

RESOLUTION NO. 2685

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT FARMERS AND PLANTERS COMPANY IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 210 MILL 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

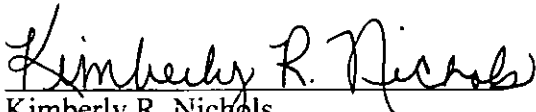
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

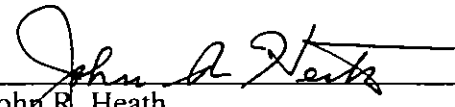
WHEREAS, Farmers and Planters Company meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

WHEREAS, Steve White, representing Farmers and Planters Company 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 210 Mill Street;

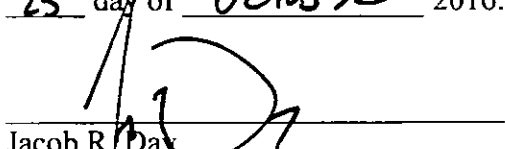
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Farmers and Planters Company be designated as eligible to receive the benefits of the Enterprise Zone effective upon the adoption of this resolution.

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**

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\_\_\_\_\_  
**OFFICE**

# MEMO

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## Office of the Mayor

**To:** City Council  
**From:** Laura Kordzikowski  
**Subject:** Enterprise Zone Eligibility – Farmers and Planters Company– 210 Mill Street  
**Date:** October 11, 2016

Attached is a copy of the application requesting Enterprise Zone designation for Farmers and Planters Company from Steve White. 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 Farmers and Planters Company located at 210 Mill 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 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 27, 2016

TO: Laura Kordzikowski, Downtown Business Coordinator

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

SUBJECT: **Farmers & Planters Company – 210 Mill Street**

At your request, this department has reviewed the Farmers and Planters Company site. The subject site is located on State City Tax Map #106, Parcel #1653 on the westerly side of Mill Street and the easterly side of the Wicomico River. The site is located in the Riverfront Redevelopment Multi-Use District #1.

The Riverfront Redevelopment Multi-Use District #1 of the Salisbury Municipal Code (Section 17.104.030) permits a variety of uses including a specialty shopping facility. However, Farmers and Planters is a legal nonconforming use due to there being no approved Certificate of Design and Site Plan for the property.

The Planning Department has no record of any subdivision of this property.

Tax map and Planning Office records indicate this site contains 51,000 sq. ft. of land, which exceeds the 5,000-sq. ft. minimum lot area required by the Code for the sites in the Riverfront Redevelopment Multi-Use District #1.

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 – Farmers and Planters Company.  
**Date:** September 28, 2016

Review of Public Works criteria for Enterprise Zone designation of Farmers and Planters Company, located at 210 Mill Street, Salisbury, Maryland.

- The Farmers and Planters Company property located at 210 Mill Street is in compliance with the City's sewer use requirements specifically Chapter 13.12 of the City of Salisbury Code of Ordinances.
- The Farmers and Planters Company property located at 210 Mill Street is 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 – Farmers and Planters Company  
**Date:** September 26, 2016

I have received a request from Farmers and Planters Company located at 210 Mill 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**

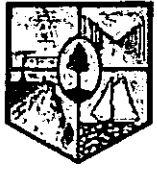
Does this business meet all permit requirements? **YES**

### 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 10/3/2016. Your assistance is appreciated. If you have any questions, please let me know.

cc: Mayor Day



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

September 26, 2016

Mr. Steve White  
Farmers and Planters Company  
PO Box 2003  
Salisbury MD 21802

Dear Steve White:

I have received your request for enterprise zone designation for Farmers and Planters Company located at 210 Mill 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,

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)

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**INTER**

**OFFICE**

**MEMO**

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## Office of Business Development

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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: 9.22-2016  
 Name of Firm: Farmers and Planters Company  
 Contact Person: Steve White  
 Title: General Manager

Mailing Address: 210 Mill St. Salisbury MD 21801 P.O. Box 2003  
Salisbury, MD 21802-2003

Street Address (if different): 210 Mill St.  
Salisbury, MD 21801

Telephone Number: 410-749-7151  
 E-Mail Address: fmandpl@aol.com

Property Information

Address of Property for Which Enterprise Benefits are sought:  
308 Mill Street Salisbury MD 21801

Property Tax # (10 digit - if available): 0372600456  
 Name of Property Owner: 308 Mill Street Property Holdings  
 Address of Property Owner: 210 Mill St. Salisbury MD 21801  
 Approximate Size of Property: 1.5 Acres  
 Approximate Size of Existing Building: 36,200 Square Feet  
 Current Base Assessment Price: \$ 308,200

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: 210 Mill St. 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:

The company supplies agricultural products to the farming community.

Farm, Feed, Seed, Lawn, Garden, Wildlife, Equine & Pet  
Business NAICS Code (if available): \_\_\_\_\_

Proposed Project – Real Property Tax Credit

Proposed Project Is:  New Construction  Rehabilitation

Project Starting Date: 2014

Anticipated Completion Date: March 2017

Description of Project:

Renovation of an existing building at 308 Mill Street

Cost of Project: \$ 1,000,000

Proposed Project – State Income Tax Credit

Current Number of Employees in the Zone:

*ESTIMATED* Total: \_\_\_\_\_ Full Time: 14 Part Time: \_\_\_\_\_  
New Jobs Created in the Zone:  
Total: \_\_\_\_\_ Full Time: 5 Part Time: 10

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

Hourly Wage for Typical New Job (without benefits): \$ 10 /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: Steve T. White

Typed Name: Steve T. White

Title: General MANAGER

Date: 9.22.14

How did you hear about this opportunity:

DAVE RYAN

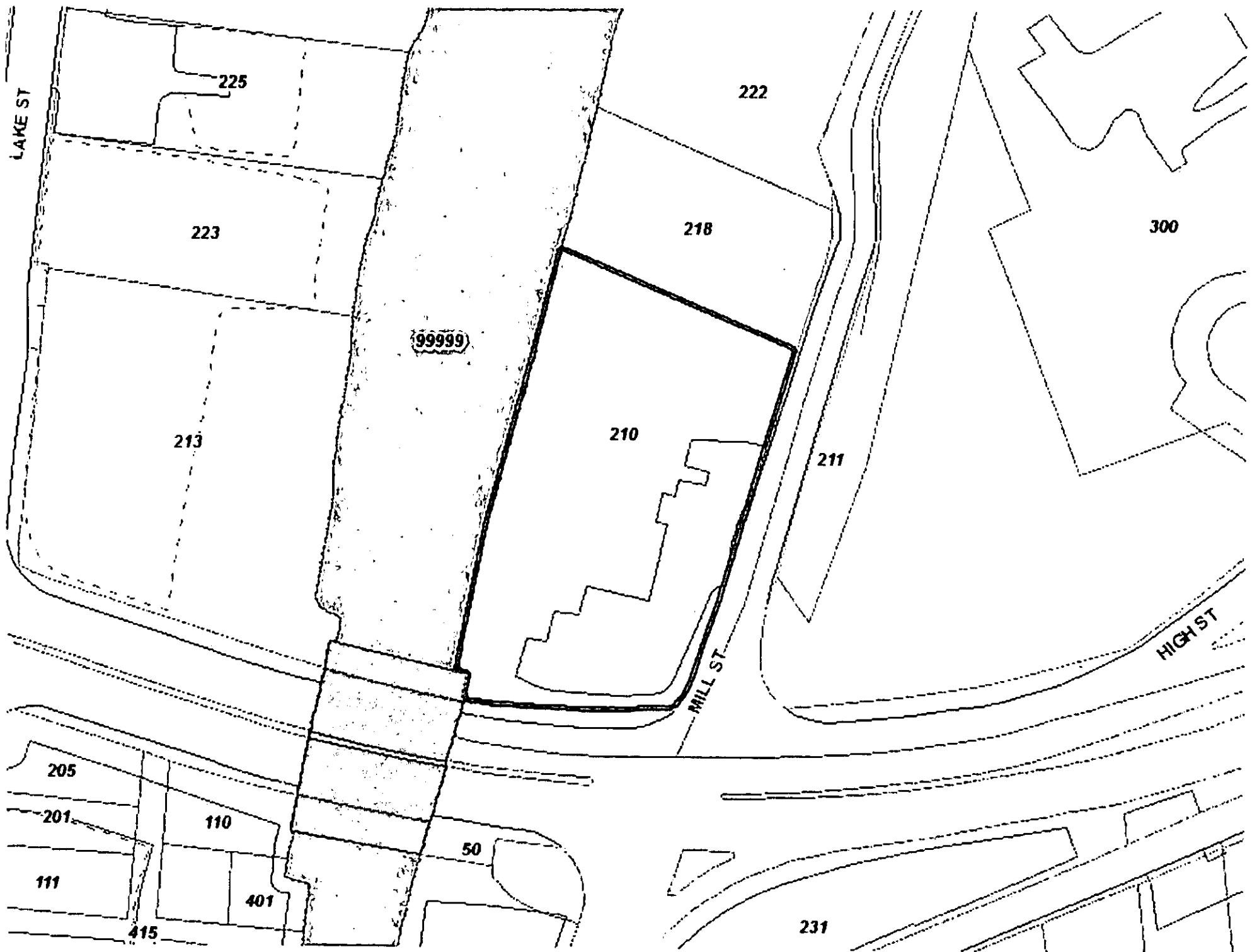
Submit Application to:  
Business Development Specialist – City of Salisbury  
125 North Division Street, Room 104  
Salisbury, MD 21801  
410-677-1915 | info@citylivingsalisbury.com

Real Property Data Search ( w/ )

## Guide to searching the database

Search Result for WICOMICO COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration				
<b>Account Identifier:</b> District - 09 Account Number - 047549						
Owner Information						
<b>Owner Name:</b>	308 MILL STREET PROPERTY HOLDINGS LLC	<b>Use:</b> COMMERCIAL <b>Principal Residence:</b> NO				
<b>Mailing Address:</b>	210 MILL ST SALISBURY MD 21801-	<b>Deed Reference:</b> /03726/ 00456				
Location & Structure Information						
<b>Premises Address:</b>	308 MILL ST SALISBURY 21801-0000 Waterfront	<b>Legal Description:</b> L - 63,963 SQ FT 308-312 MILL STREET BOUNDARY SURVEY 308 MILL ST				
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>				
0106	0011	1657				
<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>				
	0000					
<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>				
1	10P11	2015				
<b>Plat No:</b>	<b>Plat Ref:</b>					
	0016/0384					
<b>Special Tax Areas:</b>	<b>Town:</b>	SALISBURY				
	<b>Ad Valorem:</b>					
	<b>Tax Class:</b>					
<b>Primary Structure Built</b>	<b>Above Grade Enclosed Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>		
1937	36200		63,963 SF			
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>
		STORAGE WAREHOUSE				
Value Information						
	<b>Base Value</b>	<b>Value As of 01/01/2015</b>	<b>Phase-in Assessments</b>			
			<b>As of 07/01/2016</b>	<b>As of 07/01/2017</b>		
<b>Land:</b>	96,400	101,900				
<b>Improvements</b>	268,600	206,300				
<b>Total:</b>	365,000	308,200	308,200	308,200		
<b>Preferential Land:</b>	0			0		
Transfer Information						
<b>Seller:</b> 308 MILL STREET PROPERTY HOLDINGS LLC	<b>Date:</b> 07/03/2014	<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /03726/ 00456	<b>Deed2:</b>				
<b>Seller:</b> FARMERS & PLANTERS COMPANY THE	<b>Date:</b> 06/26/2014	<b>Price:</b> \$0				
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /03723/ 00347	<b>Deed2:</b>				
<b>Seller:</b> 308 MILL STREET LLC	<b>Date:</b> 06/28/2013	<b>Price:</b> \$300,000				
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> /03598/ 00477	<b>Deed2:</b>				
Exemption Information						
<b>Partial Exempt Assessments:</b>	<b>Class</b>		07/01/2016	07/01/2017		
<b>County:</b>	000		0.00			
<b>State:</b>	000		0.00			
<b>Municipal:</b>	000		0.00 0.00	0.00 0.00		
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>				
<b>Exempt Class:</b>		NONE				
Homestead Application Information						
<b>Homestead Application Status:</b> No Application						



LAKE ST

225

222

223

218

300

99999

213

210

211

MILL ST

HIGH ST

205

201

110

111

401

50

415

231