

RESOLUTION NO. 2622

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT Quality Linen Service IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 1751 Westwood 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

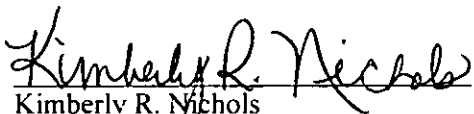
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

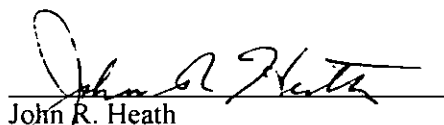
WHEREAS, Quality Linen Service meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, Richard Smith, representing Quality Linen Service 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 1751 Westwood Drive;

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

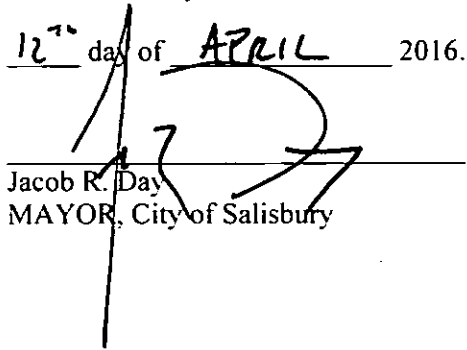
The above Resolution was introduced and read and passed at the regular meeting of the Salisbury City Council on the 11 day of April, 2016.

  
Kimberly R. Nichols  
CITY CLERK

  
John R. Heath  
PRESIDENT, City Council

APPROVED by me this

12<sup>th</sup> day of APRIL 2016.

  
Jacob R. Day  
MAYOR, City of Salisbury

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**INTER**

**OFFICE**

**MEMO**

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## Office of the Mayor

**To:** City Council  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Eligibility – Quality Linen Service– 1751 Westwood Drive  
**Date:** March 21, 2016

Attached is a copy of the application requesting Enterprise Zone designation for Quality Linen Service from Richard Smith. 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 Quality Linen Service located at 1751 Westwood Drive, eligible to receive the benefits of the Enterprise Zone.

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

March 21, 2016

TO: Laura Kordzikowski

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

SUBJECT: Quality Linen Service – 1751 Westwood Drive

At your request, this department has reviewed the Quality Linen Service request for Enterprise Zone designation. The subject site is located on County Tax Map #28, Parcel #263, Lot #2E on the easterly side of Westwood Drive, in Westwood Commerce Park Planned Development District #2.

The Westwood Commerce Park Planned Development District #2 permits uses permitted inherently and by special exception in the Light Industrial District of the Salisbury Municipal Code. Therefore, laundry and linen services, wholesale merchandising and warehousing, offices and office buildings, and a variety of manufacturing and assembly operations are permitted uses in the district.

Tax map and Planning Office records indicate this site contains 2.38 acres of land, which exceeds the 1.5 acre minimum lot area required by the Code for sites in Westwood Commerce Park.

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

# 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 – Fisher Architecture  
**Date:** March 16, 2016

Review of Public Works criteria for Enterprise Zone designation of Quality Linen Services located at 1751 Westwood Drive, Salisbury, Maryland.

- Quality Linen Services located at 1751 Westwood Drive is currently in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances. In addition Quality Linen Services has an approved site plan in compliance with City sewer use requirements for their proposed construction.
- Quality Linen Services located at 1751 Westwood Drive is in compliance with state and local storm water management codes and regulations for the date built. In addition Quality Linen Services has an approved site plan in compliance with state and local storm water management codes and regulations for their proposed construction.

**Laura Kordzikowski**

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**From:** Connie Klaverweiden  
**Sent:** Wednesday, March 16, 2016 3:54 PM  
**To:** Laura Kordzikowski  
**Cc:** Keith Cordrey  
**Subject:** FW: Enterprise Zone Qualifications - Quality Linen Service  
**Attachments:** 20160314133221.pdf

Laura,

This business (QLS LLC) is up to date on all taxes.

Connie Klaverweiden  
Revenue Clerk II  
Department of Internal Services/ Finance Division  
City of Salisbury  
125 N. Division Street, Room 103  
Salisbury, MD 21801  
410-548-3110



[www.salisbury.md](http://www.salisbury.md)

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**From:** Keith Cordrey  
**Sent:** Monday, March 14, 2016 1:31 PM  
**To:** Connie Klaverweiden  
**Cc:** Laura Kordzikowski  
**Subject:** RE: Enterprise Zone Qualifications - Quality Linen Service

Connie please use this application vs. the one emailed earlier since a couple of pages did not scan in the previous.

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**From:** Keith Cordrey  
**Sent:** Monday, March 14, 2016 1:31 PM  
**To:** Connie Klaverweiden  
**Cc:** Laura Kordzikowski  
**Subject:** Enterprise Zone Qualifications - Quality Linen Service

Please respond to Laura's inquiry attached.

**Keith Cordrey**  
Director of Internal Services

City of Salisbury  
125 N. Division St. Room 103  
Salisbury, MD 21801  
410-334-3028



[www.salisbury.md](http://www.salisbury.md)

**INTER.**

**OFFICE**

# MEMO

## Office of Business Development

**To:** Mike Moulds, Jack Lenox, Bill Holland, and Keith Cordrey  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Qualifications – Quality Linen Service  
**Date:** March 11, 2016

I have received a request from Quality Linen Service located at 1751 Westwood 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**

### 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 3/18/2016. 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

March 11, 2016

Mr. Richard Smith  
Quality Linen Service  
1751 Westwood Drive  
Salisbury MD 21801

Dear Richard Smith:

I have received your request for enterprise zone designation for Quality Linen Service located at 1751 Westwood Drive, 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: 3-08-16

Name of Firm: QLS LLC

Contact Person: RICHARD SMITH

Title: PRESIDENT

Mailing Address: 1751 WESTWOOD DR  
SALISBURY MD 21801

Street Address (if different):  
\_\_\_\_\_

Telephone Number: 443-783-7267

E-Mail Address: dickyja@aol.com

### Property Information

Address of Property for Which Enterprise Benefits are sought:  
1751 WESTWOOD DR  
SALISBURY MD 21801

Property Tax # (10 digit - if available): \_\_\_\_\_

Name of Property Owner: QLS LLC

Address of Property Owner: 1751 WESTWOOD DR SALISBURY MD 21801

Approximate Size of Property: 2.38 Acres

Approximate Size of Existing Building: 10,000 Square Feet

Current Base Assessment Price: \$ 640,700

### Information on Applicant Business

Is Company Located in Enterprise Zone now: Yes  No

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: 1751 WESTWOOD DR 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:

COMMERCIAL LAUNDRY

Business NAICS Code (if available):

812332

Proposed Project – Real Property Tax Credit

Proposed Project Is: New Construction  Rehabilitation

Project Starting Date:

1-15-16

Anticipated Completion Date:

5-15-16

Description of Project:

ENLARGE PRODUCTION FACILITY FROM APPROXIMATELY 12,000 SQ FT TO APPROXIMATELY 30,000 SQ FT

Cost of Project: \$ 21,000,000

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: RICHARD SMITH

Title: PRESIDENT

Date: 3-08-16

How did you hear about this opportunity:

DAVE RYAN - EXECUTIVE DIRECTOR  
SALISBURY - WICOMED ECONOMIC DEVELOPMENT

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

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

March 11, 2016

Mr. Richard Smith  
Quality Linen Service  
1751 Westwood Drive  
Salisbury MD 21801

Dear Richard Smith:

I have received your request for enterprise zone designation for Quality Linen Service located at 1751 Westwood Drive, 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

Search Result for WICOMICO COUNTY

View Map View GroundRent Redemption View GroundRent Registration

Account Identifier: District - 09 Account Number - 094725

Owner Information

Owner Name: QLS LLC Use: COMMERCIAL  
Principal Residence: NO  
Mailing Address: 1751 WESTWOOD DR Deed Reference: /03794/ 00272  
SALISBURY MD 21801-

Location & Structure Information

Premises Address: 1751 WESTWOOD DR Legal Description: BL E LOT 2-2.38 AC  
SALISBURY 21801-0000 1751 WESTWOOD DR  
WESTWOOD COMMERCE PARK

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0028	0018	0263		0000	1A	E	2	2015	Plat Ref: 0014/0804

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

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
2011	9,505 SF		2.3800 AC	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
		LIGHT MANUFACTURING	METAL			

Value Information

	Base Value	Value As of 01/01/2015	Phase-in Assessments As of 07/01/2015	As of 07/01/2016
Land:	285,200	315,200		
Improvements	352,800	325,500		
Total:	638,000	640,700	638,900	639,800
Preferential Land:	0			0

Transfer Information

Seller: WINDSOR DEVELOPMENT L L C Type: ARMS LENGTH IMPROVED	Date: 01/05/2015 Deed1: /03794/ 00272	Price: \$1,025,000 Deed2:
Seller: WESTWOOD DEVELOPMENT LLC Type: ARMS LENGTH VACANT	Date: 08/14/2008 Deed1: /02959/ 00185	Price: \$293,700 Deed2:
Seller: Type:	Date: Deed1:	Price: Deed2:

Exemption Information

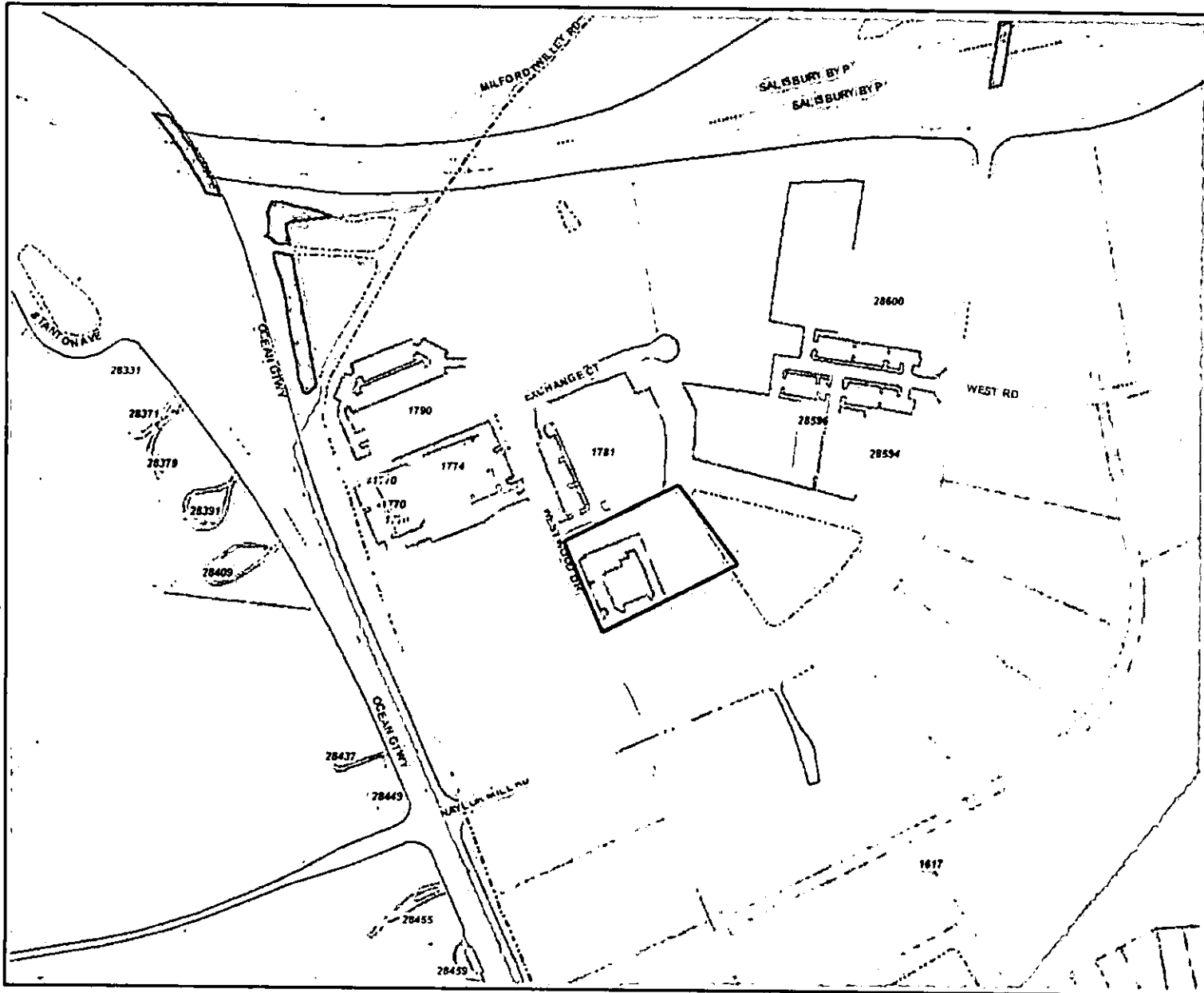
Partial Exempt Assessments:	Class	07/01/2015	07/01/2016
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

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
  - 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

134 ft

## 1751 Westwood