



**TOWN OF GREENSBORO
SPECIAL MEETING
111 S. MAIN STREET
FEBRUARY 10, 2025**

In attendance were Mayor David Spencer, Commissioner Pete Brelia, Commissioner Robert Harrison, Commissioner Joe Noon, Commissioner Christina Robinson, Town Manager Tammy Kelledes, Chief Lenox Trams, Public Works Supervisor Brandon Cunningham, Community Outreach/Code Enforcement Officer Amanda Weaver, Billing Clerk Dawn Parks and Kathleen Brenton.

Attending on Zoom were Chris Mason, John Thungston, Kayla Hartly, Kim Ernest, Michael Smith and Ronnie McNutt.

Meeting called to order at 6:00 pm by Mayor David Spencer

Pledge of Allegiance

Discussion on 3 bids for 113 S Main by Kathleen Brenton of Brenton Realty

1. Full price of \$184,999 with \$2000 earnest money deposit. They want all inspections done to include Mechanical/Structural, Environmental, Radon, Termite, Lead based paint, and any other inspection that their licensed home inspector requests. This would be a hard money loan (money is coming from someone other than a bank) This would be a residence.
2. Purchase price of \$165,000, local resident of Denton, who has rentals and a land management company. Requesting no inspections and this is a cash offer. This offer can be countered for a higher amount to potentially ask for \$175,000. This will be a rental.
3. Originally offered full price of \$184,999, then revised to \$191,000. The offer is by two brothers who plan to live here as a residence. \$2500 earnest money deposit. Requesting the mechanical/structural inspection by a licensed inspector. This would be a conventional bank loan.

Discussion on how much the house would sell for it fixed as well as mold remediation costs.

David A. Spencer, Mayor
Tammy Kelledes, Town Manager/Clerk

 113 S. Main Street
P.O. Box 340
Greensboro, MD 21639
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6:21pm Zoom hacked with elicit material

Commissioner Robinson made a motion to accept Offer #3 for \$191,000.

Commissioner Harrison seconded the motion.

Commissioner Robinson sponsored the Ordinance 2025-0-1 for the purchase of the property at 113 S Main St, Greensboro, MD 21639.

Discussion on the public hearing date for the approval of the Ordinance to be on March 6, 2025.

The council would like to move forward with the sale of the property and asked Ms. Brenton to let her client know about that. There was discussion on moving the public hearing up to reduce the chance of the offers being removed.

The public hearing is set for February 27, 2025, unless the Town Attorney tells us otherwise, then it would be on March 6, 2025.

The motion to close the special meeting regarding the sale of 113 S Main Street made by Commissioner Noon and seconded by Commissioner Robinson.

Meeting adjourned at 6:36 pm.

Respectfully submitted by Dawn Parks

David A. Spencer, Mayor
Tammy Kelledes, Town Manager/Clerk

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