

**ORDINANCE NO. 2017-3**

**INTRODUCED BY: COUNCILMAN CHARLES T. CEPHAS**

**AN ORDINANCE OF THE TOWN OF HURLOCK AUTHORIZING THE SETTLEMENT, PURCHASE, AND ACQUISITION OF CERTAIN REAL PROPERTY LOCATED AT 102 DIVISION STREET, HURLOCK, MARYLAND.**

WHEREAS, the Town of Hurlock, by the Hurlock Town Council, is authorized by Maryland Annotated Code, Local Government Article, Section 5-204(c)(1), as well as Article V, Section 501.b(18) and Article XI, Section 1101 of the Hurlock Town Charter to pass such ordinances authorizing the purchase of real property for any public purpose; and

WHEREAS, the Hurlock Industrial Park is an area zoned and planned for purposes of industrial development by the Town of Hurlock; and

WHEREAS, The Town of Hurlock sold Lot 6 out of the Hurlock Industrial Park, specifically, 102 Division Street, Hurlock, Maryland (the "Property") to C&M Properties, LLC, a Maryland Limited Liability Company ("C&M Properties"), for \$86,274.00 by deed dated April 29, 2005 and recorded among the Land Records for Dorchester County, Maryland, at Liber 647, folio 309;

WHEREAS, the Contract of Sale between the Town of Hurlock and C&M Properties, LLC specified that construction of a facility on the Property must commence within twelve months of the purchase of the Property, and if construction is not commenced within that time frame then the Town may elect to purchase the property back from C&M Properties for the same purchase price, \$86,274.00; and

WHEREAS, C&M Properties, LLC has never developed the property; and

WHEREAS, the Hurlock Town Council has determined that it is in the public interest to purchase and settle upon the acquisition of the Property located at 102 Division Street, Hurlock, Maryland (Lot 6 – Hurlock Industrial Park), which is identified as Parcel No. 114, Lot 6 on Dorchester County Tax Map No. 13, for purposes of offering the Property for sale to the public in an attempt to increase the actual utilization of the Hurlock Industrial Park and for other public purposes; and

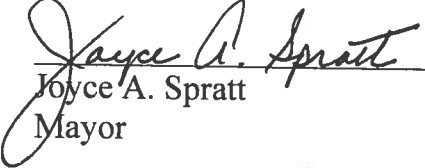
NOW THEREFORE, BE IT ORDAINED BY THE HURLOCK TOWN COUNCIL AS FOLLOWS:

**SECTION 1.** That the Mayor of Hurlock is hereby authorized to execute any and all documents necessary to purchase certain real property located at 102 Division Street (Lot 6 – Hurlock Industrial Park), Hurlock, Maryland, for a price of \$86,274.00 plus settlement costs and expenses associated with the transfer.

**SECTION 2.** In accordance with Article III, Sections 308.b and 309 of the Hurlock Town Charter, this Ordinance shall become effective at the expiration of twenty (20) calendar days following approval by the Mayor, or passage by the Council over the veto of the Mayor.

	Yea/Nay
Charles T. Cephas	<u>Yea</u>
Bonnie Franz	<u>Yea</u>
Earl H. Murphy, Jr.	<u>Yea</u>
Russell C. Murphy, Jr.	<u>Yea</u>
Jerry L. Rhue, Sr.	<u>Yea</u>


In accordance with Article III, Section 309.a of the Hurlock Town Charter, I hereby approve the above ordinance this 14<sup>th</sup> day of August, 2017.

  
Joyce A. Spratt  
Mayor

ATTEST:

  
John Avery  
Clerk-Treasurer

Approved as to form:

  
Robert J. Merriken, Town Attorney  
Date Introduced: July 10, 2017  
Date Amendments Introduced: N/A  
Date Passed: August 14, 2017  
Effective Date: September 3, 2017