

ORDINANCE NO. 764

INTRODUCED BY: Councilman Lister

AN ORDINANCE OF THE TOWN OF DENTON AUTHORIZING THE CONVEYANCE OF PROPERTY LOCATED AT 10 N FOURTH STREET, DENTON, MARYLAND, AND IDENTIFIED IN THE TAX RECORDS OF CAROLINE COUNTY AS PARCEL 812 OF TAX MAP 0103

WHEREAS, the Town of Denton acquired certain real property from Alice Marie Tribbett by deed dated January 28, 2005, and recorded among the Land Records of Caroline County in Liber 586, folio 0020 (the "Property"); and

WHEREAS, the Town received a proposal from Anne Arnold and Sole Sanctuary Restoration, LLC (the "Purchaser") to purchase the Property for \$20,000, to restore the cobbler shop located on the Property and utilize the Property as a location for local artisans to create and sell their crafts and art; and

WHEREAS, the Town determined that the Property is no longer needed by the Town for any public purpose, and believes that transfer of the Property to the Purchaser is in the public interest to preserve and restore the Property; and

WHEREAS, the Town determined that it is in the Town's best interest to convey the Property subject to an automatic reversion that will occur if the Purchaser, or subsequent owner, ceases to primarily use the Property for art use purposes as defined by the Town of Denton Code, or if the Purchaser, or subsequent owner, removes the cobbler house located on the Property; and

WHEREAS, Md. Ann. Code Local Government Article § 5-204 permits the Mayor and Council to convey or transfer property that it determines is no longer needed by the Town for a public purpose and it is desirable and in the best interest of the citizens of the Town to convey the Property to the Purchaser for \$20,000.

NOW, THEREFORE, the Town of Denton hereby ordains as follows:

SECTION 1. That, the property located at 10 N Fourth Street, Denton, Maryland, which is identified as parcel 812 on Caroline County Tax Map 0103, and which is more particularly described in a deed to the Town of Denton, dated January 28, 2005, which is recorded in the land records of Caroline County at Liber 586, folio 0020, is no longer needed by the Town for any public purpose.

SECTION 2. The Mayor is hereby authorized to execute a Purchase Agreement conveying the Property to the Purchaser pursuant to the terms herein.

SECTION 3. The Mayor is hereby authorized to execute a deed conveying the Property to the Purchaser in accordance with this Ordinance and the Purchase Agreement.

SECTION 4. All costs associated with the transfer of the Property shall be paid by the Purchaser.

SECTION 5: In accordance with § C3-12 of the Town Charter, this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect seven (7) days from and after the date of its final passage and adoption.

ADOPTED THIS _____ DAY OF _____, 2025.

DENTON TOWN COUNCIL:

Abigail McNinch, Mayor

Dallas Lister, Councilperson

Lester L. Branson, Councilperson

Walter Keith Johnson, Councilperson

Frank Taylor, Councilperson

ATTEST:

Karen L. Monteith, Clerk-Treasurer

Approved for legal sufficiency this _____ day of _____, 2025.

Lyndsey Ryan, Town Attorney

Date Introduced _____

Date Amendments Introduced _____

Date Passed _____

Effective Date _____

Text that is stricken reflects language omitted from the Town Code

Text in **bold** and *italicized* reflects additions to the Town Code