

RESOLUTION NO. 2517

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT RIVERVIEW COMMONS, LLC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 150 WEST MARKET 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

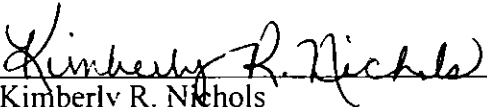
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

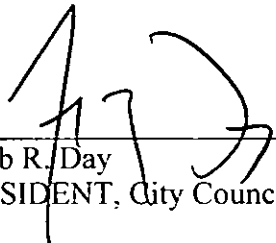
WHEREAS, Riverview Commons, LLC meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, Palmer Gillis, representing Riverview Commons, 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 150 West Market Street;

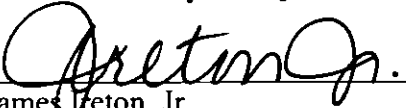
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Riverview Commons, LLC be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 13 day of July, 201~~5~~^{ken}


Kimberly R. Nichols
CITY CLERK


Jacob R. Day
PRESIDENT, City Council

APPROVED by me this
22 day of July 2014.


James Peton, Jr.
MAYOR, City of Salisbury

INTER

OFFICE

MEMO

Office of the Mayor

To: City Council
From: Laura Kordzikowski
Subject: Enterprise Zone Eligibility – Riverview Commons, LLC– 150 West Market Street
Date: July 14, 2015

Attached is a copy of the application requesting Enterprise Zone designation for Riverview Commons, LLC from Palmer Gillis. 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 Riverview Commons, LLC located at 150 West Market 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



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

June 12, 2015

TO: Laura Kordzikowski

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

SUBJECT: Riverview Commons, LLC – 150 W. Market Street

At your request, this department has reviewed the Enterprise Zone request submitted by Riverview Commons, LLC for property located at 150 West Market Street. The subject site is located on State City Tax Map #107, Parcel #1089 on the westerly side of West Market Street, the southerly side of West Main Street and the easterly side of Mill Street. The site is located in the Central Business District and also within the Downtown Historic District. The site is also within the Chesapeake Bay Critical Areas Intensely Developed Area land management classification.

The Central Business District permits a number of uses including professional and business offices, apartments above the first floor, retail uses, and cultural activities.

The Planning Staff is not aware of any requests to subdivide this property. Tax map records indicate this site consists of one parcel totaling 9,650-sq. ft. of land area exceeding the 5,000-sq. ft. minimum lot area required by the Code.

On December 19, 2013, the Salisbury Planning Commission approved a Certificate of Design and Site Plan for redevelopment/modification of the 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, Bill Hölland, and Keith Cordrey
From: Laura Kordzikowski
Subject: Enterprise Zone Qualifications – Riverview Commons, LLC
Date: June 9, 2015

I have received a request from Riverview Commons, LLC located at 150 West Market 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)? *It will
once completed*

Does this business meet all permit requirements? *YES*

Finance

Is this business up to date on their taxes?

Please answer the questions above under the heading for your department and return to my office by 6/17/2015. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Ireton

Department of Public Works

Inter Office Memorandum

To: Mike Moulds, Director of Public Works
From: Rick Baldwin
Subject: Enterprise Zone Qualifications – Riverview Commons, LLC
Date: June 12, 2015

Review of Public Works criteria for Enterprise Zone designation Riverview Commons, LLC located at 150 West Market Street, Salisbury, Maryland.

- Riverview Commons, LLC located at 150 West Market Street is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- Riverview Commons, LLC located at 150 West Market Street is in compliance with State and local storm water management codes and regulations for the date built.

Entity Name: RIVER VIEW COMMONS, LLC

Department ID: W14740914

General Information	Amendments	Personal Property	Certificate of Status
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Mailing Address

RIVER VIEW COMMONS, LLC
 212 WEST MAIN STREET
 SALISBURY, MD 21801

Personal Property Filings

Asmt. Year	Filing Date	Extension	Penalty Amount	Penalty Paid Date
2015	04/15/2015	Yes		
2014	04/02/2014	No		
2013	05/24/2013	Yes		
2012		No		
2011		No		

Personal Property Assessments Summary

Asmt. Year	Date Assessed	County Base	Town Base	Date Certified
2015		0	0	
2014	07/11/2014	0	0	
2013	04/15/2014	0	0	
2012		0	0	
2011		0	0	

Personal Property Assessments Certification Information

Log In

Real Estate

View Bill

As of **6/16/2015**
Bill Year **2015**
Bill **15025828**
Owner **RIVER VIEW COMMONS LLC**
Parcel ID **09046127**

View payments/adjustments

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2014	\$1,658.51	\$1,658.51	\$0.00	\$0.00	\$0.00
2	12/31/2014	\$1,658.49	\$1,658.49	\$0.00	\$0.00	\$0.00
Interest			\$50.10			\$0.00
TOTAL		\$3,317.00	\$3,367.10	\$0.00	\$0.00	\$0.00

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Log In

Real Estate Charges

Owner: RIVER VIEW COMMONS LLC
Parcel ID: 09048127
Bill Year: 2015

Tax Charges

	Taxable Value	Tax Rate	Amount
COUNTY REAL ESTATE	165,800	0.951600	\$1,577.75
STATE REAL ESTATE	165,800	0.112000	\$185.70
CITY REAL ESTATE	165,800	0.937000	\$1,553.55
OVERPAYMENTS		0.000001	\$0.00
Total:			\$3,317.00
2015 Charges			\$3,317.00

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**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: 6/08/2015
Name of Firm: River View Commons, LLC
Legal Status: Corporation Proprietorship Partnership Other
FEIN: 27-2986040
Contact Person: Palmer Gillis
Title: Member
Mailing Address: PO Box 282
Salisbury, MD 21803
Street Address (if different): 212 W. Main Street, Suite #305
Salisbury, MD 21801
Telephone Number: 410-749-4821
E-Mail Address: pgillis@gilliskirkerson.com

Property Information

Address of Property for Which Enterprise Benefits are sought: 150 West Market Street
Salisbury, MD 21801
Property Tax # (10 digit - if available):
Name of Property Owner: River View Commons, LLC
Address of Property Owner: PO Box 282, Salisbury, MD 21803
Approximate Size of Property: Acres
Approximate Size of Existing Building: 9650 Square Feet
Current Base Assessment Price: \$ 165,800

Information on Applicant Business

Is Company Located in Enterprise Zone now: Yes No If yes, since what year: Since Insp.
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: Same

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



**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:

Real Estate Holding Co. Leasing office and Retail Space

Business NAICS Code (if available):

Did Enterprise Zone benefits affect your decision to locate at this address? Yes No

Proposed Project – Real Property Tax Credit

Proposed Project Is: New Construction Rehabilitation

Project Starting Date: 2015

Anticipated Completion Date: 2015

Description of Project:

Mixed Use Office, Retail

Cost of Project: \$ 1,500,000

Proposed Project – State Income Tax Credit

Current Number of Employees in the Zone:

Total: _____ Full Time: _____ Part Time: _____

New Jobs Created in the Zone:

Total: _____ Full Time: _____ Part Time: _____

Creation Date: _____

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

Additional Cost of Benefits Provided (Per New Employee): \$ _____/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: Palmer Gills

Title: Member

Date: 6/08/2015

How did you hear about this opportunity:

Website

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

Real Property Data Search (w2)

Guide to searching the database

Search Result for WICOMICO COUNTY

View Map: View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 09 Account Number - 046127
 Owner Information

Owner Name: RIVER VIEW COMMONS LLC Use: COMMERCIAL NO.
 Mailing Address: 212 W MAIN ST SALISBURY MD 21801- Deed Reference: /03458/ 00001

Location & Structure Information

Premises Address: 150 MARKET ST SALISBURY 21801-0000 Legal Description: BL-B L-5 9,650 SQ FT 150 MARKET STREET PROP SUR. M-107 PAR 1088 THRU 1092

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No.:
0107	0013	1089		0000		B	5	2015	0016/ 0506

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1880	16653		9,650 SF	

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

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	137,500	144,700		
Improvements	28,300	25,200		
Total:	165,800	169,900	165,800	167,167
Preferential Land:	0			0

Transfer Information

Seller: FELDMAN BROTHERS INC Type: NON-ARMS LENGTH OTHER	Date: 07/06/2012 Deed1: /03458/ 00001	Price: \$5,000 Deed2:
Seller: FELDMAN INVESTMENT CORP Type:	Date: 03/30/1992 Deed1: /01285/ 00684	Price: \$0 Deed2:
Seller: Type:	Date: Deed1:	Price: 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	0.00 0.00

Tax Exempt: Special Tax Recapture:
 Exempt Class: NONE

Homestead Application Information

Laura Kordzikowski

From: Palmer Gillis <pgillis@gillisgilkerson.com>
Sent: Thursday, June 11, 2015 10:21 AM
To: Laura Kordzikowski
Cc: Heather Welch
Subject: RE: Riverview Commons

Yes:

Myself, Dwight Miller and J.B. Barnes, 3 equal partners

From: Laura Kordzikowski [mailto:lkordzikowski@ci.salisbury.md.us]
Sent: Thursday, June 11, 2015 10:16 AM
To: Palmer Gillis
Subject: Riverview Commons

Hey Palmer,

I received and have started processing your EZ application for Riverview Commons. Often the Council requests likes to know who the members of the LLC are – could you provide this info to me?

Thank you,

Laura Kordzikowski
Business Development Specialist | City of Salisbury
Let's Do Business Salisbury
125 North Division Street
Salisbury, MD 21801
(410) 677-1915
LKordzikowski@citylivingsalisbury.com

www.downtownsalisbury.org