

8-7-08 amendment 5-0

Introduced and Read: July 23, 2008

2nd Reading and Adoption: August 7, 2008

Posted: _____

Effective Date: _____

CITY OF MOUNT RAINIER, MARYLAND

RESOLUTION NO. 12-2008

(Drafted by City Attorney)

Introduced by *Maryanne Miller & Council members Baines, Jarlow, Martin & Kiedler*

**A Resolution Authorizing the Purchase of the Bass Property
in a Blighted Area of the Mount Rainier
Town Center Urban Renewal Area.**

WHEREAS, in accordance with Section A1-105 of the Mount Rainier Charter, the City prepared an urban renewal plan for slum or blighted areas in the City and approved such plan by Ordinance 6-2004 adopting the Mount Rainier Town Center Urban Renewal Plan (AUrban Renewal Plan@); and

WHEREAS, by Resolution No. 3-2008, the Council identified specific properties in the Urban Renewal Area of the Mount Rainier Town Center as a blighted area of the City, initiated an Urban Renewal Project for the redevelopment of this blighted area, and authorized the acquisition of the blighted properties for slum clearance and redevelopment; and

WHEREAS, the property 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, and located at street addresses 3204 Rhode Island Avenue, 3208 Rhode Island Avenue, 3703 Eastern Avenue, and 3705 Eastern Avenue, Mount Rainier, Maryland 20712 (hereinafter the ABass Property@) are blighted properties in the Urban Renewal Area that were specifically identified in Resolution No. 3-2008 as property to be acquired for slum or blight clearance and redevelopment; and

WHEREAS, the City obtained an appraisal of the fair market value of the Bass property which appraisal determined the value of the Bass Property to be \$1,001,925, less the cost to raze the existing improvements on the Bass Property which American Enterprises, Inc. estimated at \$48,880.00 (excluding permits and removal of any hazardous materials); and

WHEREAS, the appraised value of the Bass property as a vacant commercial site is \$953,045.00; and

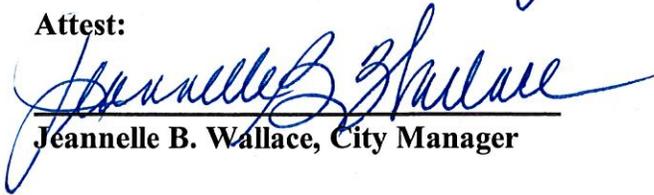
WHEREAS, the successor Trustee of the Benny Bass Trust Under Will, owner of the Bass property, through counsel, has accepted the City's offer of \$953,045.00 to purchase the Bass Property.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER THAT the City of Mount Rainier shall purchase the property 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, and located at street addresses 3204 Rhode Island Avenue, 3208 Rhode Island Avenue, 3703 Eastern Avenue, and 3705 Eastern Avenue, Mount Rainier, Maryland 20712, and known as the Bass Property.

BE IT FURTHER RESOLVED THAT the City Manager is authorized to enter into a contract to purchase the Bass Property for the sum of \$953,045.00 and to take all actions and sign all documents deemed necessary to accomplish the purchase and settlement on the purchase of the Bass Property.

THIS RESOLUTION IS ADOPTED BY THE COUNCIL OF THE CITY OF MOUNT RAINIER THIS 7th **DAY OF** August, 2008.

Attest:


Jeannelle B. Wallace, City Manager


Malinda Miles, Mayor


Alta Morton, Council Member Ward 1


Jimmy Tarlan, Council Member Ward 1


Pedro Briones, Council Member Ward 2


Bryan Knedler, Council Member Ward 2