

Council Agenda Report

Date: May 9, 2016

Prepared and
Submitted by:

Oden C. Wheeler Jr., Director DPW
Sandra Tripp-Jones, City Manager

SEP

SUBJECT: Request to declare the following City property as property no longer needed for public purpose: Unimproved Lot, containing 1,715 sq. ft., located at 705 Pine Street, Cambridge, MD; Tax Map 302, Parcel No. Mr. Eddie Beasley is requesting that the City Council consider the sale of the property to him for redevelopment purposes.

Recommendation that Council:

- A. Take and consider public comment on whether the subject property is needed for public purpose;
- B. Receive report from City Manager that Department Heads have identified no need of subject property for public purpose;
- C. Make a finding that aforesaid property is no longer needed for public use;
- D. Direct the City Attorney to prepare a resolution declaring aforesaid property is no longer needed for public, use to be brought back to Council for adoption; and
- E. Authorize the City Attorney to proceed with publication notice required for sale or transfer of property.

Discussion:

Mr. Eddie Beasley has requested that Council declare the following City property as property no longer needed for a public purpose: Unimproved Lot, containing 1,715 sq. ft., located at 705 Pine Street, Cambridge, Maryland; Tax Map 302, Parcel No. 2602. Mr. Beasley is requesting that the City Council consider the sale of the property to himself for redevelopment purposes. He has under contract three adjacent County-owned lots and intends to combine these with the City property to construct a mix use project (store with deli and apartments) and supporting parking. The properties are in the Pine Street Area.

In order to consider Mr. Beasley's request, the City must go through the process of determining whether the property is needed for public use, declare it not needed (i.e., excess property) and then offer it for sale. A first step in the process is to hold a public hearing to take public comment and to hear from City staff as to whether there is a need of the property for public purpose. Department Directors have confirmed that they do not need the property for public use. If after the Council hears and considers public comment and recognizes Staff's confirmation of no need, then Council can consider a finding that the property is no longer needed for public use. Following notice publication periods, the City will accept offers to buy and at that time, Mr. Beasley's offer can be considered.

Fiscal Impact: Declaration of this property to be excess and the sale of the property will begin to generate property taxes that have not been collected on the property for many years.

Mr. Eddie Beasley
2466 Cambridge Beltway
Cambridge, Maryland 21613

May 4, 2016

Mrs. Sandra Tripp-Jones
Cambridge City Manager
410 Academy Street
Cambridge, Maryland 21613

Re: Offer to Purchase
705 Pine Street
Cambridge, Maryland

Dear Mrs. Tripp-Jones:

This letter is my offer to purchase the above referenced property in the amount of **FIVE HUNDRED DOLARS AND ZERO CENTS (\$500.00)**. I am planning to build a new mixed use building on this site. The building will include a convenience store and grille on the first floor and three residential apartments on the second floor. I have attached copies of our plans and renderings for the proposed building for your review. The total cost of this project will be \$723,000.00.

I hope that the Commissioners will look favorably on my offer to purchase this property. When completed this project will provide a much needed resource for the Pine Street community and hopefully spur the development of other projects in this neighborhood.

Thank you for your consideration. If you have any questions, please feel free to contact me.

Sincerely

A handwritten signature in black ink that reads "Eddie Beasley". The signature is written in a cursive, flowing style.

Mr. Eddie Beasley

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