

# CITY COUNCIL

## READ FILE COVER SHEET

Subject: **Ordinance 1126 concerning Accepting a Deed for  
105 Wilson Street**

**(Public Hearing)**

Date: **10/2/2023**

**Notice:** Any comments made after 5:00 p.m. on the Thursday before the Council Meeting will not be seen in the agenda packet.

Purpose:

- FYI
- Read and Comment as Needed**
- Action Required by October 16, 2023**
- In Confidential File Drawer

Approve:

Johnny Boker  Yes  No  No Comment

Comment: \_\_\_\_\_

Casi Boyer  Yes  No  No Comment

Comment: \_\_\_\_\_

Vicki Jones  Yes  No  No Comment

Comment: \_\_\_\_\_

Jim Ringsaker  Yes  No  No Comment

Comment: \_\_\_\_\_

Jason Robertson  Yes  No  No Comment

Comment: \_\_\_\_\_

Tammy Lynn Schneegas  Yes  No  No Comment

Comment: \_\_\_\_\_

Note: N/A

CITY COUNCIL  
OF  
HAVRE DE GRACE, MARYLAND

ORDINANCE NO. 1126

Introduced by \_\_\_\_\_ Council President Ringsaker

**AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF HAVRE DE GRACE ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE MARYLAND CONSTITUTION, THE LOCAL GOVERNMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND SECTIONS 33, 34 AND 73 OF THE HAVRE DE GRACE CITY CHARTER, FOR THE PURPOSE OF ACCEPTING A DEED FOR 105 WILSON STREET FOR A PUBLIC PURPOSE**

On: 10/2/2023  
at: 7:00 p.m.

Ordinance introduced, read first time, ordered posted and public hearing scheduled.

**PUBLIC HEARING**

A Public Hearing is scheduled for October 16, 2023 at 7:00 p.m.

**EXPLANATION**  
Underlining indicates matter added to existing law.  
**[Bold Brackets]** indicate matter deleted from existing law.  
Amendments proposed prior to final adoption will be noted on a separate page with line references or by handwritten changes on the draft legislation.

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33 WHEREAS, the City’s Director of Public Works (“DPW Director”) and the City Engineer  
34 have undertaken a study to determine ways to alleviate flooding in the Lily Run drainage area of  
35 Havre de Grace near the intersection of Revolution Street and Lewis Lane; and  
36

37 WHEREAS, the DPW Director and City Engineer have identified 105 Wilson Street  
38 (“Property”) as one parcel of land that can be used to construct stormwater management facilities  
39 to alleviate water drainage issues at Lily Run and obtain MS-4 credits from the Maryland  
40 Department of the Environment (“MDE”); and  
41

42 WHEREAS, the Mayor and City of Council of Havre de Grace (“City”) by vote of the  
43 City Council at closed meetings on February 6, 2023 and August 14, 2023 voted to acquire 105  
44 Wilson Street for a public purpose at a cost of \$90,000.00; and  
45

46 WHEREAS, the Mayor, pursuant to City Charter Section 73 executed a contract to  
47 purchase the Property; and  
48

49 WHEREAS, the City desires to accept the Deed for the purpose of construction of  
50 stormwater management on the Property.  
51

52 NOW THEREFORE, it is this \_\_\_\_ day of \_\_\_\_\_ 2023, determined,  
53 decided, and ordained by a majority of the City Council members that:

54 The Mayor is authorized to sign a deed in substantially similar form that is  
55 attached hereto as Exhibit 1 and take such other action needed to acquire the  
56 105 Wilson Street property for the reasons set forth in this ordinance.  
57

58 The foregoing Ordinance is hereby approved by the City Council.  
59

60 ADOPTED by the City Council of Havre de Grace, Maryland this \_\_\_ day of \_\_\_\_\_,  
61 2023.  
62

63 SIGNED by the Mayor and attested by the Director of Administration this \_\_ day of \_\_\_\_\_,  
64 2023.  
65

66  
67 ATTEST:

MAYOR AND CITY COUNCIL  
OF HAVRE DE GRACE

68  
69  
70 \_\_\_\_\_  
71 Stephen J. Gamatoria  
72 Director of Administration

70 \_\_\_\_\_  
71 William T. Martin  
72 Mayor

73  
74 Introduced/First Reading: 10/2/2023

75 Public Hearing:

76 Second Reading/Adopted:  
77

78 Effective Date:

Exhibit 1

Flagship Real Estate Services, LLC  
File No. FS-MD23-1548  
Tax ID: 06-035051

**This Deed**, made this \_\_\_\_ day of September, 2023, by and between Susquehanna Baptist Association, GRANTOR, and Mayor & City Council of Havre de Grace, a Municipal Corporation, GRANTEE.

~Witnesseth~

**That in consideration** of the sum of Ninety Thousand and 00/100 Dollars (\$90,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Harford, State of Maryland and described as follows, that is to say:

BEGINNING for the same at the point of intersection of the northerly side of Wilson Street with the northeasterly side of Pusey Street, being the southerly most corner of Lot 126 as designated on a plat of CONCORD FIELDS as recorded among the Plat Records of Harford County in Plat Book 5, folio 92; and running thence binding on the outline of said Lot 126 for the following four courses, viz: binding on the northerly side of Wilson Street North 86 degrees 29 minutes East 75.9 feet; thence leaving said Wilson Street and binding on the land of the Board of Education of Harford County for the following two courses, viz: North 05 degrees 32 minutes West 70.1 feet, South 84 degrees 28 minutes West 83.4 feet to a point on the northeasterly side of Pusey Street; thence binding on the northeasterly side of Pusey Street South 09 degrees 51 minutes East 66.5 feet to the point of beginning. BEING all of Lot 126 as designated on the aforementioned recorded plat of Concord Fields, and containing 0.125 acre, more or less.

The improvements thereon being commonly known as 105 Wilson Street, Havre de Grace, MD 21078 (for informational purposes only).

Tax ID Number: 06-035051

BEING the fee simple property which, by Deed dated December 12, 1980, and recorded December 29, 1980, in the Land Records of the County of Harford, Maryland, in Liber HDC 1135, Folio 567, was granted and conveyed by Concord Fields Baptist Church unto Susquehanna Baptist Association.

**Together with** the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mayor & City Council of Havre de Grace, a Municipal Corporation, in fee simple.

**And** the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant Specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

**In Witness Whereof**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

SELLER:  
Susquehanna Baptist Association

By: \_\_\_\_\_ (SEAL)  
Rev. Daniel Sheffield, Authorized Signer

\_\_\_\_\_  
Witness

STATE OF MARYLAND            }  
COUNTY OF HARFORD        } ss

I hereby certify that on this 27th day of September, 2023, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Daniel Sheffield, Authorized Signer for Susquehanna Baptist Association, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be its act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**In Witness Whereof**, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

BUYER:  
Mayor and City Council of Havre de Grace,  
A Municipal Corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_(SEAL)  
William T. Martin, Mayor

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

\_\_\_\_\_  
JW Walker, Esq.

AFTER RECORDING, PLEASE RETURN TO:  
Flagship Real Estate Services, LLC  
808 S. Main Street, Bel Air, MD 21014  
P: 410-709-1460 - F: 410-709-1461