

## Council Agenda Report

**Date:** April 27, 2020  
**Submitted by:** Pat Escher, A.I.C.P., Division Manager, City Planner

**SUBJECT:** Grant MD-18-CD-31 - Purchase of Properties in the Pine Street Neighborhood Revitalization Area

### Recommendation that Council:

Approve the purchase price of 18 properties in the City owned by Dorchester County, with the funds expended, including attorney's fees, being reimbursed to the city through CDBG No. MD 18-CD-31, and authorizing the City Attorney and City staff to negotiate the purchase of 414 Pine Street, subject to final approval by Council.

### Discussion

The City and County have been working in a collaborative effort to facilitate the revitalization of the Pine Street Neighborhood. With the last hurdle being completed by the City's approving the MOA with Maryland Historical Trust and the Department of Housing and Community Development; the City can advance to the next step which is to procure these approved properties and begin demolition and new construction.

This is the revised list from the MOA agreement that was approved by Council on April 13<sup>th</sup> with the property's current ownership status. The highlighted properties are the ones that are being recommended for City purchase from the County, except for one which is a privately-owned property. The City will purchase the properties and then be reimbursed from the CDBG Grant.

#### A. Properties to be demolished:

- 1) **403 Pine St.**
- 2) **412 Pine St.**
- 3) **414 Pine St.**                      **Privately owned, price to be negotiated.**
- 4) **810 Pine St.**
- 5) **517 High St.**
- ~~625 High St.~~                      This property was not presented to County Council.
- 6) **600 Douglas St.**
- 7) **602 Douglas St.**
- 8) **522 High St.**
- 9) **811 Park Lane**
- 10) **813 Park Lane**
- 11) **522 Pine Street**                      522 address is a typo, should be 521

#### B. Vacant lots to be acquired:

- 12-13) **823 and 825 Park Lane**



14-15) **604 and 606 Douglas St.**

16) **610 Douglas St.**

17-18) **726 and 728 High St.**

- ~~607 Bethel St.~~ This property was not presented to County Council.
- ~~618 Schoolhouse Lane~~ This property was not presented to County Council.
- ~~443 High St.~~ This property is already owned by Habitat for Humanity
- ~~734 High St.~~ This property is already owned by Habitat for Humanity
- ~~615 High St.~~ This property is already owned by Habitat for Humanity
- ~~617 High St.~~ This property is already owned by Habitat for Humanity
- ~~619 High St.~~ This property is already owned by Habitat for Humanity

In addition to the 18 properties, there is one property not included in the MOA as it is not a historically contributing structure and therefore does not required MHT approval.

700 Phillips Street

Total Properties Recommended for Purchase - 19

The total cost for the purchase of these properties will \$56,701.00, with the understanding that the 414 Pine Street property price will still need to be negotiated and will come back to Council for approval.

**Dorchester County Tax Lien properties Offer to City for Pine Street Neighborhood Revitalization Plan**

MHT	Foreclosure	County & State							CDBG Acc.	Tax Sale
Submittal	Number	Street	costs	Taxes & Interest	Sale	City	Certificate	Total costs	Costs	Year
				at tax sale date	Fee	Taxes & Fines	Amount			
07-122918	1	600 Douglas	\$2,947	\$1,903	\$27	\$3,907	\$5,837	\$8,784	\$4,877	2018
07-162480	1	602 Douglas	\$2,515	\$472	\$27	\$269	\$767	\$3,282	\$3,014	2019
07-164114	2	604 Douglas	\$2,441	\$13	\$27	\$8	\$48	\$2,489	\$2,481	2018
07-149557	2	606 Douglas	\$2,441	\$12	\$27	\$7	\$46	\$2,487	\$2,480	2018
07-158955	2	610 Douglas	\$2,441	\$34	\$27	\$8	\$69	\$2,510	\$2,502	2018
07-166753	1	517 high	\$4,399	\$782	\$27	\$7,136	\$7,945	\$12,344	\$5,208	2017
07-147023	1	522 High	\$3,585	\$1,597	\$27	\$15,058	\$16,682	\$20,267	\$5,209	2017
07-163290	2	726-728 High	\$2,457	\$23	\$27	\$15	\$65	\$2,522	\$2,507	2018
07-104936	approved	700 Phillips	\$2,341	\$1,157	\$27	\$630	\$1,813	\$4,154	\$3,525	2016
07-146175	1	403 Pine	\$2,591	\$649	\$27	\$388	\$1,064	\$3,655	\$3,267	2017
07-157851	1	412 Pine	\$2,406	\$2,064	\$27	\$19,268	\$21,360	\$23,766	\$4,497	2017
07-123655	2	521 Pine	\$2,633	\$2,958	\$27	\$15,191	\$18,176	\$20,809	\$5,618	2018
07-151934	2	810 Pine	\$2,465	\$1,108	\$27	\$9,485	\$10,621	\$13,086	\$3,600	2018
07-125089	2	813 Park	\$2,426	\$125	\$27	\$79	\$231	\$2,657	\$2,578	2018
07-127855	2	823-825 Park	\$2,441	\$33	\$27	\$20	\$80	\$2,521	\$2,501	2018
07-130988	2	811 Park	\$2,426	\$385	\$27	\$241	\$653	\$3,079	\$2,838	2018
<b>16 Total</b>			<b>\$42,955</b>	<b>\$13,314</b>	<b>\$432</b>	<b>\$71,710</b>	<b>\$85,456</b>	<b>\$128,411</b>	<b>\$56,701</b>	
<b>Donations</b>										
07-167652	n/a	632 High	\$3,601	\$2,685		\$3,980	\$6,665	\$10,266		2018 County will demolish
<b>1</b>										
<b>Total</b>			<b>\$46,556</b>	<b>\$15,999</b>	<b>\$432</b>			<b>\$138,677</b>	<b>\$56,701</b>	
<b>17 Total Properties</b>				<b>Total County Costs</b>	<b>\$62,987</b>			<b>Total to be paid to County</b>	<b>\$56,701</b>	

**Fiscal impact: NA**

**Approved by: Patrick Comiskey**

