

TOWN OF NORTH BRENTWOOD

Resolution No. 2013-06

Introduced by: Councilmember Cuffie

Seconded by: Councilmember Day

Date of Introduction: October 21, 2013

A Resolution authorizing the Mayor to enter into a professional services agreement to appraise the value of a Lot on the Southwest corner of 41st Avenue and Wallace Road also known as 4516 41st Avenue within the Town of North Brentwood and otherwise to authorize the engagement of the services of a professional appraiser to determine the fair market value of said land and any improvements thereto on behalf of the Town of North Brentwood (the "Town")

WHEREAS, pursuant to the Town Charter, § 504(a) the Mayor is the chief executive and administrative officer of the Town charged with enforcing the laws and administering the day-to-day affairs of the Town; and

WHEREAS, pursuant to the Town Charter, § 504(g), the Mayor shall have such other powers and perform such other duties as may be required by the Council, not inconsistent with the Charter; and

WHEREAS, pursuant to the Town Charter, § 602(33), the Council is vested with the power to pass ordinances for the purpose of acquiring by conveyance, purchase, eminent domain, or gift, real or leasehold property for any public purpose for the benefit of the Town; and

WHEREAS, pursuant to the Town Charter, § 820, the Mayor is authorized to make all purchases and contracts with the approval of the Council; and

WHEREAS, further pursuant to the Town Charter, § 820, in order to engage the services of certain skilled and educated professionals as an alternative to competitive bidding for goods or services, the Mayor, subject to the Council's approval, shall have the authority to replace the competitive bidding process required by said section with exceptions to competitive bidding for the procurement of specific goods or services, or an identifiable class of goods and services including but not limited to professional services such as accounting, architecture, auditing, engineering, law, planning, and surveying; and

WHEREAS, pursuant to the Town Charter, § 1201, the Town may acquire property for any public purpose by purchase, gift, bequest, devise, lease, or otherwise and may sell, lease, or otherwise dispose of any property belonging to the Town; and

WHEREAS, the Council finds that the premises located at 4516 41st Avenue is a blighted property, has been vacant for many years, is not habitable, and is subject to an abatement order issued by the District Court of Maryland for Prince George's County (Case No.

SP05-02-10157-12), is zoned residential and can no longer be used for commercial purposes that once existed as nonconforming uses on said property; and

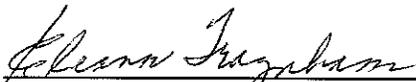
WHEREAS, the Council finds that the current owner is interested in further negotiating the sale of the subject property and it is desirable and beneficial to the Town to enter into and continue negotiations with the owner or, if necessary, pursue a condemnation action for the said premises located at 4516 41st Avenue in order to eventually acquire title to said property for a municipal and public use, and pay the mandated just compensation as required by law.

BE IT RESOLVED, that the Mayor and Council of the Town of North Brentwood hereby approves and authorizes the Mayor to enter into an agreement with Caralex, LLC, EIN 56-2470847, doing business as Treffer Appraisal Group (Appraiser Thomas A. Weigand) with offices in Arnold, Maryland based on a proposal for appraisal services of commercial property located at 4516 41st Avenue, North Brentwood, MD 20722 dated the 30th day of September, 2013, attached hereto as Exhibit A and incorporated herein.

AND BE IT FURTHER RESOLVED, that the Mayor is further authorized to include within the scope of services for the above appraisal agreement or otherwise obtain an opinion from a professional engineer or other qualified professional as to the structural integrity and character of said property and whether said improvements on said property pose an imminent threat to the health, safety or welfare of the Town's residents and visitors therein except that any such agreement or added service shall be finally approved by the Council by a voice vote placed within the Town Journal.

Attest:

TOWN OF NORTH BRENTWOOD, MARYLAND


Eleanor Traynham, Town Clerk

By: 
Petrella A. Robinson, Mayor

Aye: 2

Nay: 0

Absent: 1

Abstain: 0

Approved: October 21, 2013

Exhibit A – (Treffer Appraisal Group Proposal for Appraisal Services of Commercial Property Located At 4516 41st Avenue, North Brentwood, Md. 20722)