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The Friendliest Town on the Eastern Shore

March 28, 2024

From The Desk of Mayor Todd:

After the Armory building, which accommodated the police department, a thrift store, Save The Youth Inc, and functioned as a community center, became vacant, it started to deteriorate from lack of use. Interest in repurposing the site for a new library emerged among city officials in 2022.

We learned of a reverter clause in the agreement with the state, restricting property sale, and donation. The reverter clause further specifies that the property must be designated for public use. The State has shown considerable grace following the mass exodus from the building. Prior to that we received a Letter of Intent (LOI) offering \$25,000 for the Armory and adjacent Willow Street properties, elected officials deemed the bid too low and declined.

Following a July 7th meeting with county representatives, a request was made to release previously voted-on held funds. This request was to be considered in the county commissioners' early August meeting but was unexpectedly dropped from the agenda without notification. Shortly after, a new LOI for \$65,000 from the same party was also turned down. Legal advice indicated that while the armory could be demolished, selling the property would contravene the reverter clause.

Since September 2023, efforts to remove this clause have intensified. Yesterday, we were informed that the armory's appraisal is finished and awaiting Assistant Secretary Wendy Scott-Napier's sign-off. This is one of the final steps of the process. After this, we'll plan further actions with the aim of nullifying the reverter clause to freely utilize the site. For now, a sale is not possible. All county and city officials have been aware of these proceedings from the beginning, and public announcements will follow as decisions are made by the State of Maryland.

Feel free to reach out with any questions:
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Respectfully,

Mayor Todd Nock
Pocomoke City, Maryland