

Resolution 2020-02

**A Resolution authorizing the sale of surplus property
located at 615 Clymer Street,
Parcel # 21-017.00-083**

WHEREAS, on December 10, 2019, the Council of the City of New Castle declared that the property acquired at a tax monition sale located at 615 Clymer Street (the “Property”) be deemed surplus and marketed for sale pursuant to Resolution no. 2019-49; and

WHEREAS, a fair market value appraisal of the Property from an appraiser duly licensed or certified by the Council on Real Estate Appraisers pursuant to 24 Del. C. Ch. 40 has been secured valuing the Property at \$10,000; and

WHEREAS, the Property has been offered to the Trustees of the New Castle Common and the Municipal Services Corporation and neither party has elected to purchase same; and

WHEREAS, Chapter 64 of the Code authorizes Council to dispose of and sell surplus property via public or private sale either with the assistance of a duly licensed real estate agent or not, at Council's election, and upon such terms and conditions as Council may approve; and

WHEREAS, the City has received a \$5,000.00 offer to purchase the Property from A-Frame Properties, LLC, a contractor prepared to expeditiously settle and commence reconstruction of the Property to restore it to habitable condition; and

WHEREAS, the \$5,000.00 offer from A-Frame Properties, LLC is the highest offer for the Property received by the City; and

WHEREAS, A Frame Properties LLC’s offer to the City includes providing a note and mortgage on the Property in the amount of \$20,000 as security for the purchaser’s agreement to reconstruct and restore the Property to habitable condition within nine months from the date of settlement.

NOW THEREFORE, BE IT RESOLVED, that the City Administrator is authorized and directed to sell the Property at a price of \$5,000.00 to A-Frame Properties LLC taking back a mortgage for \$20,000 in favor of the City to secure the prompt restoration of the property; and

BE IT FURTHER RESOLVED, that the City Administrator is authorized to execute a suitable contract of sale, deed of conveyance as well as any other suitable and customary settlement documentation approved by the City Solicitor to facilitate such sale.

[No further text. Signature page follows.]

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PASSED this 14th day of January 2020.

Linda Ratchford, City Council President

Valarie W. Leary, Councilperson

Michael M. Platt, Councilperson

Russell P. Smith Councilperson

Suzanne M. Souder, Councilperson

Attest:

Brian G. Whitaker, City Clerk