1,375,000) Dollars, subject to fulfillment of all requirements of law applicable to disposition of public property.
3. Further, pursuant to the terms of the Purchase and Sale Agreement, Section 13.6, adoption of this Resolution constitutes formal acceptance and final approval of Purchaser's offer, and, accordingly, the thirty (30) day Study Period and the forty-five (45) day Closing Period set forth in Sections 8.1 and 10.1 respectively, shall commence from the effective date of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately upon its date of passage.


PUBLIC HEARING

Having been posted and Notice of time and place of hearing and Title of Resolution No. 208 having been published, a public hearing was held on Tuesday, January 14, 2014 at 2:00 p.m. in the Bradley Meeting Room, South Wing, Talbot County Courthouse, 11 North Washington Street, Easton, Maryland 21601.

BY THE COUNCIL

Read the second time:

ENACTED: **January 14, 2014**

By Order 
Susan W. Moran, Secretary

Pack - Aye
Hollis - Aye
Bartlett - Aye
Price - Aye
Duncan - Aye

EFFECTIVE DATE: **January 14, 2014**