TOWN OF MILLINGTON

RESOLUTION 2026-07 OF THE COUNCIL OF THE TOWN OF MILLINGTON APPROVING A 75 YEAR GROUND LEASE WITH MILLINGTON SENIOR VILLAGE, LLC FOR 6.505 ACRES OF LAND OWNED BY THE TOWN OF MILLINGTON KNOWN AS PARCELS 1 AND 3 ON THE PLAT ENTITLED "SUBDIVISION OF THE LANDS OF THE TOWN OF MILLINGTON" AND COMMONLY REFERRED TO AS 172 SASSAFRAS STREET, MILLINGTON, MARYLAND FOR THE DEVELOPMENT OF 51 ONE-STORY AGE AND INCOME RESTRICTED HOUSING UNITS

WHEREAS, the Town of Millington (the "Town") acquired certain real property from the Commissioners of Kent County, Maryland via deed dated the 1st day of November, 2022_ recorded among the Land Records of Kent County, Maryland, which property included 6.505 acres of land known as parcels 1 and 3 on the Plat entitled "Subdivision of the Lands of the Town of Millington" recorded in the Land Record of Kent County, Maryland at Liber 1289, folio 63 (the "Property"); and

WHEREAS, when the Town acquired the Property, the intent of both the Commissioners of Kent County, Maryland and the Town of Millington was that the Property would be developed with age and income restricted senior housing units; and

WHEREAS, Millington Senior Village, LLC desires to enter into a 75 year Ground Lease with the Town, in substantially the same form as that attached hereto as Exhibit A, for the Property in order to construct 51 one-story age and income restricted housing units thereon; and

WHEREAS, the Town desires to enter into a 75 year Ground Lease with Millington Senior Village, LLC for the purpose of constructing 51 one-story age and income restricted housing units on the Property, provided the Lease is in substantially the same form as that attached hereto as Exhibit A, with amendments noted by the Town Attorney.

NOW, THEREFORE BE IT RESOLVED by the Council of the Town of Millington, that the Ground Lease between the Town and MSV Senior Village, LLC attached hereto as Exhibit A is hereby approved and Mayor Kevin Hemstock is authorized to sign such a Ground Lease on behalf of the Town of Millington, provided that it is substantially the same form as that attached hereto.

TOWN OF MILLINGTON

PASSED BY THE COUNCIL OF THE TOWN OF MILLINGTON THIS 15th DAY OF SEPTEMBER, 2026.

ATTEST:

Elizabeth Jo Manning, Town Administrator

SEAL

THE TOWN OF MILLINGTON

Kevin Hemstock, Mayor

John Amado, Sr., Council

ABSENT

Shweta Dutta Sethi, Council

ABSENT

Zita Seals, Council

Wayne Starkey, Council