

RESOLUTION NO. 2684

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT A&M FAMILY GROUP, LLC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 1135 S 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

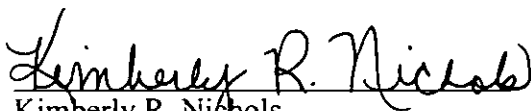
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

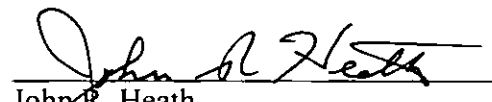
WHEREAS, A&M Family Group, LLC meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, Maher Hafez, representing A&M Family Group, 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 1135 S Salisbury Blvd;


NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that A&M Family Group, 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<sup>th</sup> day of October, 2016.

  
Kimberly R. Nichols  
CITY CLERK

  
John R. Heath  
PRESIDENT, City Council

APPROVED by me this  
25<sup>th</sup> day of OCTOBER 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 – A&M Family Group, LLC– 1135 S Salisbury Blvd  
**Date:** October 11, 2016

Attached is a copy of the application requesting Enterprise Zone designation for A&M Family Group, LLC from Maher Hafez. 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 A&M Family Group, LLC located at 1135 S 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 Day  
Tom Stevenson  
Kim Nichols

Attachments

**RE: A & M**

Connie Klaverweiden

Sent: Tuesday, September 27, 2016 2:50 PM

To: Keith Cordrey

Cc: Laura Kordzikowski; Shawanda Garrison

There are two properties in SDAT known as 1135 S. Salisbury Blvd. (13029008 & 13029016). Both properties are owned by A&M Family Group LLC. The real estate taxes are paid on both properties. There is no personal property tax in the owner name.

**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, September 26, 2016 1:11 PM**To:** Connie Klaverweiden**Cc:** Laura Kordzikowski; Shawanda Garrison**Subject:** A & M

Please follow up with Laura as to whether A & M is up to date.

**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)



# 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

September 26, 2016

TO: Laura Kordzikowski, Downtown Business Coordinator

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

SUBJECT: **A & M Family Group, LLC – 1135 S. Salisbury Blvd.**

At your request, this department has reviewed the Enterprise Zone request submitted by A & M Family Group, LLC for property located at 1135 S. Salisbury Blvd. The subject site is located on State City Tax Map #115, Parcels #3100 & 3101 on the easterly side of South Salisbury Blvd. 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, offices and office buildings and shopping centers.

The General Commercial District requires a minimum lot size of 10,000 sq. ft. and this property is 35,941 sq. ft. in size. There are two existing parcels and the Planning Staff is not aware of any requests to subdivide this property.

On July 21, 2016, the Salisbury Planning Commission approved a Comprehensive Development Plan for conversion of the building to a shopping center.

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 – A&M Family Group, LLC  
**Date:** September 28, 2016

Review of Public Works criteria for Enterprise Zone designation of A&M Family Group, LLC, located at 601 E. Main Street, Salisbury, Maryland.

- The A&M Family Group, 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 A&M Family Group, LLC property located at 601 E. Main Street is still in the process of building renovation, however there are no changes to storm water management requirements and the property is currently in compliance with State and local storm water management codes and regulations for the date built.

**INTER**

**OFFICE**

# MEMO

## Office of Business Development

**To:** Mike Moulds, Jack Lenox, Bill Holland, and Keith Cordrey  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Qualifications – A&M Family Group, LLC  
**Date:** September 22, 2016

I have received a request from A&M Family Group, LLC located at 1135 S 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**

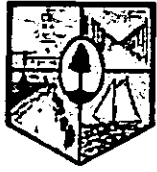
Does this business meet all permit requirements? **YES**

### 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 9/29/2016. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Day



City of  
**Salisbury**  
Jacob R. Day, Mayor

September 22, 2016

Mr. Maher Hafez  
A&M Family Group, LLC  
6907 Hall Dr  
Berlin MD 21811

Dear Maher Hafez:

I have received your request for enterprise zone designation for A&M Family Group, LLC located at 1135 S Salisbury Blvd, 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

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



**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 15, 2016  
Name of Firm: A&M Family Group, LLC  
Legal Status:  Corporation  Proprietorship  Partnership  Other  
Principal Partners: Maher Hafez  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
FEIN: 81-1793303  
Contact Person: Maher Hafez  
Title: Member

Mailing Address:  
6907 Hall Dr  
Berlin, MD 21811

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

Telephone Number: 443-373-3061  
E-Mail Address: mahhaf@comcast.net

Property Information

Address of Property for Which Enterprise Benefits are sought:

1135 S. Salisbury Blvd  
Salisbury, MD 21801

Property Tax # (10 digit - if available): 13-029016

Name of Property Owner: A&M Family Group, LLC  
Address of Property Owner: 6907 Hall Dr, Berlin, MD 21811  
Approximate Size of Property: 0.75 Acres  
Approximate Size of Existing Building: 8570 Square Feet  
Current Base Assessment Price: \$ 397,200

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?: \_\_\_\_\_

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**

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

Headquarters location: \_\_\_\_\_

Describe the Company's primary and secondary products or services that are, or will be, produced at the facility in the Enterprise Zone:

The ownership has a primary goal of redeveloping the property to offer a new location for businesses along the Rt. 13 corridor across from SU. This project will add value to the surrounding area converting a garage/showroom into a new retail/office building

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: September 2016

Anticipated Completion Date: November 30, 2016

Description of Project:

Gutting the interior of the building, subdividing into 3 brand new units for lease, and adding all new interior infrastructure. The exterior will also be fully redone with new colors, new parking lot, new window, new storefronts. Approximately 740 SF will be added to the building. All interior units will have new drywall, new paint, new flooring, new plumbing, new HVAC, and new ceiling ready for new businesses to occupy.

Cost of Project: \$ 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: 

Typed Name:  Maher Hafez

Title:  Member / Owner

Date: \_\_\_\_\_

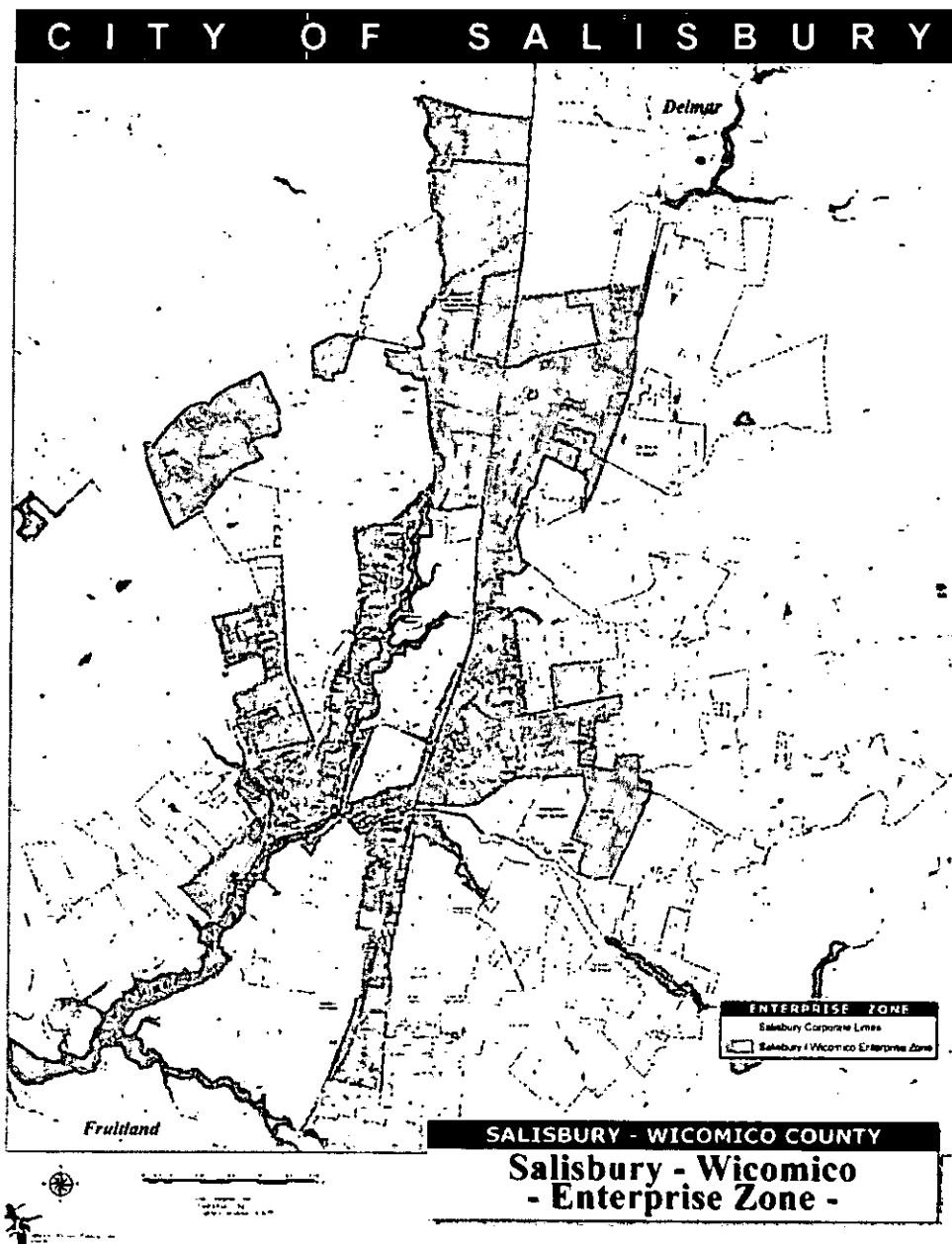
How did you hear about this opportunity:

My real estate broker Wesley Cox at SVN

Submit Application to:  
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410-677-1915 | info@citylivingsalisbury.com



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**Enterprise Zone Program Information And Qualification Application**



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