

RESOLUTION NO. 2457

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT SBY RIVER, LLC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 692-704 FITZWATER STREET, SALISBURY MD.

WHEREAS the City of Salisbury, Maryland and Wicomico County created an Enterprise Zone on June 6, 1983 for the purpose of encouraging economic development of the area encompassed within the boundaries of such zone; and

WHEREAS the Enterprise Zone was created under authority granted by the State of Maryland; and

WHEREAS the State Code permits certain benefits to be extended to businesses that locate or expand in the Enterprise Zone provided that they meet certain standards; and

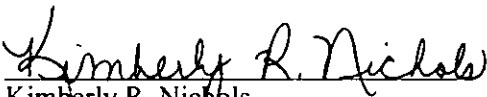
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and


WHEREAS, Sby River, LLC meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, H. Anthony Severn, representing Sby River, LLC has requested that the company be designated as eligible for Enterprise Zone benefits because of its investment of more than \$50,000 at their property located in the zone at 692-704 Fitzwater Street;

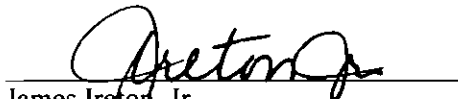
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Sby River, LLC be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 27 day of October, 2014.

  
Kimberly R. Nichols  
CITY CLERK

  
Jacob R. Day  
PRESIDENT, City Council

APPROVED by me this  
29<sup>th</sup> day of October 2014.

  
James Ireton, Jr.  
MAYOR, City of Salisbury

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**INTER**

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**OFFICE****MEMO**

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## Office of the Mayor

**To:** City Council  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Eligibility – Sby River, LLC– 692-704 Fitzwater Street  
**Date:** October 28, 2014

Attached is a copy of the application requesting Enterprise Zone designation for Sby River, LLC from H. Anthony Severn. I have reviewed this application and, to the best of my knowledge, this establishment meets all of the qualifications to be so designated. This property is located within the boundaries of the City's Enterprise Zone, and this company has invested more than \$50,000 in the property and/or has hired two or more full time employees since locating in the Enterprise Zone.

I recommend that the City Council adopt the attached resolution designating Sby River, LLC located at 692-704 Fitzwater Street, eligible to receive the benefits of the Enterprise Zone.

The Mayor concurs with this recommendation.

As a reminder, companies that are declared eligible for enterprise zone benefits are able to receive both income tax and property tax benefits for ten years. The purpose of this program is to encourage industries to locate in areas identified as enterprise zones and to reinvest in such properties.

cc: Mayor Ireton  
Tom Stevenson  
Kim Nichols

Attachments

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**INTER**

**OFFICE**

MEMO

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## Office of the Mayor

**To:** Mike Moulds, Jack Lenox and Bill Holland  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Qualifications – Sby River, LLC  
**Date:** September 29, 2014

I have received a request from Sby River, LLC located at 692-704 Fitzwater Street, that they be deemed qualified to receive Enterprise Zone benefits. In order to receive such designation, it is necessary that they meet certain criteria. I am requesting that your departments help me in processing their application by helping me to determine if they meet the necessary criteria.

### Public Works

Does this business meet the limitations of the City's Sewer Use Ordinance?

Does this business meet State and local storm water management codes and regulations?

### Planning & Zoning

Does this business meet the zoning code?

Does this business comply with subdivision regulations?

### Building, Permits & Inspections

Does this business meet the building code (or did it at the time of construction)? **YES**

Does this business meet all permit requirements? **YES**

Please answer the questions above under the heading for your department and return to my office by 10/6/2014. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Ireton

Search Result for WICOMICO COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 09 Account Number - 053433

Owner Information

Owner Name: SBY RIVER LLC Use: COMMERCIAL  
 Mailing Address: 710 FITZWATER ST SALISBURY MD 21801- Principal Residence: NO  
 Deed Reference: /03352/ 00159

Location & Structure Information

Premises Address: 704 FITZWATER ST. SALISBURY 21801-0000 Waterfront Legal Description: 3.0 AC 692-704 FITZWATER ST CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0106	0021	1110		0000				2015		

Special Tax Areas: Town: SALISBURY  
 Ad Valorem: Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2013	7200		3.0000 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		STORAGE WAREHOUSE	METAL			

Value Information

	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	783,700	783,700		
Improvements	338,400	338,400		
Total:	1,122,100	1,122,100	1,122,100	
Preferential Land:	0			

Transfer Information

Seller: DOUBLE NET LLC	Date: 09/15/2011	Price: \$900,000
Type: ARMS LENGTH VACANT	Deed1: /03352/ 00159	Deed2:
Seller: HANNA, FRANK B	Date: 09/30/2004	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02296/ 00439	Deed2:
Seller: CAMPUS INVESTORS I	Date: 04/25/1985	Price: \$335,000
Type: ARMS LENGTH IMPROVED	Deed1: /01034/ 00395	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00	0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		



**City of Salisbury  
Enterprise Zone Program Information And Qualification Application**

Describe the Company's primary and secondary products or services that are, or will be, produced at the facility in the Enterprise Zone:

New Construction shipbuilding

Business NAICS Code (if available): 331411

**Proposed Project – Real Property Tax Credit**

Proposed Project Is: New Construction  Rehabilitation

Project Starting Date: 10-01-2013

Anticipated Completion Date: 12-31-2014

Description of Project: 9,800 Sq. Ft. (70' x 140' x 12' High) Assembly Building For Construction of New Ship Modules

Cost of Project: \$ 1.5M

**Proposed Project – State Income Tax Credit**

Current Number of Employees in the Zone:

Total: 0 Full Time: - Part Time: -

New Jobs Created in the Zone:

Total 40 Full Time: 40 Part Time: -

Creation Date:

Hourly Wage for Typical New Job (without benefits): \$ 16.00 ± /hour

Additional Cost of Benefits Provided (Per New Employee): \$ 10.00 ± /hour

Please include a list of all hired employees, the date of hire, how many hours a week they work, and what their wages are.

**Signatures**

Signature of Person Completing This Form: [Signature]  
 Typed Name: H. Anthony Sebern  
 Title: V.P., SBY RIVER LLC  
 Date: 9/22/14

How did you hear about this opportunity:

MD Department of Business + Economic Development

Submit Application to:  
 Business Development Specialist - City of Salisbury  
 125 North Division Street, Room 104  
 Salisbury, MD 21801  
 410-677-1915 | info@cityofsalisbury.com



**City of Salisbury  
Enterprise Zone Program Information And Qualification Application**

Application

Applying For:

Income Tax Credit  Real Property Tax Credit  Both

General Information

Today's Date: September 24 2014

Name of Firm: SBY River, LLC

Contact Person: H. Anthony Severn

Title: V.P., SBY River, LLC

Mailing Address: 710 Fitzwater Street  
Salisbury, MD 21801

Street Address (if different): 1002-704 Fitzwater Street  
Salisbury, MD 21801

Telephone Number: 410-792-4900

E-Mail Address: severn@cheship.com

Property Information

Address of Property for Which Enterprise Benefits are sought:  
1002-704 Fitzwater Street  
Salisbury, MD 21801

Property Tax # (10 digit - if available): 09-053433

Name of Property Owner: SBY River, LLC

Address of Property Owner: 710 Fitzwater Street, Salisbury, MD 21801

Approximate Size of Property: 3.0 Acres

Approximate Size of Existing Building: 70- Square Feet

Current Base Assessment Price: \$1,122,100

Information on Applicant Business

Is Company Located in Enterprise Zone now: Yes  No

Is Company relocating from another place?: Yes  No

If yes, where was previous location? \_\_\_\_\_

Is Company a new, start up business?: Yes  No

Headquarters location: \_\_\_\_\_

Submit Application to:  
Business Development Specialist - City of Salisbury  
125 North Division Street, Room 304  
Salisbury, MD 21801  
410-677-1915 | info@citylivingssalisbury.com

## **Department of Public Works**

Inter Office Memorandum

**To:** Mike Moulds, Director of Public Works  
**From:** Rick Baldwin  
**Subject:** Enterprise Zone Qualifications – SBY River LLC, 692-704 Fitzwater Street  
**Date:** October 7, 2014

Review of Public Works criteria for Enterprise Zone designation of SBY River, LLC located at 692-704 Fitzwater St., Salisbury, Maryland.

- The SBY River, LLC property located at 692-704 Fitzwater St., Salisbury, Maryland is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- The SBY River, LLC property located at 692-704 Fitzwater St., Salisbury, Maryland has recently installed the monitoring wells in accordance with their approved stormwater management plan and will incorporate routine monitoring procedures into their Stormwater Pollution Prevention Plan. As a result SBY River, LLC is in compliance with State and local storm water management codes and regulations.



## City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT  
P.O. BOX 870

125 NORTH DIVISION STREET, ROOMS 203 & 201  
SALISBURY, MARYLAND 21803-4860

410-548-4860  
FAX: 410-548-4955



JAMES IRETON, JR.  
MAYOR


M. THOMAS STEVENSON  
CITY ADMINISTRATOR

RICHARD M. POLITT, JR.  
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

October 2, 2014

TO: Tom Stevenson, City Administrator

FROM: John F. Lenox, AICP, Director of Planning & Zoning 

SUBJECT: **SBY River, LLC – 692-704 Fitzwater Street**

At your request, this department has reviewed the SBY River, LLC site. The subject site is located on State City Tax Map #106, Parcel #1110 on the southerly side of Fitzwater Street and the northerly side of the Wicomico River. The site is located in the Riverfront Redevelopment Multi-Use District #2.

The Riverfront Redevelopment Multi-Use District #2 of the Salisbury Municipal Code (Section 17.105.030) permits Marine railways, construction and repair yards, storage yards, and marine supply outlets.

Tax map and Planning Office records indicate this site contains 3.0 acres of land, which exceeds the 5,000-sq. ft. minimum lot area required by the Code for the sites in the Riverfront Redevelopment Multi-Use District #2.

On February 21, 2013 and September 18, 2014, the Salisbury Planning Commission approved Certificates of Design and Site Plans for 9,800 sq. ft. covered fabrication areas to be constructed on the site.

If any additional information is needed, please do not hesitate to call.





PARSONS RD

DELAWARE AVE

SECOND ST

HILL ST

FIRST ST

PEARL ST

GERMANIA

FITZWATER ST

RIVER OAK CT

BEAUCHAMP ST

WICOMICO ST

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**From:** Tracey Martin <Martin@cheship.com>  
**Sent:** Thursday, October 02, 2014 4:07 PM  
**To:** Laura Kordzikowski  
**Subject:** RE: SBY River LLC Enterprise Zone Application

Good Afternoon Laura:

Please list Charles A. Robertson as the sole stakeholder.

***Tracey A. Florence-Martin***  
Chesapeake Shipbuilding Corp

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**From:** Laura Kordzikowski [mailto:lkordzikowski@ci.salisbury.md.us]  
**Sent:** Monday, September 29, 2014 2:17 PM  
**To:** Tracey Martin  
**Cc:** Renee Stephens; Tony Severn  
**Subject:** RE: SBY River LLC Enterprise Zone Application

Thank you Tracey! I will start processing this right away...

Something I just thought of, the City Council usually likes to see who is a member of each LLC that applies... would you be able to provide a list of the stakeholders of Sby River LLC?

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**From:** Tracey Martin [mailto:Martin@cheship.com]  
**Sent:** Monday, September 29, 2014 2:08 PM  
**To:** Laura Kordzikowski  
**Cc:** Renee Stephens; Tony Severn  
**Subject:** SBY River LLC Enterprise Zone Application

Good Afternoon Laura:

As promised, attached please find the Enterprise Zone application for SBY River LLC. Please keep us apprised of the process regarding this application. If you need any further information or documentation, please do not hesitate to contact us.

***Tracey A. Florence-Martin***  
Chesapeake Shipbuilding Corp