

RESOLUTION NO. 2527

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT DAVID & DAWN BROWN ARE ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 1121 SOUTH SALISBURY BLVD, 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

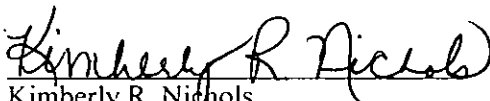
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

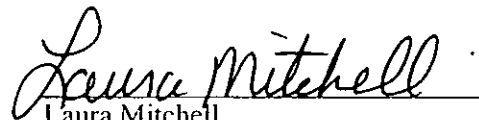
WHEREAS, David & Dawn Brown meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, John McClellan, representing David & Dawn Brown 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 1121 South Salisbury Blvd;

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

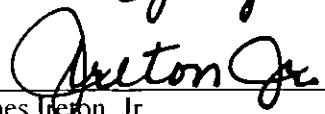
The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 27 day of July, 2015.


Kimberly R. Nichols
CITY CLERK


Laura Mitchell
VICE PRESIDENT, City Council

APPROVED BY ME THIS:

30th day of July 2015.


James Heron, Jr.
MAYOR, City of Salisbury

INTER

OFFICE

MEMO

Office of the Mayor

To: City Council
From: Laura Kordzikowski
Subject: Enterprise Zone Eligibility – David & Dawn Brown– 1121 South Salisbury Blvd
Date: July 23, 2015

Attached is a copy of the application requesting Enterprise Zone designation for David & Dawn Brown from John McClellan. 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 David & Dawn Brown located at 1121 South Salisbury Blvd, 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


BOB CULVER
COUNTY EXECUTIVE

TOM STEVENSON
CITY ADMINISTRATOR

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

July 22, 2015

TO: Laura Kordzikowski

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

SUBJECT: **Enterprise Zone Qualifications – David & Dawn Brown – 1121 S. Salisbury Blvd.**

At your request, this department has reviewed the David & Dawn Brown site. The subject site is located on City Tax Map #115, Parcel #3099 on the easterly side of South Salisbury Boulevard in the General Commercial District.

The General Commercial District permits a number of uses including service establishments, retail sales, restaurants and mixed-use buildings.

A minimum lot size of 10,000-sq. ft. is required in the General Commercial District. Parcel #3099 totals 28,545 sq. ft. of land.

On June 19, 2014, the Salisbury Planning Commission approved a Comprehensive Development Plan for the former Pasco building on this site to be converted to a mixed-use building with four (4) tenant spaces. The total building area has been reduced to 8,615 sq. ft. in order to provide additional parking.

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

Laura Kordzikowski

From: Connie Klaverweiden
Sent: Tuesday, July 21, 2015 11:14 AM
To: Laura Kordzikowski
Subject: FW: Enterprise Zone David and Dawn Brown
Attachments: Enterprise Zone David and Dawn Brown .pdf

Laura,

In reference to your email to Keith Cordrey concerning an application for enterprise zone credits, real estate taxes are up to date on the property owned by David & Dawn Brown, located at 1121 S. Salisbury Boulevard.

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

From: Keith Cordrey
Sent: Wednesday, July 15, 2015 12:39 PM
To: Connie Klaverweiden
Cc: Laura Kordzikowski
Subject: Enterprise Zone David and Dawn Brown

Connie,
Can you please advise Laura as requested per the attached memo?

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



Department of Public Works

Inter Office Memorandum

To: Mike Moulds, Director of Public Works
From: Rick Baldwin
Subject: 1121 S. Salisbury Blvd
Date: July 17, 2015

Compliance of 1121 S. Salisbury Blvd. Salisbury, Maryland to the City's Sewer Use Ordinance and State and local stormwater management.

- The property located at 1121 S. Salisbury Blvd is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- The property located at 1121 S. Salisbury Blvd is in compliance with State and local storm water management codes and regulations for the date built including remodeling completed in 2015.

This building is currently in compliance. Compliance with the City's sewer use requirements could change based on the nature tenant use of the building and waste water discharge.

INTER

OFFICE

MEMO

Office of Business Development

To: Mike Moulds, Jack Lenox, Bill Holland, and Keith Cordrey
From: Laura Kordzikowski
Subject: Enterprise Zone Qualifications – David & Dawn Brown
Date: July 15, 2015

I have received a request from David & Dawn Brown located at 1121 South Salisbury Blvd, 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 completed)**

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 7/22/2015. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Ireton



**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: 7/15/15

Name of Firm:

Legal Status: Corporation Proprietorship Partnership Other

FEIN:

Contact Person: John McClellan

Title: Senior Advisor

Mailing Address:

c/o Sperry Van Ness; 206 East Main St; Salisbury, MD 21801

Street Address (if different):

Telephone Number: 410-543-2428

E-Mail Address: john.mcclellan@svn.com

Property Information

Address of Property for Which Enterprise Benefits are sought:

1121 South Salisbury Blvd

Salisbury, MD 21801

Property Tax # (10 digit – if available): 13-020159

Name of Property Owner: David F & Dawn Brown

Address of Property Owner: 3510 Yacht Club Rd; Eden, MD 21822

Approximate Size of Property: .66 Acres

Approximate Size of Existing Building: 8846 Square Feet

Current Base Assessment Price: \$402,500

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:

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:

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: Underway - waiting for tenant fitout

Anticipated Completion Date: October 2015

Description of Project:

Removed about 2,200 SF from front of building and constructed a new facade and storefront expected to have four new tenant businesses located in the premises

Cost of Project: \$225,000 to date

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:

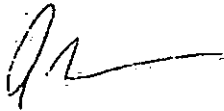
Hourly Wage for Typical New Job (without benefits): \$ _____

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

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

NOTE FUTURE TENANTS
WILL HAVE NEW JOBS
I WILL APPLY FOR EZ
/hour (BENEFIT)
/hour

Signature:

Signature of Person Completing This Form: 

Typed Name: John McClellan

Title: Agent for Owner

Date: 7-15-15

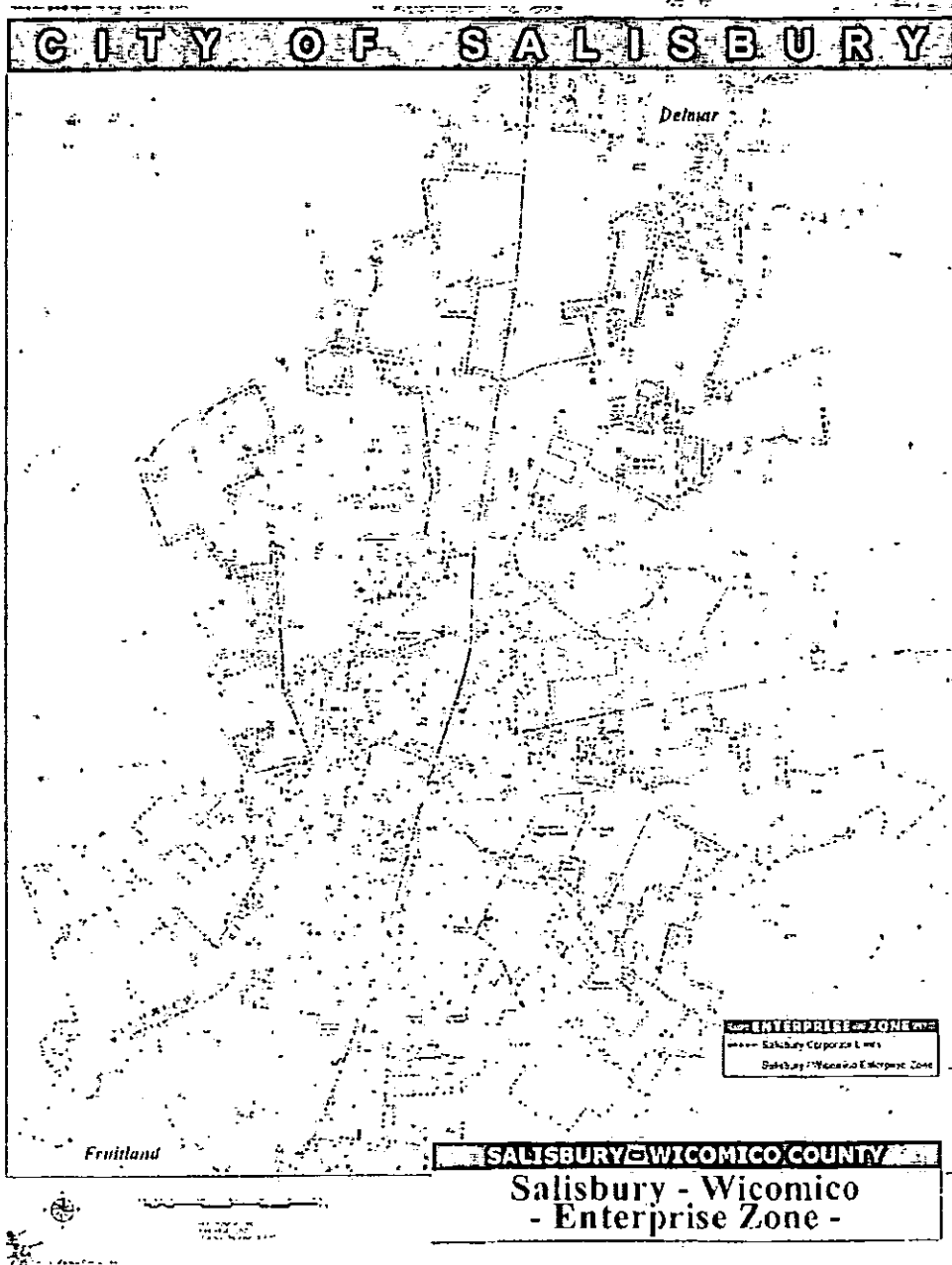
How did you hear about this opportunity:

Local Knowledge

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



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Real Property Data Search (w4) (Guide to searching the database)

Search Result for WICOMICO COUNTY

View Map View Ground Rent Redemption View Ground Rent Registration

Account Identifier: District - 13 Account Number - 020159

Owner Information

Owner Name: BROWN DAVID F Use: COMMERCIAL
 BROWN DAWN Principal Residence: NO
 Mailing Address: 3510 YACHT CLUB RD Deed Reference: /03383/ 00197
 EDEN MD 21822-2263

Location & Structure Information

Premises Address: 1121 S.SALISBURY BLVD Legal Description: LOT 4-28 545 SQFT
 SALISBURY 21801-0000 1121 S.SALISBURY BLVD
 CITY OF SALISBURY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Year	Plat No	Plat Ref
0115	0020	3099		0000			4	2013	88	0009/0022

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1961	11002		28,545 SF	

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

Value Information

	Base Value	Value As of 01/01/2013	Phase-in Assessments As of 07/01/2014	As of 07/01/2015
Land:	205,200	230,200		
Improvements	204,800	172,300		
Total:	410,000	402,500	402,500	402,500
Preferential Land:	0			0

Transfer Information

Seller: BROWN DAVID F	Date: 12/20/2011	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /03383/ 00197	Deed2:
Seller: SALISBURY REALTY PARTNERSHIP	Date: 12/13/1995	Price: \$370,000
Type: ARMS LENGTH IMPROVED	Deed1: /01465/ 00798	Deed2:
Seller: ONLEY, JAMES S SR	Date: 05/15/1985	Price: \$300,000
Type: ARMS LENGTH IMPROVED	Deed1: /01035/ 00824	Deed2:

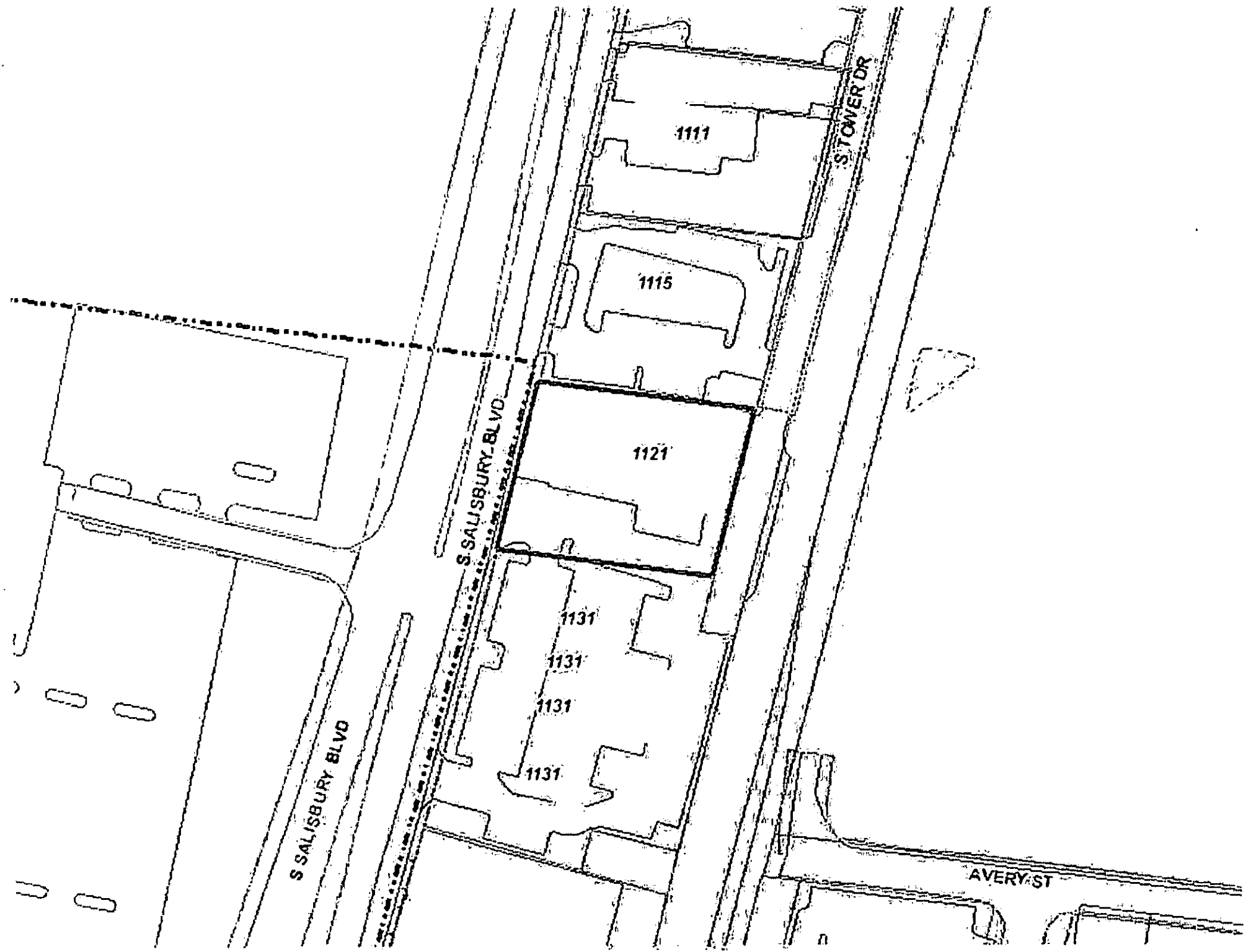
Exemption Information

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: NONE
 Exempt Class:

Homestead Application Information

Homestead Application Status: No Application



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1115

1121

1131

1131

1131

1131

STOWER DR

S SALISBURY BLVD

S SALISBURY BLVD

AVERY ST