

ORDINANCE NO. 765

INTRODUCED BY: _____

AN ORDINANCE OF THE TOWN OF DENTON AUTHORIZING THE CONVEYANCE OF PROPERTY LOCATED AT 9 N FOURTH STREET, DENTON, MARYLAND, AND IDENTIFIED IN THE TAX RECORDS OF CAROLINE COUNTY AS PARCEL 823 OF TAX MAP 0103

WHEREAS, the Town of Denton acquired certain real property from Ralph R. Smith, Jr. by deed dated October 18, 2001, and recorded among the Land Records of Caroline County in Liber 423, folio 538 (the “Property”); and

WHEREAS, on June 5, 2025, the Town executed a Memorandum of Understanding (“MOU”) with the Fiber Arts Center of the Eastern Shore (“FACES”) that requires the Town to convey ownership interests in 9 N. Fourth Street Denton, Maryland to FACES after completion and final inspection of the 9 N. Fourth Street renovations; and

WHEREAS, the Town determined that it is in the Town’s best interest to convey the Property pursuant to the MOU given the rehabilitation and renovation work completed on the Potter House by FACES; 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 \$1.00.

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

SECTION 1. That, the property located at 9 N Fourth Street, Denton, Maryland, which is identified as parcel 823 on Caroline County Tax Map 0103, and which is more particularly described in a deed to the Town of Denton, dated October 18, 2001, which is recorded in the land records of Caroline County at Liber 423, folio 538, 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 _____, 2026.

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 _____, 2026.

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