



## Board of County Commissioners of Washington County, Maryland

### *Open Session Minutes*

April 6, 2020

In response to the existing State of Emergency, this meeting of the Board of County Commissioners was conducted with a virtual component allowing for Commissioner and Staff participation via remote audio conference.

#### **CALL TO ORDER**

President Jeffrey A. Cline commenced the emergency meeting of the Board of County Commissioners of Washington County, Maryland at 8:00 p.m., officially calling the meeting to order at 8:11 p.m. due to the omission of the order at the meeting's beginning.\* The following members were present: Vice President Terry L. Baker, Commissioner Cort F. Meinelschmidt, and Commissioner Randall E. Wagner. Commissioner Wayne K. Keefer was not in attendance.

#### **CONSIDERATION OF THIRD AMENDMENT TO CONTRACT OF SALE OF FT. RITCHIE TO JOHN KRUMPOTICH DUE TO THE FILING OF A LAWSUIT BY CRAIG MAHRLE THAT CREATES A CLOUD ON THE TITLE TO THE PROPERTY**

Kirk Downey, County Attorney/Interim County Administrator, reported that on Friday, April 3, the Buyer, John Krumpotich, was provided notice that Craig Mahrle filed suit in the Washington County Circuit Court. The suit questions the propriety of the sale. It is the opinion of both the County Attorney and the Buyer's council that the lawsuit does not hold legal merit. Due to the suit, the settlement of the sale that was to occur today has been halted. The title company has not yet issued a title policy as a result of the lawsuit, and therefore, the sale transaction cannot be consummated. The Buyer has requested to remain under contract and to enter into a standstill agreement for sixty (60) days to allow the County and the Buyer to resolve the lawsuit matter, constituting the Third Amendment. If a standstill agreement were not approved, the Buyer would have the right to serve the County a Notice of Default since it is unable to convey a clear title. Commissioner Wagner, seconded by Commissioner Meinelschmidt, moved to authorize the Third Amendment as presented, allowing the President to sign on behalf of the County. The motion was approved unanimously, with Vice President Baker abstaining. (4-1-0, Vice-President Baker abstained).

#### **ADJOURNMENT**

Commissioner Meinelschmidt, seconded by Commissioner Wagner, moved to adjourn at 8:16 p.m. The motion passed unanimously.

  
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Rachael McCarty, Legal Secretary