



**First Reading: March 3, 2030**  
**Adoption: March 3, 2020**

**CITY OF MOUNT RAINIER, MARYLAND**  
**ORDINANCE NO. 03-2020**

Introduced by Mayor & City Council

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF MOUNT RAINIER,  
AUTHORIZING THE DISPOSITION OF THE REAL PROPERTIES KNOWN AS 3200  
RHODE ISLAND AVENUE, 3204 RHODE ISLAND AVENUE, 3208 RHODE ISLAND  
AVENUE, 3701 EASTERN AVENUE, 3703 EASTERN AVENUE, AND 3705 EASTERN  
AVENUE, MOUNT RAINIER, MARYLAND 20712, COLLECTIVELY COMPRISING  
32,906 S.F ±, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS  
NECESSARY TO ACCOMPLISH THE DISPOSITION**

WHEREAS, pursuant to Md. Code Ann., Local Gov't. Article, § 5-202, the Mayor and Council of Mount Rainier ("the City") has the authority to pass such ordinances as it deems necessary to assure the good government of the City; protect and preserve the City's rights, property, and privileges; and preserve peace and good order; and

WHEREAS, pursuant to § 402(A)(38) of the City Charter, the Mayor and Council is authorized to convey or sell any real or personal property of the City when no longer needed for public use, after having given at least 20 days public notice of the proposed conveyance; and

WHEREAS, the City owns certain real property situated at the northeast intersection of Rhode Island Avenue and Eastern Avenue and further described as Lots 7, 8, 9, 12, and 13, in Block 5, in the subdivision known as "Roger's Second Addition to Mount Rainier," as per plat recorded in Plat Book BDS 1 at plat 48 among the Land Records of Prince George's County, Maryland, comprising 32,906 square feet of real property, commonly known as 3200 Rhode Island Avenue, 3204 Rhode Island Avenue, 3208 Rhode Island Avenue, 3701 Eastern Avenue, 3703 Eastern Avenue, and 3705 Eastern Avenue, Mount Rainier, Maryland 20712 (hereinafter, collectively, "the

Property”) in 2009 for the purpose of slum clearance and redevelopment pursuant to the Mount Rainier Town Center Urban Renewal Plan; and

WHEREAS, the City does not require the property for any public purpose and wishes to convey the property to IFG Group, LLC.

wishes to purchase the Property for a purchase price of One Million Five Hundred Thousand Dollars (\$1,500,000.00) upon the terms and conditions set forth in a Purchase Contract dated November 12, 2019.

WHEREAS, the Mayor and Council deem the execution of a deed transferring the Property to IFG Group, LLC for the purpose of redevelopment with uses authorized under the Mount Rainier Town Center Urban Renewal Plan and in a manner consistent therewith in exchange for the stated consideration, to be useful to the government of the City and a public good; and

WHEREAS, in order to meet the scheduled date for settlement of the transaction authorized herein, the ordinance herein requires adoption at the same meeting of the Mayor and Council at which the ordinance is introduced and for that reason the Mayor and Council declare that good cause exists for the declaration of an emergency as set forth in § 307(D) of the City Charter.

Section 1. BE IT ORDAINED BY THE MAYOR AND COUNCIL OF MOUNT RAINIER that, provided all of the conditions and prerequisites to Closing set forth in the Purchase Contract attached hereto as Exhibit 1 are met, the Mayor is authorized to take all actions necessary to transfer the Property, in exchange for the required consideration, to IFG Group, LLC by execution of a deed in a form acceptable to the City Attorney along with any associated documents required to complete the transaction.

Section 2 BE IT FURTHER ORDAINED BY THE MAYOR AND COUNCIL OF MOUNT RAINIER that this Ordinance shall take effect immediately upon passage, provided that

Upon adoption, a fair summary of the emergency ordinance shall be immediately published in a newspaper of general circulation in the City, inclusive of the City's newsletter, mailed or otherwise delivered to every household, and posted in City Hall. The Mayor and Council shall hold a public hearing on this emergency ordinance at its next meeting, to held not less than fourteen (14) days nor more than forty-five (45) days after its adoption.

**THIS ORDINANCE IS ADOPTED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER THIS 3rd DAY OF MARCH, 2020.**

Attest:

  
\_\_\_\_\_  
Latasha Gatling, City Manager

  
\_\_\_\_\_  
Malinda Miles, Mayor

  
\_\_\_\_\_  
Luke Cheseck, Councilmember Ward 1

  
\_\_\_\_\_  
Celina Benitez, Councilmember Ward 1

  
\_\_\_\_\_  
Bryan Knedler, Councilmember Ward 2

  
\_\_\_\_\_  
Scott Cecil, Councilmember Ward 2

