

RESOLUTION NO. 2683

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT PALERAMO, LLC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 601 E 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, Paleramo LLC meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

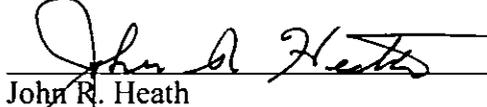
WHEREAS, Mike Wigley, representing Paleramo LLC has requested that the company be designated as eligible for Enterprise Zone benefits because of its investment of more than \$50,000 at their property located in the zone at 601 E Main Street;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Paleramo 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 24 day of October, 2016.

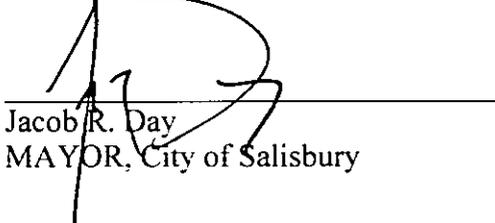


Kimberly R. Nichols
CITY CLERK



John R. Heath
PRESIDENT, City Council

APPROVED by me this
25 day of OCTOBER 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 – Paleramo LLC– 601 E Main Street
Date: October 11, 2016

Attached is a copy of the application requesting Enterprise Zone designation for Paleramo LLC from Mike Wigley. 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 Paleramo LLC located at 601 E 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 Day
Tom Stevenson
Kim Nichols

Attachments



City of Salisbury – Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT

P.O. BOX 370

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

September 26, 2016

TO: Laura Kordzikowski, Downtown Business Coordinator

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

SUBJECT: **Paleramo, LLC – 601 E. Main Street**

At your request, this department has reviewed the Enterprise Zone request submitted by Paleramo, LLC for property located at 601 E. Main Street. The subject site is located on State City Tax Map #107, Parcel #929 on the northerly side of East Main Street. The site is located in the General Commercial District.

The General Commercial District permits a number of uses including eating and drinking establishments, hotels and motels, shopping centers and offices and office buildings.

The General Commercial District requires a minimum lot size of 10,000 sq. ft. and this property is 1.92 acres in size. The Planning Staff is not aware of any requests to subdivide this property.

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 – Paleramo, LLC
Date: September 28, 2016

Review of Public Works criteria for Enterprise Zone designation of Paleramo, LLC, located at 601 E. Main Street, Salisbury, Maryland.

- The Paleramo, LLC property located at 601 E. Main Street is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- The Paleramo, LLC property located at 601 E. Main Street is still in the process of renovation including construction of storm water management facilities according to an improved site plan in compliance with current State and local storm water management codes and regulations.

RE: Enterprise Zone Paleramo LLC

Connie Klaverweiden

Sent: Monday, September 26, 2016 1:25 PM

To: Keith Cordrey

Cc: Shawanda Garrison; Laura Kordzikowski

Paleramo has paid their current year real estate taxes. They do not have any personal property tax reportings.

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

From: Keith Cordrey**Sent:** Thursday, September 22, 2016 10:41 AM**To:** Connie Klaverweiden**Cc:** Shawanda Garrison; Laura Kordzikowski**Subject:** Enterprise Zone Paleramo LLC

Please advise Laura if Paleramo is up to date as requested.

Keith Cordrey

Director of Internal Services

City of Salisbury

125 N. Division St. Room 103

Salisbury, MD 21801

410-334-3028

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 – Paleramo LLC
Date: September 21, 2016

I have received a request from Paleramo LLC located at 601 E 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**

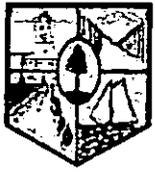
Does this business meet all permit requirements? **YES**

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 9/28/2016. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Day



City of
Salisbury
Jacob R. Day, Mayor

September 21, 2016

Paleramo LLC
628 Milford Harrington Highway
Milford DE 19963

I have received your request for enterprise zone designation for Paleramo LLC located at 601 E Main Street, 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,

A handwritten signature in black ink, appearing to read "Laura Kordzikowski".

Laura Kordzikowski
Business Development Specialist – City of Salisbury

cc: Michael Wigley – Davis, Bowen, & Friedel

Office of Business Development
110 N. Division St., Salisbury MD 21801
410-677-1915 (fax) 410-334-3033
www.salisbury.md

INTER

OFFICE

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Office of Business Development

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Please answer the questions above under the heading for your department and return to my office by 9/28/2016. Your assistance is appreciated. If you have any questions, please let me know.

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: SEPTEMBER 17, 2016
 Name of Firm: DAVIS, BOWEN & FRIEDEL, INC.
 Contact Person: MICHAEL WIGLEY
 Title: PRESIDENT

Mailing Address: ONE PLAZA EAST, SUITE 200
SALISBURY, MD 21801

Street Address (if different): _____

Telephone Number: 410 543.9071
 E-Mail Address: mwo@dbfiac.com

Property Information

Address of Property for Which Enterprise Benefits are sought:
601 MAIN STREET
SALISBURY, MD 21804

Property Tax # (10 digit - if available): 05 - 015391

Name of Property Owner: PALEBAND, LLC
 Address of Property Owner: 628 MILBRO HARRINGTON HIGHWAY, MILBRO, DE 19963

Approximate Size of Property: 1.92 Acres

Approximate Size of Existing Building: 20,851 Square Feet

Current Base Assessment Price: \$ 368,700

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?: ONE PLAZA EAST, SUITE 200, SALISBURY, MD 21801

Is Company a new, start up business?: Yes No

Headquarters location: SALISBURY, MD

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:

ARCHITECTS, ENGINEERS & SURVEYORS

Business NAICS Code (if available): 541310, 541320, 541330, 541370

Proposed Project - Real Property Tax Credit

Proposed Project Is: New Construction [] Rehabilitation [X]

Project Starting Date: APRIL 1, 2016

Anticipated Completion Date: NOVEMBER 25, 2016

Description of Project:

CONVERSION OF NEGLECTED FORMER BRICKER INTO PROFESSIONAL OFFICE SPACE, COMPLETE TAKING OUT IMPROVEMENTS, PAINT REPLACEMENT AND ADDITION OF 1100 SF.

Cost of Project: \$2,500,000

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: [Signature]

Typed Name: MICHAEL R. USIGLEY

Title: PRESIDENT OF DAVIS, BOWEN & FLECKEL, INC.

Date: SEPTEMBER 19, 2016

How did you hear about this opportunity:

CITY OFFICIALS