

RESOLUTION NO. 3000

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND AUTHORIZING THE CAPACITY FEE OF THE CITY'S COMPREHENSIVE CONNECTION CHARGE TO BE WAIVED FOR THE REDEVELOPMENT OF 123 BATEMAN STREET.

WHEREAS, Bateman Street Partnership LLC c/o Mr. Bob Kambarn has requested a waiver of the Capacity Fee for the redevelopment of 123 Bateman Street; and

WHEREAS, the proposed redevelopment is located inside the City Limits and the Enterprise Zone; and

WHEREAS, the City seeks to encourage redevelopment in the Enterprise Zone; and

WHEREAS, the City seeks to reduce the capacity fees for eligible redevelopment in the Enterprise Zone by means of an Equivalent Dwelling Unit (EDU) Incentive Area; and

WHEREAS, the proposed redevelopment of 123 Bateman Street requires a total of 3.9 Equivalent Dwelling Units of water and sewer service; and

WHEREAS, the current Capacity Fee for one Equivalent Dwelling Unit is \$3,533.00; and

WHEREAS, the Capacity Fee for 3.9 Equivalent Dwelling Units is \$13,778.70; and

WHEREAS, the City Council approved a Capacity Fee waiver process under Ordinance No. 2258 for redevelopment in the Enterprise Zone; and

WHEREAS, the Director of Infrastructure and Development reviewed the request and has determined that the project is eligible for the Capacity Fee waiver; and

WHEREAS, the Mayor reviewed the request and supports sending the request to the City Council; and

WHEREAS, if approved, the EDU allocation for the Capacity Fee waiver is valid for two years from the time of the signing of this Resolution; and


WHEREAS, the property owner has the option to request an extension of the allocation for two one-year terms, if approved in writing by the Director of Infrastructure and Development prior to expiration of the term; and


WHEREAS, the allocated EDUs are assigned to the redevelopment of 123 Bateman Street and cannot be transferred by the recipient.

NOW, THEREFORE, BE IT RESOLVED that the Council of the City of Salisbury, Maryland approves the waiver of 3.9 Equivalent Dwelling Units of Capacity Fee for the redevelopment of 123 Bateman Street by Bateman Street Partnership LLC.

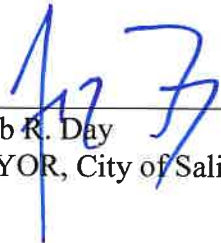
THIS RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on February 10, 2020 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols
CITY CLERK


John R. Heath
PRESIDENT, City Council

APPROVED by me this 11th day of FEBRUARY, 2020


Jacob R. Day
MAYOR, City of Salisbury

January 14, 2020

Salisbury Infrastructure & Development
125 N. Division St. Suite 202
Salisbury, Md. 21801

Attn: Amanda Pollack
Re: 123 Bateman Street EDU Forgiveness (Enterprise Zone)

Dear Ms. Pollack:

I would like to thank you for taking the time last week to talk to me concerning the EDU's for our new mixed-use property at 123 Bateman St. in Salisbury. Our contractor has been working with Brian Wilkins from your Dept. who has been extremely helpful on getting the water turned on for the new redeveloped property. Brian came up with a new usage fee that would require for us to buy 3.9 EDU's at a cost of \$13,779.00 with contractor costs of approximately \$6,000.00. This is a new huge endeavor and expenditure on our behalf for our retirement to improve this property from an old retail/warehouse to a new high-end mixed-use office or retail/residential property (before and after pictures enclosed). With the renovations and addition to this property, it will benefit the area by turning this property to an architecturally appealing property. We were not aware that we were in the Enterprise Zone or the benefits it provides for the redevelopment when the contractor was discussing the water hookup/EDUs. Thank you for emailing me the information on the Enterprise Zone and the requirement's which we feel we meet which we have answered below.

Requirements/Response

1. The new mixed-use property is located within the Enterprise Zone.
2. The existing property has been revitalized from an office/warehouse to a new office or retail/residential mixed-use property.
3. The property is not public sponsored or affordable housing
4. The property complies with the applicable Zoning and Building Codes. (Building Permit attached)
5. The property is not in the historic district.
6. The project is consistent with the Comprehensive Plan of the City
7. The property has been upgraded from an unoccupied older retail/warehouse to an architecturally appealing office or retail/residential property which will bring in new business and housing.

8. The property brings in a new office/retail opportunity to the area (The existing property was the former Wicomico County Board of Elections) along with four residential apartments which is an upgrade economically and upgrade to the property from its former use.

We have taken a big risk upgrading this property from its former use with a large financial risk and with the additional cost for the EDU's at \$13,779.00 would be a huge financial burden for us as we attempt to rent the office/retail and the apartments. We certainly hope we shown you that we have met the criteria for the Enterprise Zone and that the costs of the EDU's can be waived.

If you should have any questions regarding this letter or would like to meet please feel free to contact me at 410-749-2400.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Kambarn', written over a horizontal line.

Bob Kambarn

CITY OF SALISBURY
Department of Infrastructure & Development
(410) 548-3130

BUILDING PERMIT

Permit #: 19-013

Issued: 1.11.2019

Owner: Bremer St. Properties

Const. Address: 123 Bremer St

Contractor: IDC Const. Manager

Type of Const.: Apts & office

License #: _____

POST THIS CARD

In all cases where operation or work is being performed under a building permit, this poster or sign shall be conspicuously displayed upon that part of the site of such operation or work which is closest to a street or public highway, so that such said poster or sign shall be visible to the general public at all times.

This permit conveys no right to occupy any street, alley or sidewalk, or any part thereof, either temporary or permanently except that specifically provided for in the building code. Depth and location of public sewers, street and alley grades may be obtained from the City Engineer's Office. The issuance of this permit does not release the applicant from the conditions of any applicable sub-division restrictions.

Approved plans **MUST** be retained on job and this card **KEPT POSTED** until final inspection has been made. Such building **SHALL NOT BE OCCUPIED UNTIL A FINAL INSPECTION HAS BEEN MADE AND CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED.**

SEPARATE PERMITS REQUIRED FOR PLUMBING, GAS, ELECTRICAL & HVAC INSTALLATIONS

MINIMUM OF FOUR CALL INSPECTIONS REQUIRED FOR ALL CONSTRUCTION WORK.

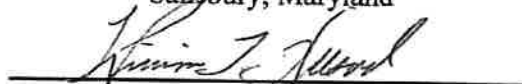
Building Inspection Approvals

1. Footing (*prior to pour*)
2. Foundation (*prior to floor sheathing*)
3. Framing (*prior to insulating*) **
4. Insulation (*prior to covering structural members*)
5. Final (*prior to occupancy*)

** *Electrical, Plumbing and Mechanical inspections required*

**WORK SHALL NOT PROCEED UNTIL EACH REQUIRED INSPECTION HAS BEEN APPROVED
BY THE BUILDING INSPECTOR**

The City of Salisbury
Salisbury, Maryland



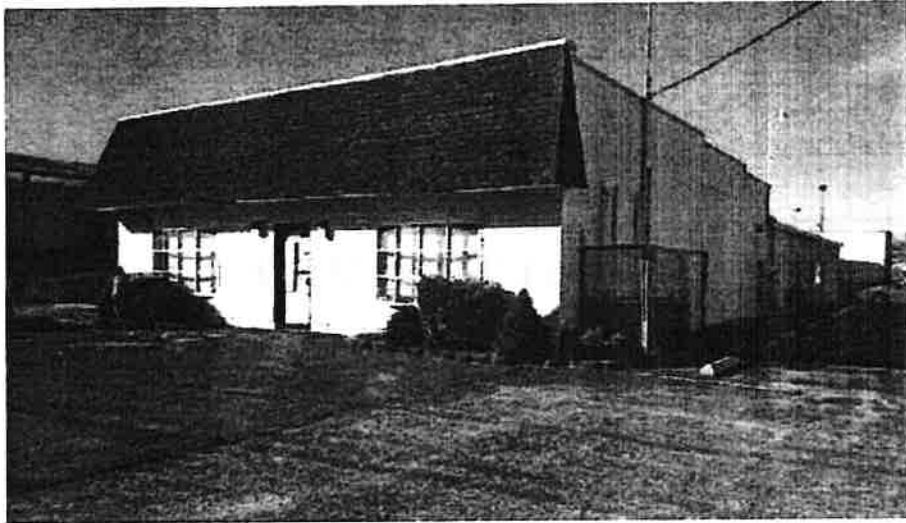
Building Official

**UNLAWFUL TO REMOVE OR DEFACE THIS CARD UNTIL
CONSTRUCTION IS COMPLETE**

APPRAISAL REPORT

Of

123 Bateman Street



**123 Bateman Street, Salisbury
Wicomico County, MD 21804**

**As of
October 9, 2016**

**Prepared For
Salisbury University
1101 Camden Avenue
Salisbury, MD 21801**

RECONCILIATION AND FINAL OPINION OF VALUE

The value opinions by each approach, are as follows:

COST APPROACH	Not Analyzed
SALES COMPARISON APPROACH	\$250,000
INCOME APPROACH	Not Analyzed

As a result of the valuation procedure and analysis, it is the opinion of the appraisers that the *current as is fee simple value for the subject property, as of September 16, 2016*, is:

TWO HUNDRED FIFTY THOUSAND DOLLARS

\$250,000



City of Salisbury, Maryland
Department of Infrastructure & Development
125 N. Division St., Room 202
Salisbury, MD 21801
(410)548-3130 Fax (410)548-3107
www.salisbury.md

Member:
ICC
NFPA
MBOA

BUILDING PERMIT

Application Number	201900013
Property Address	123 BATEMAN ST
Land Key	13033684
Application Description	BUILDING PERMIT
Tenant Name	N/A
Property Use	HOUSING/OFFICE
Property Zoning	GENERAL COMMERCIAL

Owner	Contractor
BATEMAN STREET PARTNERSHIP LLC	JDC CONSTRUCTION MANAGEMENT, LLC
PO BOX 8	1121 S. DIVISION STREET
	STE-A
56228	53784

Structure Information

Construction Type	VB
Occupancy Type	R-2/B

Permit Type	BUILDING PERMIT
Permit Fee	4600.00
Plan Check Fee	30.00
Issue Date	03/18/2019
Valuation	450000
Expiration Date	09/14/2019

Note: Please provide 24 hours' notice when calling to schedule inspections.







FOR RENT
410 765 2400

123

**RESERVED
PARKING**

NOTICE

PRIVATE PROPERTY



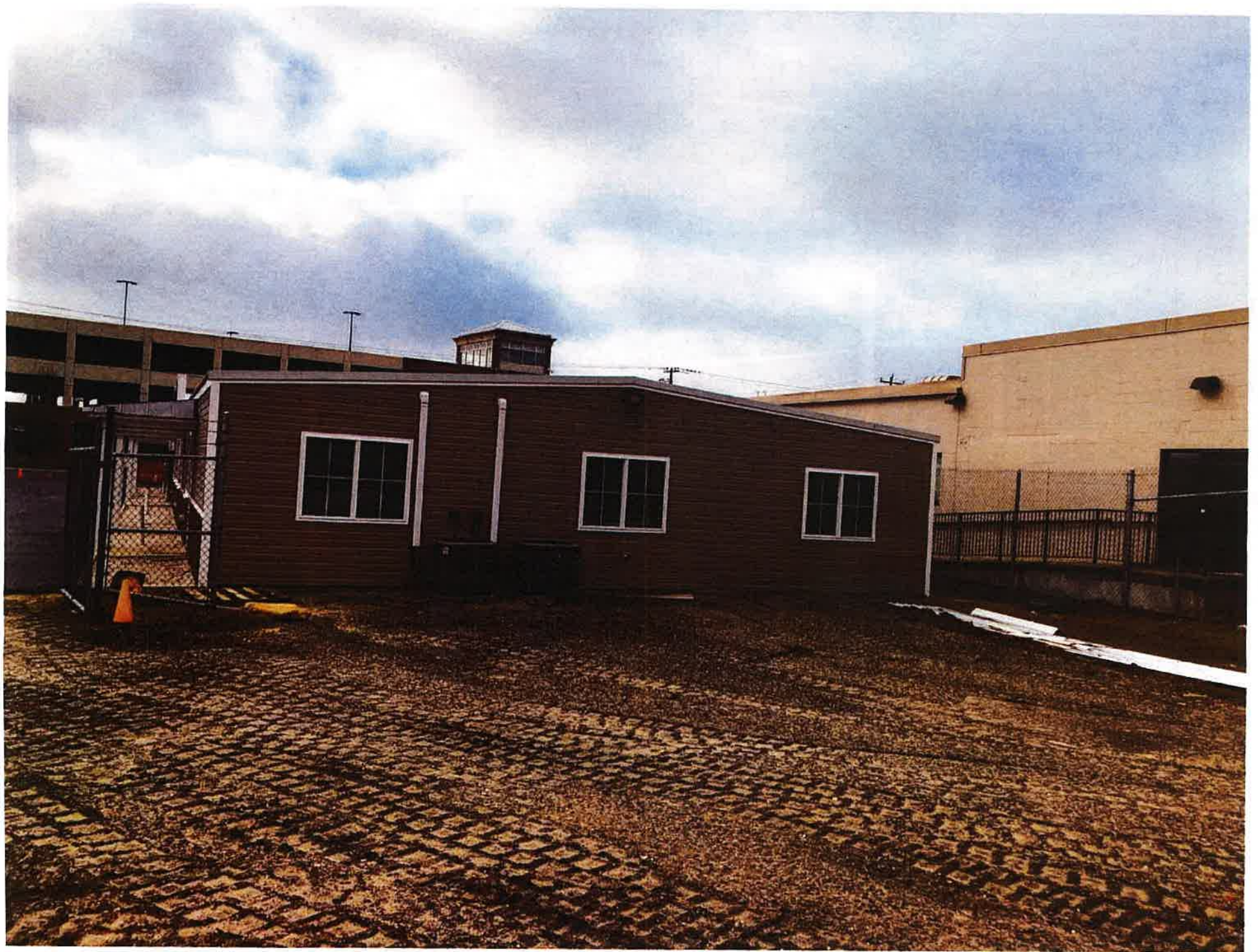












Real Property Data Search

Search Result for WICOMICO COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 13 Account Number - 033684

Owner Information

Owner Name:	BATEMAN STREET PARTNERSHIP LLC	Use:	COMMERCIAL
Mailing Address:	C/O ROBERT E KAMBARN PO BOX 8 ALLEN MD 21810	Principal Residence:	NO
		Deed Reference:	/04454/ 00236

Location & Structure Information

Premises Address:	123 BATEMAN ST 0-0000	Legal Description:	L-6 22,738SQ FT 123 BATEMAN ST ROBT KAMBARN SUB
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Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0115	0021	3114	10001.23	0000			6	2019	
									Plat Ref: 0011/ 0214

Town: SALISBURY

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1950	4,400 SF		22,738 SF	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		OFFICE BUILDING	/	C2			

Value Information

	Base Value	Value As of 01/01/2019	Phase-in Assessments As of 07/01/2019	
Land:	142,700	142,700		
Improvements	116,400	96,700		
Total:	259,100	239,400	239,400	239,400
Preferential Land:	0			0

Transfer Information

Seller: BATEMAN STREET PARTNERSHIP LLC	Date: 04/08/2019	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04454/ 00236	Deed2:
Seller: KAMBARN ROBERT E & BARBARA R	Date: 10/17/2018	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04389/ 00399	Deed2:
Seller: SHORELAND, INC.	Date: 03/09/1984	Price: \$75,000
Type: ARMS LENGTH IMPROVED	Deed1: /01007/ 00149	Deed2:

Exemption Information

Partial Exempt Assessments:	Class		07/01/2019	07/01/2020
County:	000		0.00	
State:	000		0.00	
Municipal:	000		0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application**Date:**



City of
Salisbury
Jacob R. Day, Mayor

To: Julia Glanz, City Administrator
From: Amanda Pollack, P.E., Director of Infrastructure and Development
Date: January 23, 2020
Re: Resolution – 123 Bateman Street Capacity Fee Waiver

AP

Attached is a letter from Mr. Bob Kambarn dated January 14, 2020 which requests consideration for a Capacity Fee waiver for 123 Bateman Street. 123 Bateman Street is the redevelopment of a warehouse to a mixed use office/retail and residential property. The water use was estimated based on 800 square feet of retail and 4 residential units. Credit was provided for the existing water use. The request is for a waiver of 3.9 EDUs. At the current Capacity Fee rate of \$3,533, the waiver request is \$13,778.70.

Per Ordinance No. 2258, the owner is seeking a Capacity Fee waiver as part of the Equivalent Dwelling Unit (EDU) Incentive Area. The original allocation of 300 EDUs was based on a transfer of EDUs from the former Linens of the Week property. To date, 248.64 EDUs of the original allocation of 300 EDUs have been used, therefore there are 51.36 EDUs available. If this request is approved, there will be 47.46 EDUs remaining.

As per Ordinance No. 2258, Infrastructure and Development has evaluated the eligibility of this project for the EDU Incentive Area. The project location is within the General Commercial Zoning District, which is not included in the EDU Incentive Area. However the project is in an Enterprise Zone and is redevelopment of an existing building, so it is eligible for consideration of the waiver. The project will consist of redevelopment that is not eligible for an affordable housing waiver. The project does or will comply with all other necessary criteria.

Attached is a Resolution for consideration to waive the Capacity Fees associated with the development of 123 Bateman Street. After review of the request, Infrastructure and Development recommends approval. If this EDU waiver is approved, then it will be valid for two years from the date of the Resolution.

Unless you or the Mayor has further questions, please forward a copy of this memo, request letter and Resolution to the City Council.