

RESOLUTION NO. 2518

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT WMDT IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 202 W MAIN 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

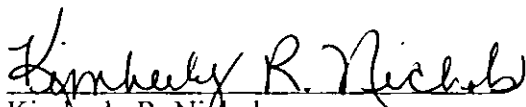
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

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

WHEREAS, Lindsay Adkins, representing WMDT has requested that the company be designated as eligible for Enterprise Zone benefits because of its creation of two or more full time positions located in the zone at 202 W Main Street;

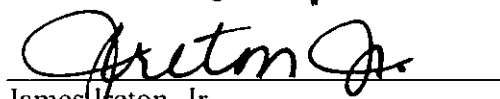
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that WMDT be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 13 day of July, 2015.

  
Kimberly R. Nichols  
CITY CLERK

  
Jacob R. Day  
PRESIDENT, City Council

APPROVED by me this  
22 day of July 2015.

  
James Breton, Jr.  
MAYOR, City of Salisbury

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**INTER**

**OFFICE**

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# MEMO

## Office of the Mayor

**To:** City Council  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Eligibility – WMDT– 202 W Main Street  
**Date:** July 14, 2015

Attached is a copy of the application requesting Enterprise Zone designation for WMDT from Lindsay Adkins. 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 WMDT located at 202 W Main 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

ROBERT L. CULVER, JR.  
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

June 25, 2015

TO: Laura Kordzikowski

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

**SUBJECT: WMDT - 202 W. Main Street**

At your request, this department has reviewed the Enterprise Zone request submitted by WMDT for property located at 202 West Main Street. The subject site is located on State City Tax Map #107, Parcel #1056 on the southerly side of West Main Street and the northerly side of Camden Street. The site is located in the Central Business District and also within the Downtown Historic District.

The Central Business District permits a number of uses including broadcasting, television and communication facilities, 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 9,144-sq. ft. of land area exceeding the 5,000-sq. ft. minimum lot area required by the Code.

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

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**INTER**

**OFFICE**

MEMO

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## Office of Business Development

**To:** Mike Moulds, Jack Lenox, ~~Bill Holland~~ and Keith Cordrey  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Qualifications – WMDT  
**Date:** June 16, 2015

I have received a request from WMDT located at 202 W Main 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**

### 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 ~~6/23/2015~~<sup>6/23/2015</sup>. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Ireton

## Laura Kordzikowski

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**From:** Connie Klaverweiden  
**Sent:** Wednesday, June 17, 2015 1:07 PM  
**To:** Laura Kordzikowski  
**Subject:** FW: Enterprise Zone WMDT  
**Attachments:** Enterprise Zone - WMDT.pdf

Laura,

Real estate taxes are paid for Marquee Properties LLC., and personal property taxes for Marquee Broadcasting Inc. are also paid in full.

Please let me know if you need any other information concerning this matter.

Have a good day.

*Connie L. Klaverweiden  
City of Salisbury, MD  
Internal Services Dept./ Finance Division*

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**From:** Keith Cordrey  
**Sent:** Tuesday, June 16, 2015 1:25 PM  
**To:** Connie Klaverweiden  
**Cc:** Laura Kordzikowski; Trish Summers  
**Subject:** Enterprise Zone WMDT

Connie,

Please let Laura know status of taxes as requested per attachment for WMDT

Keith Cordrey  
Director of Internal Services | City of Salisbury  
*Let's Do Business Salisbury*  
125 N. Division Street, Room 103  
Salisbury, MD, 21801-4904  
(410) 334-3028  
[kcordrey@ci.salisbury.md.us](mailto:kcordrey@ci.salisbury.md.us)



## Department of Public Works

Inter Office Memorandum

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**To:** Mike Moulds, Director of Public Works  
**From:** Rick Baldwin  
**Subject:** Enterprise Zone Qualifications – WMDT  
**Date:** June 17, 2015

Review of Public Works criteria for Enterprise Zone designation of WMDT located at 202 W. Main St., Salisbury, Maryland.

- WMDT located at 202 W. Main Street is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- WMDT located at 202 W. Main Street is in compliance with State and local storm water management codes and regulations for the date built.



**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: June 12, 2015  
Name of Firm: Marquee Broadcasting, Inc.  
Legal Status:  Corporation  Proprietorship  Partnership  Other  
FEIN: 20-1970207  
Contact Person: Lindsay Adkins  
Title: Business Manager  
Mailing Address: PO Box 4009  
Salisbury, MD 21803  
Street Address (if different): 202 W. Main St  
Salisbury, MD 21801  
Telephone Number: 410.742.4747 ext. 309  
E-Mail Address: lindsay\_adkins@wmdt.com

**Property Information**

Address of Property for Which Enterprise Benefits are sought: 202 W. Main st.  
Salisbury, MD 21801  
Property Tax # (10 digit – if available): 2309039570  
Name of Property Owner: Marquee Properties, LLC  
Address of Property Owner: PO Box 4009 Salisbury, MD 21803  
Approximate Size of Property: \_\_\_\_\_ Acres  
Approximate Size of Existing Building: 19344 Square Feet  
Current Base Assessment Price: \$ 550,600

**Information on Applicant Business**

Is Company Located in Enterprise Zone now: Yes  No  If yes, since what year: \_\_\_\_\_  
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: 202 W. Main St. Salisbury, MD 21801

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:

Television broadcast station

Business NAICS Code (if available): 515120

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: \_\_\_\_\_

Anticipated Completion Date: \_\_\_\_\_

Description of Project:

Cost of Project: \$ \_\_\_\_\_

**Proposed Project – State Income Tax Credit**

Current Number of Employees in the Zone:

Total: 70 Full Time: 60 Part Time: 10

New Jobs Created in the Zone:

Total: 6 Full Time: 6 Part Time: \_\_\_\_\_

Creation Date: 2014

Hourly Wage for Typical New Job (without benefits): \$ 14.00 /hour

Additional Cost of Benefits Provided (Per New Employee): \$ 2.98 /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: Lindsay Adkins

Typed Name: Lindsay Adkins

Title: Business Manager

Date: June 12, 2015

How did you hear about this opportunity:

Accounting Firm

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





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Gregory LaFrance,	hired 01/21/2014,	salary \$65,000.00
Chris McIntosh,	hired 03/25/2014,	salary \$25,000.00
Joshua Lynch,	hired 06/01/2014,	salary \$35,000.00
Spenser Tilus,	hired 04/07/2014,	salary \$36,000.00
Gizelle Espinales,	hired 04/21/2014,	salary \$24,000.00
Travon Miles,	hired 04/21/2014,	salary \$21,000.00

**Real Property Data Search (w/)** Guide to searching the database

**Search Result for WICOMICO COUNTY**

View Map      View GroundRent Redemption      View GroundRent Registration

Account Identifier:      District - 09 Account Number - 039570

**Owner Information**

Owner Name:      MARQUEE PROPERTIES LLC      Use:      COMMERCIAL  
 Principal Residence:      NO  
 Mailing Address:      PO BOX 4009      Deed Reference:      /03657/ 00225  
 SALISBURY MD 21803-

**Location & Structure Information**

Premises Address:      202 W MAIN ST      Legal Description:      L-50.8 X 90 & 50.8 X 90  
 SALISBURY 21801-0000      CITY OF SALIS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:
0107	0014	1056		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
1950	17952		9,144 SF	

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

**Value Information**

	Base Value	Value As of 01/01/2015	Phase-in Assessments	
			As of 07/01/2014	As of 07/01/2015
Land:	123,400	137,100		
Improvements	425,200	417,500		
Total:	548,600	554,600	548,600	550,600
Preferential Land:	0			0

**Transfer Information**

Seller: DELMARVA BROADCAST SERVICE LLC	Date: 12/06/2013	Price: \$1,300,000
Type: ARMS LENGTH MULTIPLE	Deed1: /03657/ 00225	Deed2:
Seller: DELMARVA BROADCAST SERVICE GENERAL	Date: 04/04/2007	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02770/ 00103	Deed2:
Seller: ARCADE-FOX ASSOCIATES	Date: 12/27/1979	Price: \$150,000
Type: ARMS LENGTH IMPROVED	Deed1: /01026/ 00624	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

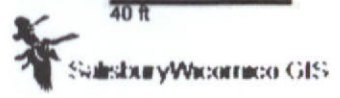
**Homestead Application Information**

Homestead Application Status: No Application

# CITY OF SALISBURY



20 W Main - WMDT



- Streams
- Water Bodies
  - DisplayValue
  - 1
  - 2
  - 3
  - 4
  - 5
  - 6
  - 7
- Edge of Pavement
- Driveways
  - LAYER
  - X-DRIVEWAY
- Parking
  - LAYER
  - X-CL-PARK
  - X-PARK-PAVED
  - X-PARK-UNPAVED
- Wicomico.SDE.Wicomico\_Addresspoints
- Municipal Areas
  - CAD
  - Delmar
  - Fruitland
  - Hebron
  - Mardela
  - Pittsville
  - Salisbury
  - Sharptown
  - Willards
- Railroads
  - Bridge
  - ROW
  - Parcels
  - Salisbury - Wicomico Enterprise Zone
  - Fruitland Enterprise Zone
  - Street Centerlines
  - Wicomico County Boundary