

RESOLUTION NO. 2469

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT TWO FARMS, INC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 1150 PEMBERTON DRIVE, 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

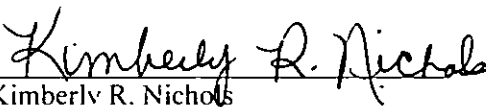
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

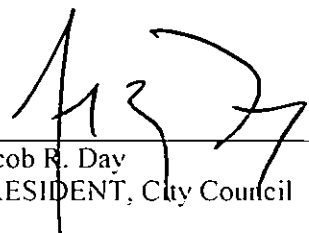
WHEREAS, Two Farms, Inc meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, James Burgess, representing Two Farms, Inc 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 1150 Pemberton Drive;

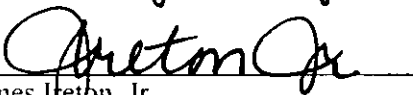
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Two Farms, Inc be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 26 day of January, 2015.


Kimberly R. Nichols
CITY CLERK


Jacob R. Day
PRESIDENT, City Council

APPROVED by me this
27th day of January 2015.


James Iketon, Jr.
MAYOR, City of Salisbury

INTER

OFFICE

MEMO

Office of the Mayor

To: City Council
From: Laura Kordzikowski
Subject: Enterprise Zone Eligibility – Two Farms, Inc– 1150 Pemberton Drive
Date: January 26, 2015

Attached is a copy of the application requesting Enterprise Zone designation for Two Farms, Inc from James Burgess. 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 Two Farms, Inc located at 1150 Pemberton Drive, 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



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:

The Royal Farms is a convenience store that also provides fuel products.

Business NAICS Code (if available): 447110

Proposed Project: Real Property Tax Credit

Proposed Project is: New Construction Rehabilitation

Project Starting Date: 08/01/2014

Anticipated Completion Date: February 2015

Description of Project: The Royal Farms built a 4,000 square foot brand new structure on a vacant lot.

Cost of Project: \$2,600,000

Proposed Project: State Income Tax Credit

Current Number of Employees in the Zone:

Total: 17 Full Time: 5 Part Time: 12

New Jobs Created in the Zone:

Total: 9 Full Time: 3 Part Time: 6

Creation Date: February 2015

Hourly Wage for Typical New Job (without benefits): \$9.00 /hour

Additional Cost of Benefits Provided (Per New Employee): \$12.00 /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:

Typed Name: ROBERT ANDON

Title: MEMBER

Date: 12-19-14

How did you hear about this opportunity:

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

Department of Public Works

Inter Office Memorandum

To: Mike Moulds, Director of Public Works
From: Rick Baldwin
Subject: Enterprise Zone Qualifications – Two Farms, Inc.
Date: January 9, 2015

Review of Public Works criteria for Enterprise Zone designation of Two Farms, Inc. located at 1150 Pemberton Drive, Salisbury, Maryland.

- The Two Farms, Inc. property located at 1150 Pemberton Drive is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- The Two Farms, Inc. property located at 1150 Pemberton Drive is in compliance with State and local storm water management codes and regulations for the date built.



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


TOM STEVENSON
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

December 31, 2014

TO: Tom Stevenson, City Administrator

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

SUBJECT: **Enterprise Zone Qualifications – Two Farms, Inc. – 1150 Pemberton Dr.**

At your request, this department has reviewed the Two Farms, Inc. site. The subject site is located on City Tax Map #106, Parcel #1120 on the northeasterly corner of Pemberton Drive and Parsons Road in the Neighborhood Business District.

The Neighborhood Business District permits a number of uses including convenience stores, drive-in banks, and restaurants including fast-food carryout restaurants.

A minimum lot size of 10,000-sq. ft. is required in Neighborhood Business District. Parcel #1120 totals 2.72 acres of land.

In 2005, the Salisbury Planning Commission approved a Comprehensive Site Plan for construction of a Royal Farm store on this site.

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

INTER

OFFICE

MEMO

Office of Business Development

To: Mike Moulds, Jack Lenox and ~~Bill Holland~~
From: Laura Kordzikowski
Subject: Enterprise Zone Qualifications – Two Farms, Inc
Date: December 29, 2014

I have received a request from Two Farms, Inc located at 1150 Pemberton Drive, 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 when complete*

Please answer the questions above under the heading for your department and return to my office by ~~1/5/2015~~. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Ireton

Real Property Data Search (w/1)

Guide to searching the database

Search Results for WICOMICO COUNTY

View Map View GroundRent Redemption View GroundRent Registration

DELETED

Account Identifier: District - 09 Account Number: 5077960

Owner Information

Owner Name: PEMBERTON, LLC Use: COMMERCIAL
 Mailing Address: C/O ROBERT P. CANNON Principal Residence: NO
 106 WEST CIRCLE AVE Deed Reference: /01948/ 00432
 SALISBURY, MD 21801

Location & Structure Information

Premises Address: PEMBERTON DR Legal Description: PAR 1: 23'017' SQ FT
 SALISBURY, 21801-0000 PEMBERTON DR
 CABELL & TAWES SUBD

Map	Grid	Parcel	Sub-District	Subdivision	Section	Block	Lot	Assessment Year	Plat No
0106	0007	1120		0000			PAR 1	2015	Plat Ref

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

Primary Structure Built: Above Grade Enclosed Area: Finished Basement Area: Property/Land Area: County Use:
 23'017' SF

Stories: Basement: Type: Exterior: Full/Half Bath: Garage: Last Major Renovation:

Value Information

	Base Value	Value As of 01/01/2012	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	126,500	126,500		
Improvements:	0	0		
Total:	126,500	126,500	126,500	
Preferential Land:	0			

Transfer Information

Seller: PENINSULA BANK Date: 07/30/2002 Price: \$140,000
 Type: ARMS LENGTH VACANT Deed1: /01948/ 00432 Deed2:
 Seller: CABELL, H L'ANDON III ETAL Date: 08/28/1990 Price: \$140,000
 Type: ARMS LENGTH IMPROVED Deed1: /01228/ 00125 Deed2:
 Seller: Date: Price:
 Type: Deed1: 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

Homestead Application Information

Homestead Application Status: No Application

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cc: Mayor Ireton

