

RESOLUTION NO. 2052

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND SUPPORTING MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT, NEIGHBORHOOD BUSINESSWORKS PROGRAM FINANCING TO THE PEMBERTON CAFÉ, LLC FOR THEIR PROJECT ON 1100 PEMBERTON DRIVE

WHEREAS, the Mayor and the City Council of the City of Salisbury are interested in promoting the revitalization of our community by encouraging the development and/or expansion of for-profit and nonprofit small businesses; and

WHEREAS, the Pemberton Café, LLC applied to the Neighborhood BusinessWorks Program for financing to create the Pemberton Café at 1100 Pemberton Drive; and

WHEREAS, this project is located in a State-approved locally designated revitalization area and conforms to the local zoning code, as confirmed by the City's appropriate department; and

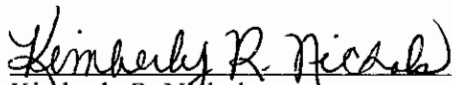
WHEREAS, the regulations of the Neighborhood BusinessWorks Program require that all projects receiving financing be approved and supported by the appropriate governing body of the locality in which the project is situated, along with the signature of the local chief elected official;

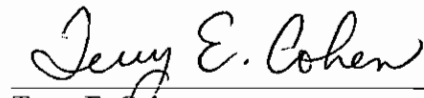
NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Salisbury hereby endorses the financing of the Pemberton Café, LLC project; and

BE IT FURTHER RESOLVED that this Resolution shall bear the concurring signature of Mayor James Ireton, Jr. and copies of the Resolution shall be sent to Cheivelle Hill, Neighborhood BusinessWorks Program at Maryland Department of Housing and Community Development, 100 Community Place, Crownsville, Maryland 21032.

THE ABOVE RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland, held on the 9<sup>th</sup> day of May, 2011 and is to become effective immediately upon adoption.

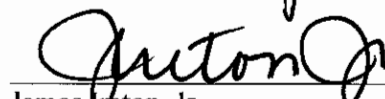
ATTEST:

  
Kimberly R. Nichols  
Assistant City Clerk

  
Terry E. Cohen  
Council President

Approved by me this

13<sup>th</sup> day of May, 2011

  
James Ireton, Jr.  
Mayor



Martin O' Malley  
GOVERNOR

Anthony G. Brown  
LT. GOVERNOR

Raymond A. Skinner  
SECRETARY

Clarence J. Snuggs  
DEPUTY SECRETARY

April 22, 2010

James Ireton  
Mayor of the City of Salisbury  
125 N. Division Street  
Salisbury, MD 21803

VIA EMAIL

Dear Honorable James Ireton:

The Division of Neighborhood Revitalization has received an application for financial assistance under the Neighborhood BusinessWorks Program (NBWP) for The Pemberton Café. A description of the proposed project is attached. We welcome your comments about this project.

A local government resolution supporting financing by the NBWP will be required prior to execution of this request. A sample resolution is attached. Please also indicate that this project will meet zoning compliance.

If you have any questions about this requirement, please contact me at (410) 514-7245. We look forward to receiving your resolution.

Sincerely,

*Cheivelle Hill*

Cheivelle Hill  
Underwriter  
Business Lending Programs  
Division of Neighborhood Revitalization  
Maryland Department of Housing and Community Development  
100 Community Place 1-253  
Crownsville, MD 21032  
410.514.7245 - Direct Office  
1.800.756.0119 - Main Office  
410.987.4660 - Fax  
Hillc@mdhousing.org

Attachments



## **Local Government Notification**

### **Project Summary Neighborhood BusinessWorks Program Loan Request**

**Applicant: Pemberton Café, LLC**

**Correspondence to: Alex and Erin Failaev  
27143 Pemberton Drive  
Salisbury, MD 21801**

**Contact Person: Alex Failaev**

**Phone Number: 443-859-3613**

**Project Name: Pemberton Bakery Cafe**

**Project Address: 1100 Pemberton Drive  
Salisbury, MD 21801**

**Project Description:** Alex and Erin Failaev along with Erin's parents Robert and Penny Twilley will create the Pemberton Cafe in Wicomico County at 1100 Pemberton Drive. Pemberton Cafe will offer fresh healthy dining alternatives in a warm aesthetic setting. The Pemberton Cafe will sell breads and baked goods made on-site, as well as, a variety of specialty coffees and teas. The property is a treed lot that sits next to a lake with a two-story brick structure and a gravel driveway. The vacant building will need minor renovations to accommodate the bakery and cafe. The kitchen will be remodeled with a new tile floor, cabinets and appliances. The existing hardwood floors will be refinished, new carpet installed and fresh paint. Some of the light fixtures will be replaced as well. Pemberton Cafe will lease the 1100 Pemberton Drive property with an option to buy.

**Jobs Retained: 0**

**Jobs Created: 3**

**Total Project Costs: \$102,131**

**Requested Loan Amount: \$37,476**



City of Salisbury, Maryland  
Department of Building, Permits & Inspections  
125 N. Division St.  
Salisbury, MD 21801  
(410)548-3130 Fax (410)548-3183  
[www.ci.salisbury.md.us](http://www.ci.salisbury.md.us)

Member:  
ICC  
NFPA  
MBOA



## Building Permit

Application Number	201000642
Property Address	1100 PEMBERTON DR
Land Key	09052933
Application Description	BUILDING PERMIT
Tenant Name	PEMBERTON COFFEE SHOP
Property Use	COMMERCIAL ADDITION ALTERATION
Property Zoning	

### Owner

SCHURY PROPERTIES #2 LLC  
5542 KING STUART DR  
SALISBURY, MD 21801

31774

### Contractor

ROBERT TWILLEY  
27143 PEMBERTON DR  
SALISBURY, MD 21801  
410-2510-8995  
19218

### Structure Information

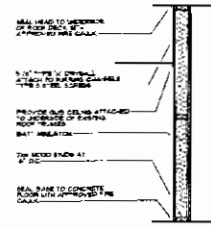
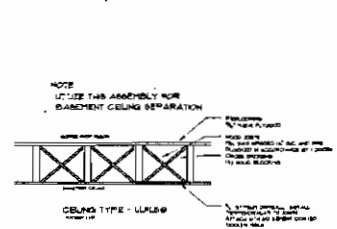
Construction Type	VB
Occupancy Type	NIGHTCLUB/RESTAURANT
Number of Floors	2.0

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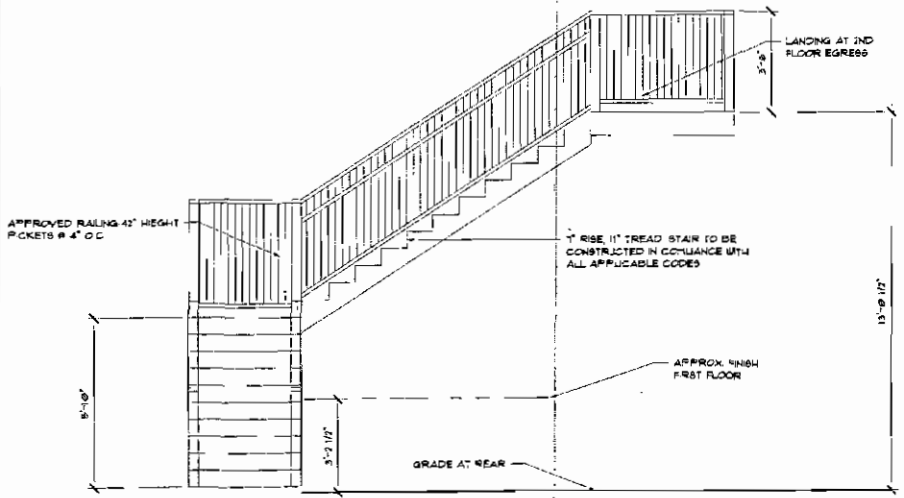
Permit Type	BUILDING PERMIT
Permit Fee	425.00
Plan Check Fee	65.00
Issue Date	02/22/11
Valuation	25,000
Expiration Date	08/21/11

**KITCHEN EQUIPMENT LIST**

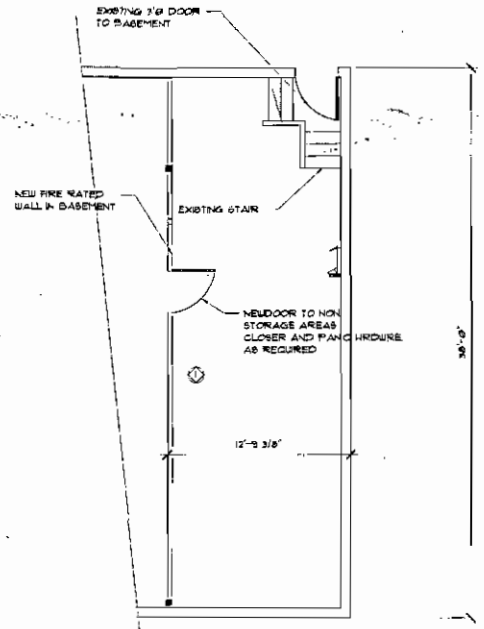
ITEM	MARK	LENGTH	WIDTH	HEIGHT
CONVECTION OVEN	1	39"	40"	56.75"
FREEZER REF.	2	51.75"	28.5"	78"
COOLING RACK	4	26"	40"	
COUNTER DISPLAY1	5	118"	32"	36"
COUNTER DISPLAY2	6	40"	24"	
COUNTER ESPRESSO	7	17.5"	24"	
COUNTER COFFEE	8	AS SPEC'D		
HAND SINK	9	28"	21"	21"
SMOOTHIES COUNTER	10	14"	14"	
DISHWASHER	11	24"	50"	
COFFEE BREWING	12	30"	30"	36"
COMP. SINK	13	60"	23"	36"



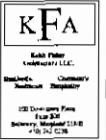
**WALL TYPE 1**  
 81C = 84



**1 SECTION AT NEW EGRESS STAIR**  
 SCALE = 1" = 1' 0"



**2 BASEMENT STORAGE PLAN**  
 SCALE = 1" = 1' 0"



PEMBERTON COFFEE SHOP  
 PEMBERTON DRIVE  
 SAUSBURY MARYLAND

CLIENT INFO:

DATE:	
PROJECT:	
DESCRIPTION:	
SCALE:	
PROJECT NO.:	
DATE:	

KFA

Kyle F. Anderson  
Architect  
1000 University Blvd  
Salisbury, Maryland 21801  
(410) 742-6888



ARCHITECT  
LICENSE NO. 12464  
EXPIRES 06/30/2018

410 251-8995

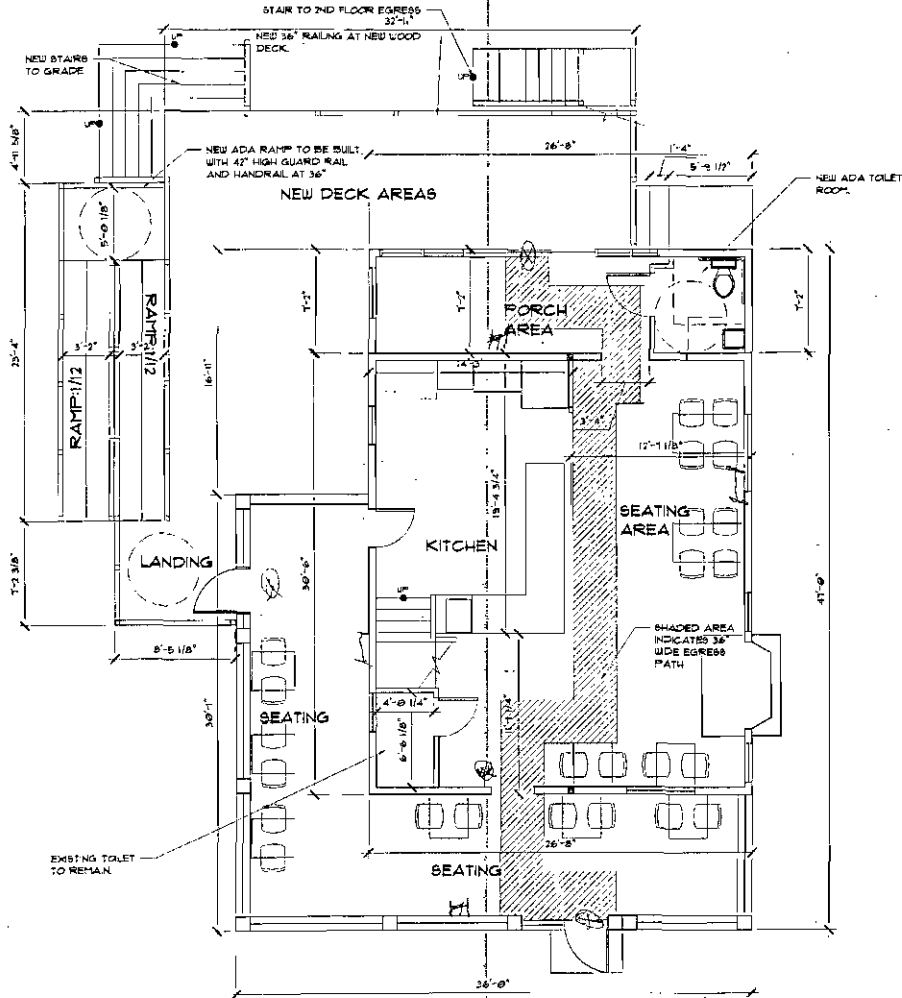
PEMBERTON COFFEE SHOP  
PEMBERTON DRIVE  
SALISBURY MARYLAND

SHEET INFO:

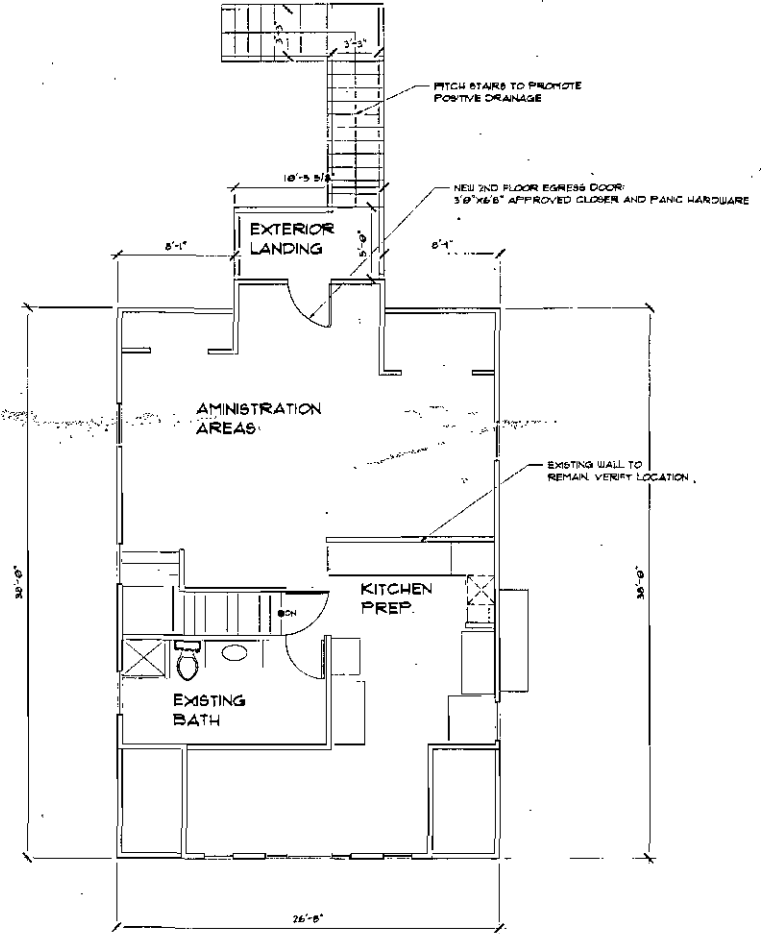
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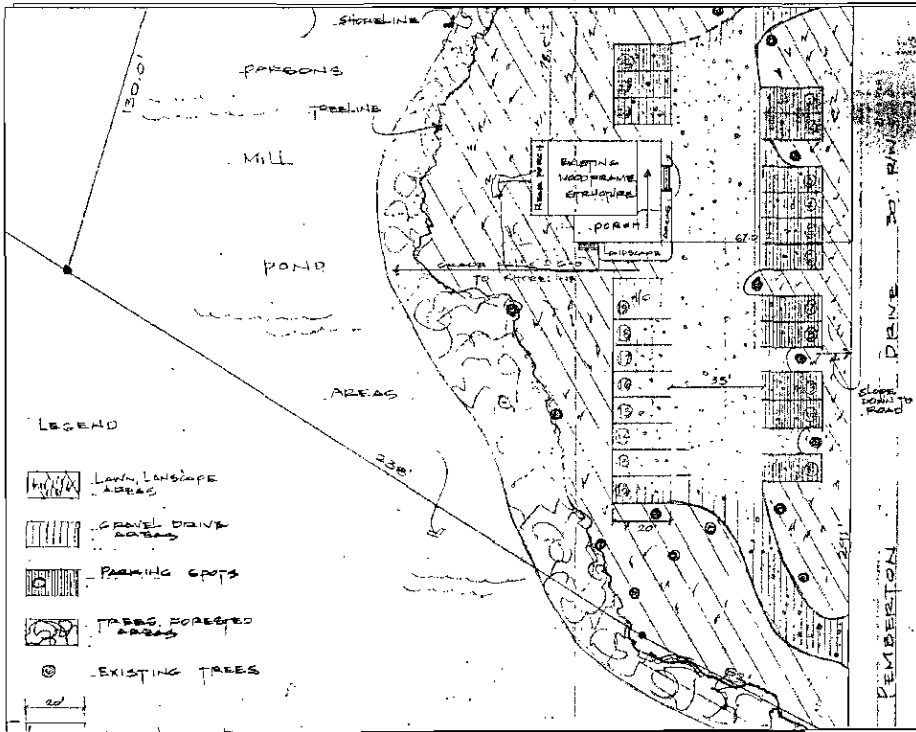
AI@I



1 FIRST FLOOR PLAN  
SCALE = 1/4" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE = 1/4" = 1'-0"



1 SITE LOCATION PLAN

GENERAL NOTES

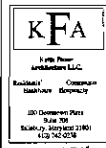
- THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCY OR CHANGE IN THE FIELD SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND A WRITTEN CORRECTION OR ORDER FOR REVISION SHALL BE OBTAINED FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND SHALL BE RESPONSIBLE FOR THE COST OF OBTAINING SUCH PERMITS AND APPROVALS.
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SEE SHEET DATA  
 PROJECT: THE PROPOSED COFFEE SHOP  
 PROJECT LOCATION: THE POND DRIVE, SALISBURY, MARYLAND  
 PROJECT OCCUPANCY: INTERIOR RENOVATION TO EXISTING TWO STORY BUILDING

USE GROUP: PERMITTED GROUP  
 OCCUPANCY CLASSIFICATION: PERMITTED GROUP

REQUIREMENTS FOR EXISTING BUILDING

TABLE NO.	REQUIREMENT	COMPLIANCE
TABLE 1	EXTENSION OF EXISTING WALLS	TABLE A.3.1.1
TABLE 2	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
TABLE 3	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
TABLE 4	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
TABLE 5	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
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TABLE 7	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
TABLE 8	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
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TABLE 99	REPAIR OF EXISTING WALLS	TABLE A.3.1.1
TABLE 100	REPAIR OF EXISTING WALLS	TABLE A.3.1.1



FILE COPY



PEMBERTON COFFEE SHOP  
 PEMBERTON DRIVE  
 SALISBURY MARYLAND

FILE COPY

REVISIONS  
 1. CHANGE TO CODE COMPLIANCE  
 DATE 2/12/2019

FILE COPY

FILE COPY

SHEET INFO:

NO.	DATE	DESCRIPTION
1		
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10		

DATE: 2/12/2019  
 SCALE: 1/8" = 1'-0"