

CITY OF SALISBURY
WORK SESSION
MARCH 4, 2019

Public Officials Present

Council President John R. “Jack” Heath	Mayor Jacob R. Day
Vice President Muir Boda (teleconferenced)	Councilwoman Angela M. Blake
Councilman James Ireton, Jr.	Councilwoman April Jackson

In Attendance

City Administrator Julia Glanz, Department of Infrastructure and Development (DID) Director Amanda Pollack, Building Official William Holland, City Clerk Kim Nichols, City Attorney Mark Tilghman, interested citizens and members of the press.

On March 4, 2019 Salisbury City Council convened in Work Session at 4:30 p.m. in Council Chambers, Room 301 of the Government Office Building. The following is a synopsis of the topics discussed in the Work Session.

Capacity Fee Waiver- 130 and 132 E. Main Street

DID Director Amanda Pollack reported the City recently granted a capacity fee waiver for 132 E. Main Street. The project has now grown and the owners have acquired 130 E. Main Street. This request is to waive the capacity fees for the new portion of the project. She reported this was part of the EDU incentive area where the City had a bank of 300 EDUs from Linens of the Week. To date, 109 EDUS have been allocated, and this incentive area is good until September 23, 2023. The original waiver was for 25.66 EDUs, passed in November 2018. The developer has asked for an additional 31.18 EDUs to complete the project. The value of the current request is \$110,158. If this is approved, the City will have waived 56.84 EDUs, valued at \$200,815. The EDUs are available and this complies with all the requirements of the EDU incentive area.

Mayor Day said this project has been very fast moving and they have stuck with the timeline. Ms. Pollack said the developers have gone back through the Board of Zoning Appeals and the Historic District Commission, and are due to go back through the Planning Commission.

Michael Sullivan, Counsel for First Move Properties, LLC said that before submitting the site plan for approval and request for Special Exception from Board of Zoning Appeals, the developer had to first purchase 130 E. Main Street, and did so in January 2019. Applications for site plan approval were then submitted for 130-132 E. Main Street on January 17, 2019 and were on the Planning Commission agenda for March 21, 2019. They will request special exceptions from the Board of Zoning Appeals on April 4, 2019 to increase the building height and density. A subdivision plat will be submitted for re-subdivision to turn 130-132 E. Main Street into one parcel. The project timeline remains committed to being opened by August 2020.

President Heath asked that the total number of EDUs to be waived be separated out and noted separately in the resolution.

Council reached unanimous consensus to advance the capacity fee waiver to legislative agenda.

Capacity Fee Waiver- 100 E. Main Street, Suite 111

Ms. Pollack reported on the capacity fee waiver request for 100 E. Main Street, Suite 111, which will be a restaurant and bar. The renovation is for 14 EDUs (equivalent to \$49,462.00) and the project complies with all of the necessary requirements for the EDU incentive area. If both requests are approved, Ms. Pollack said 154 EDUs would be used to date, and the City would be a small amount more than ½ way through the incentive area.

Council reached unanimous consensus to advance the capacity fee waiver to legislative agenda.

1305 S. Division Street Annexation

Building Official William Holland reported the City received an annexation petition for 1305 S. Division Street due to a failing septic. There are approximately ten small businesses located on the property located at the former “Skate Land” building including Mitchells Martial Arts, a barbershop, custom tailoring, Delmarva Mediterranean Market, and The Cake Place. The next step will be to take it to the Planning Commission to get the property rezoned. Mr. Holland said there would be site improvements once the property is annexed.

Council reached unanimous consensus to advance the annexation to the Planning Commission.

Motion to Convene in Closed Session

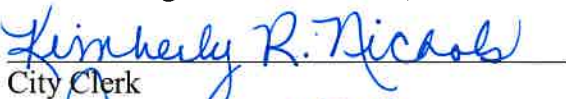
At 4:50 p.m., President Heath called for a motion to convene in Closed Session. Ms. Jackson moved, Ms. Blake seconded and the vote was unanimous (4-0) to convene in Closed Session. Vice-President Boda disconnected his teleconferenced call with the Council.

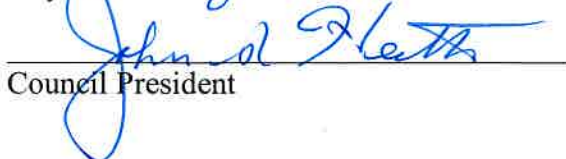
Motion to Adjourn Closed Session, Reconvene in Open Session, Open Discussion

At 5:45 p.m., Mr. Ireton moved, Ms. Jackson seconded and the vote was unanimous (4-0) to end the Closed Session. Council immediately convened in Open Session whereby President Heath reported that Council had met in Closed Session to receive an update on a legal matter and a proposed development and to discuss the negotiating strategy related to such.

Mayor Day asked to place on an upcoming Work Session the discussion of timely sidewalk repairs on City sidewalks by utility companies.

With nothing further to discuss, the Work Session adjourned at ^{5:47 (KRN)} 6:37 p.m.


City Clerk


Council President