

RESOLUTION NO. 2577

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT Fisher Architecture IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 542 Riverside Dr, 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

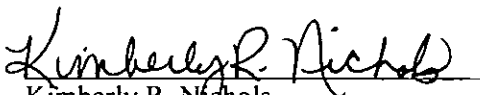
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and


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

WHEREAS, Caitlin Fisher, representing Fisher Architecture 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 542 Riverside Dr;

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

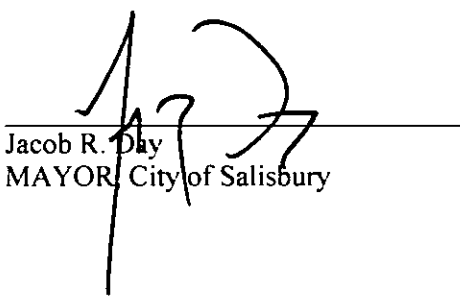
The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 11 day of January, 2016.


Kimberly R. Nichols
CITY CLERK


John R. Heath
PRESIDENT, City Council

APPROVED by me this

12th day of JANUARY 2016.


Jacob R. Day
MAYOR, City of Salisbury

INTER

OFFICE**MEMO**

Office of the Mayor

To: City Council
From: Laura Kordzikowski
Subject: Enterprise Zone Eligibility – Fisher Architecture– 542 Riverside Dr
Date: December 14, 2015

Attached is a copy of the application requesting Enterprise Zone designation for Fisher Architecture from Caitlin Fisher. 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 Fisher Architecture located at 542 Riverside Dr, 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 Day
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



JACOB R. DAY
MAYOR


TOM STEVENSON
CITY ADMINISTRATOR

BOB CULVER
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG
DIRECTOR OF ADMINISTRATION

December 11, 2015

TO: Laura Kordzikowski

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

SUBJECT: Fisher Architecture – 542 Riverside Drive

At your request, this department has reviewed the Enterprise Zone request submitted by Fisher Architecture for property located at 542 Riverside Drive. The subject site is located on State City Tax Map #111, Parcel #1493 on the northwesterly side of Riverside Drive. The site is located in the Central Business District.

The Central Business District permits a number of uses including business uses and offices, and professional uses including medical, legal, engineering, surveying and architectural offices.

The Planning Staff is not aware of any requests to subdivide this property. Tax map records indicate this site consists of one parcel totaling 28,458-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.

Department of Public Works

Inter Office Memorandum

To: Mike Moulds, Director of Public Works
From: Rick Baldwin
Subject: Enterprise Zone Qualifications – Fisher Architecture
Date: December 3, 2015

Review of Public Works criteria for Enterprise Zone designation of Fisher Architecture located at Riverside Dr., Salisbury, Maryland.

- Fisher Architecture located at Riverside Dr. is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- Fisher Architecture located at Riverside Dr. is in compliance with State and local storm water management codes and regulations for the date built.

Laura Kordzikowski

From: Connie Klaverweiden
Sent: Tuesday, December 08, 2015 10:59 AM
To: Laura Kordzikowski
Cc: Keith Cordrey
Subject: FW: Enterprise Zone Fisher Architecture
Attachments: Fisher Arch.pdf

Laura,

I have reviewed the information for Fisher Architecture at 542 Riverside Drive. The real estate taxes for that location (in the name of 542 Riverside Drive LLC) are up to date, and Fisher Architecture has not been at that location long enough to owe personal property taxes.

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

From: Keith Cordrey
Sent: Tuesday, December 01, 2015 12:08 PM
To: Connie Klaverweiden; Cheryl Carpenter
Cc: Laura Kordzikowski
Subject: FW: Enterprise Zone Fisher Architecture

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



INTER

OFFICE

MEMO

Office of Business Development

To: Mike Moulds, Jack Lenox, ~~Bill Hölländ~~ and Keith Cordrey
From: Laura Kordzikowski
Subject: Enterprise Zone Qualifications – Fisher Architecture
Date: November 30, 2015

I have received a request from Fisher Architecture located at 542 Riverside Dr, 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 ~~12/8/2015~~. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Day

City of Salisbury

JACOB DAY
MAYOR

M. THOMAS STEVENSON, JR.
CITY ADMINISTRATOR

JULIA GLANZ
ASSISTANT CITY ADMINISTRATOR



MARYLAND

125 NORTH DIVISION STREET
SALISBURY, MARYLAND 21801
Tel: 410-548-3100
Fax: 410-548-3102

November 30, 2015

Ms. Caitlin Fisher
Fisher Architecture
542 Riverside Dr
Salisbury MD 21801

Dear Caitlin Fisher:

I have received your request for enterprise zone designation for Fisher Architecture located at 542 Riverside Dr, Salisbury MD. I will begin processing this request immediately. I will be back in touch if I need further information, and to let you know when this matter will be brought before the City Council and the County Council for approval.

If you have any questions in the meantime, please let me know. My phone number is 410-677-1915.

On behalf of the Mayor and the City Council, I would like to express our appreciation for your interest in investing in our community.

Very truly yours,

Laura Kordzikowski
Business Development Specialist – City of Salisbury

cc: Mayor Day



**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: November 24, 2015
 Name of Firm: Fisher Architecture, LLC
 Legal Status: Corporation Proprietorship Partnership Other
 FEIN: 27-1337229
 Contact Person: Lauren C. Fisher
 Title: Chief Financial Officer
 Mailing Address: 542 Riverside Dr.
Salisbury, MD 21801
 Street Address (if different): _____
 Telephone Number: 410-742-0238
 E-Mail Address: cfisher@fisherarchitecture.com

Property Information

Address of Property for Which Enterprise Benefits are sought:
542 Riverside Dr.
Salisbury, MD 21801
 Property Tax # (10 digit - if available): _____
 Name of Property Owner: 542 Riverside Dr., LLC
 Address of Property Owner: 542 Riverside Dr. Salisbury, MD 21801
 Approximate Size of Property: .65 Acres
 Approximate Size of Existing Building: 2000 Square Feet prior to renovation
 Current Base Assessment Price: \$ 300,000

Information on Applicant Business

Is Company Located in Enterprise Zone now: Yes No If yes, since what year: 2015 (after renovation)
 Is Company relocating from another place?: Yes No
 If yes, where was previous location?: Salisbury, MD
 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:

We are an architectural firm with an interior design department.

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: October 2014

Anticipated Completion Date: June 2015

Description of Project:

We completely renovated the existing building. The drive through was enclosed to create a new conference room. One full bath was added new ceilings, floor, walls and finishes.

Cost of Project: \$ 175,000

Proposed Project – State Income Tax Credit

Current Number of Employees in the Zone:

Total: 12 Full Time: 10 Part Time: _____

New Jobs Created in the Zone:

Total: 2 Full Time: 2 Part Time: _____

Creation Date: 7/13/15 & 11/9/15

Hourly Wage for Typical New Job (without benefits): \$ 18.27 & 22.60 /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. Sheet is attached.

Signatures

Signature of Person Completing This Form: *Lauren C. Fisher*

Typed Name: Lauren C. Fisher

Title: Chief Financial Officer

Date: November 24, 2015

How did you hear about this opportunity:

Laura Kardzikowski - She attended our ribbon cutting and 5 year anniversary event.

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 (v2)

Guide to searching the database 

Search Result for WICOMICO COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 13 Account Number - 055890

Owner Information

Owner Name: 542 RIVERSIDE DR LLC Use: COMMERCIAL
Principal Residence: NO
Mailing Address: 542 RIVERSIDE DR Deed Reference: /03766/ 00266
SALISBURY MD 21801-

Location & Structure Information

Premises Address: 542 RIVERSIDE DR Legal Description: L-28,458 SQFT
SALISBURY 21801-0000 RES W & L DAVIS & A BANK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	131
0111	0003	1493		0000				2016	Plat Ref:	0014/ 0250

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1979	2140		28,458 SF	

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

Value Information

	Base Value	Value As of 01/01/2013	Phase-in Assessments	
			As of 07/01/2015	As of 07/01/2016
Land:	108,100	108,100		
Improvements	129,700	129,700		
Total:	237,800	237,800	237,800	
Preferential Land:	0			

Transfer Information

Seller: 542 RIVERSIDE LLC	Date: 10/22/2014	Price: \$315,000
Type: ARMS LENGTH IMPROVED	Deed1: /03766/ 00266	Deed2:
Seller: ATLANTIC BANK	Date: 05/01/2014	Price: \$240,000
Type: ARMS LENGTH IMPROVED	Deed1: /03703/ 00156	Deed2:
Seller: WILMINGTON TRUST FSB	Date: 04/24/2000	Price: \$380,995
Type: ARMS LENGTH IMPROVED	Deed1: /01743/ 00329	Deed2:

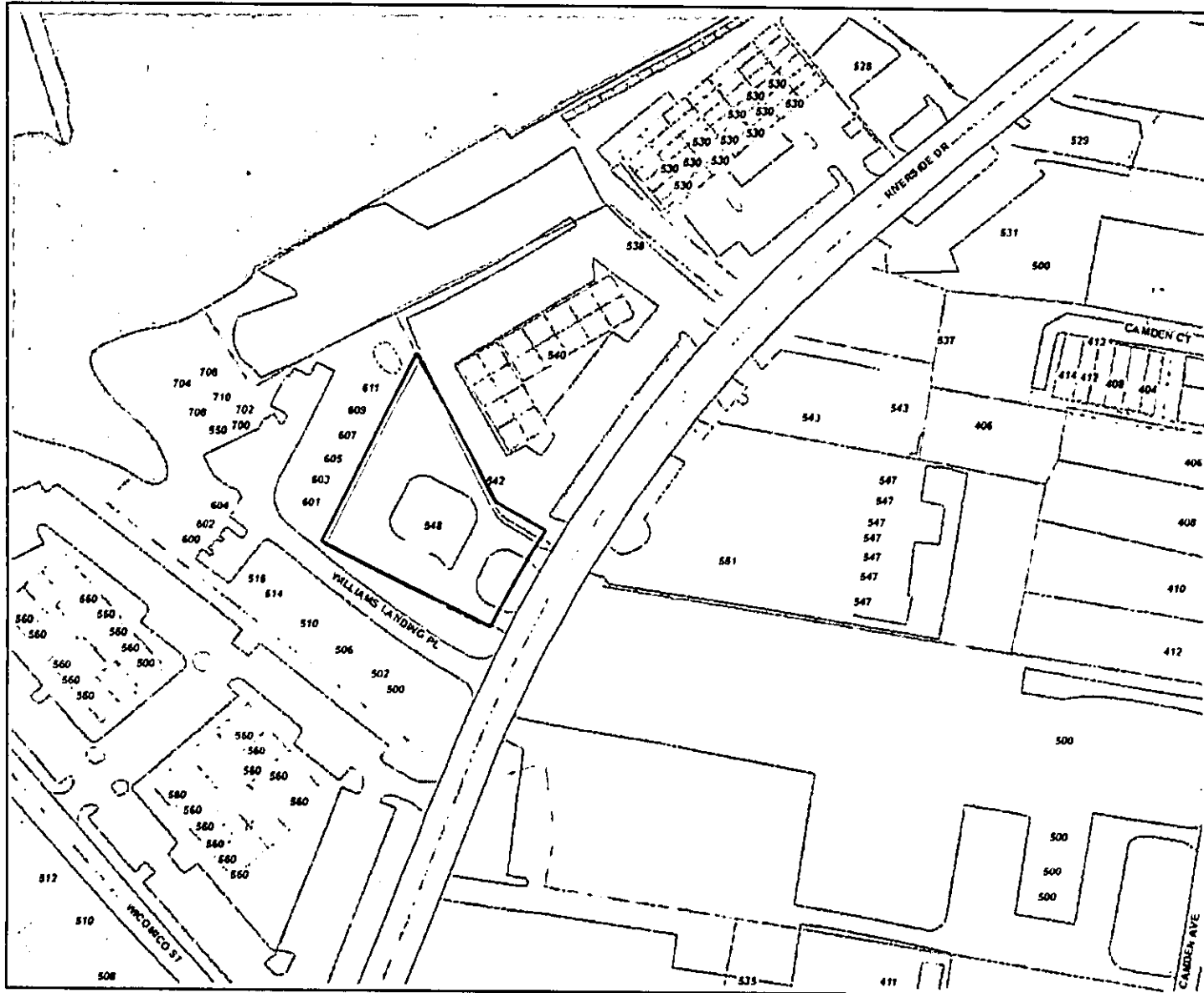
Exemption Information

Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
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

CITY OF SALISBURY



- 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
 - CAU
 - Delmar
 - Fruitland
 - Hebron
 - Mardela
 - Pittsville
 - Salisbury
 - Sharptown
 - Willards
- Railroads
- Bndge
- ROW
- Parcels
 - Salisbury - Wicomico Enterprise Zone
 - Fruitland Enterprise Zone
- Street Centerlines
- Wicomico County Boundary

46 ft



Salisbury Wicomico GIS

542 Riverside Drive