

**TOWN OF COTTAGE CITY  
RESOLUTION NO. 2026-21**

**A RESOLUTION OF THE COTTAGE CITY COMMISSION OF THE TOWN OF COTTAGE CITY ACCEPTING A MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT STRATEGIC DEMOLITION FUND GRANT AWARD IN THE AMOUNT OF \$65,000; AUTHORIZING THE TOWN MANAGER TO EXECUTE ALL DOCUMENTS AND TAKE ALL ACTIONS NECESSARY TO ACCEPT, ADMINISTER, IMPLEMENT, AND CLOSE OUT THE AWARD; AUTHORIZING THE DEMOLITION OF THE STRUCTURE LOCATED AT 3813 COTTAGE TERRACE AND PREPARATION OF THE PROPERTY FOR FUTURE REDEVELOPMENT; AND GENERALLY RELATING THERETO.**

WHEREAS, the Town of Cottage City (the “Town”) submitted an application to the Maryland Department of Housing and Community Development (“DHCD”) under the Strategic Demolition Fund (Statewide) of the State Revitalization Programs seeking financial assistance to demolish a long-vacant and blighted residential structure located at 3813 Cottage Terrace, Cottage City, Maryland 20722 (the “Property”); and

WHEREAS, DHCD has indicated its intent to award the Town a Strategic Demolition Fund grant in the amount of Sixty-Five Thousand Dollars (\$65,000.00) (the “Grant”), subject to the execution of all required grant documents and compliance with applicable State requirements; and

WHEREAS, by Emergency Ordinance 2019-05, adopted August 19, 2019, the Cottage City Commission authorized the purchase of the property located at 3813 Cottage Terrace for public purposes, specifically to acquire land adjoining Town Hall for potential use as a community center and related civic activities serving the residents of the Town; and

WHEREAS, the Town thereafter acquired fee simple title to the property, which is further described as Block 6, Lots 7 & 8 (Tax Account No. 0126862, containing approximately 10,500 square feet), and has owned and controlled the property since that acquisition; and

WHEREAS, the Commissioners find that rehabilitation of the existing structure is not economically feasible due to its age, severe deterioration, the prior stripping of plumbing, copper wiring, and other essential building systems, and the potential presence of asbestos and other hazardous building materials, all of which significantly increase the cost and complexity of any renovation effort; and

WHEREAS, after evaluating the condition of the Property, the Commissioners have determined that demolition of the existing structure, together with required environmental compliance activities, debris removal, grading, and site stabilization, represents the most prudent, cost-effective, and responsible use of the Grant funds; and

WHEREAS, demolition will eliminate a longstanding public safety hazard and source of neighborhood blight, and will prepare the Property for future redevelopment as a community

resource area adjacent to Town Hall consistent with the Town's revitalization goals and Maryland Smart Growth principles; and

WHEREAS, the Commissioners desire to accept the Grant and to authorize the Town Manager to execute all agreements and take all administrative actions necessary to accept, administer, implement, and close out the Grant in accordance with DHCD requirements.

NOW, THEREFORE, BE IT RESOLVED by the Cottage City Commission, that:

1. The Town hereby accepts the anticipated Maryland Department of Housing and Community Development Strategic Demolition Fund grant award in the amount of up to Sixty-Five Thousand Dollars (\$65,000.00), subject to final execution of all required grant documents and compliance with applicable State requirements.
2. The Town Manager is hereby authorized and directed to execute any and all grant agreements, certifications, amendments, reimbursement requests, procurement documents, contracts, change orders, closeout documents, and any other documents necessary or appropriate to accept, administer, implement, and complete the Grant in accordance with all applicable federal, state, and local laws, regulations, and grant conditions.
3. Grant funds shall be utilized solely for the demolition of the existing structure at 3813 Cottage Terrace, environmental compliance and abatement activities as required, utility disconnects, debris removal and lawful disposal, permitting, site grading and stabilization, and other eligible project costs consistent with the approved grant budget and DHCD requirements.
4. The Commissioners expressly find that demolition is in the best interest of the Town because renovation of the structure is not feasible due to the building's age, severe deterioration, the removal of essential building systems, the potential presence of asbestos-containing materials, and the resulting disproportionate cost of rehabilitation relative to the public benefit to be achieved.
5. The Town Manager is further authorized to take any and all additional actions necessary or appropriate to carry out the intent of this Resolution and to ensure timely implementation and successful completion of the project within the grant period.

AND BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon its adoption.

**ATTEST:**

**TOWN OF COTTAGE CITY, MARYLAND**

\_\_\_\_\_  
John Hoatson, Town Manager

By: \_\_\_\_\_  
Wanda Wheatley, Ward 3, Commissioner Chair

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Julia Salsich, Ward 1, Commissioner Secretary

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Joshua Durant, Ward 2, Commissioner

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Tom Campos, Ward 4, Commissioner Vice Chair

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John Brooks, At-Large, Commissioner

### CERTIFICATION

I, hereby certify, as the duly appointed Town Manager of the Town of Cottage City, Maryland, that on the 30th day of July, 2026, Resolution No. 2026 - 21, accepting a Maryland Department of Housing and Community Development Strategic Demolition Fund Grant Award in the Amount of \$65,000 and making other resolutions, delegations and authorizations, as stated therein, was duly adopted by the Cottage City Commission of the Town of Cottage City, Maryland, by a vote of \_\_\_\_ Aye, \_\_\_\_ Nay, and \_\_\_\_ Absent.

By: \_\_\_\_\_  
John Hoatson, Town Manager