

RESOLUTION NO. 3028

A RESOLUTION OF THE CITY OF SALISBURY, MARYLAND DECLARING THAT LEONARD LANE INVESTMENT, LLC IS ELIGIBLE TO RECEIVE ENTERPRISE ZONE BENEFITS FOR PROPERTY LOCATED AT 232 LEONARD LANE, 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

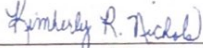
WHEREAS, the City of Salisbury and Wicomico County have also established certain standards, which must be met in order for a business to be deemed eligible to receive Enterprise Zone benefits; and

WHEREAS, Leonard Lane Investment, LLC meets the standards set forth in the State Code and in local regulations to be eligible to receive Enterprise Zone benefits; and

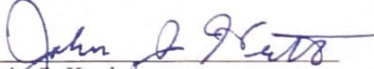
WHEREAS, Charles Meeks, Managing Member/Owner of Leonard Lane Investment, LLC has requested that the company be designated as eligible for Enterprise Zone benefits because of its investment of more than \$50,000 at its property located in the zone at 232 Leonard Lane and for it hiring two or more new full time employees.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland that Leonard Lane Investment, 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, read and passed at the regular meeting of the Salisbury City Council on the 13th day of April, 2020.

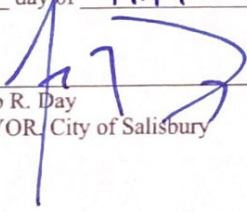


Kimberly R. Nichols
CITY CLERK



John R. Heath
PRESIDENT, City Council

APPROVED by me this
12th day of MAY 2020.



Jacob R. Day
MAYOR, City of Salisbury

INTER

OFFICE

MEMO

Office of the Business Development

To: City Council
From: Laura Soper
Subject: Enterprise Zone Eligibility – Leonard Lane Investment, LLC
Date: April 8, 2020

Attached is a copy of the application requesting Enterprise Zone designation for Leonard Lane Investment, LLC that I received from Charles Meeks. 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 (or will hire) two or more NEW full time employees since locating in the Enterprise Zone.

I recommend that the City Council adopt the attached resolution designating Leonard Lane Investment, LLC located at 232 Leonard Lane, eligible to receive the benefits of the Enterprise Zone.

As a reminder, companies that are declared eligible for enterprise zone benefits are able to receive either a one time Income Tax Credit of \$1,000 per new employee hired or a 10 year Property Tax Credit. 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
Julia Glanz
Kim Nichols

Attachments

**Application for Maryland State Enterprise Zone Certification in
Salisbury-Wicomico County, Maryland**

This application will determine whether your business, property, or developer is eligible for Maryland Enterprise Zone tax credits. If determined to be eligible, you will receive a letter from the Enterprise Zone Administrator indicating which tax credit(s) you are eligible to receive.

Applying For:

Income Tax Credit

☒

Real Property Tax Credit

☒

Personal Property Tax Credit (Applies only to Focus Area Zones) ☐

This Section is to be filled by Local Zone Administrators Only

The Real Property Credit

A ten-year credit against local property taxes is available to companies that locate, expand, or substantially improve business properties in the Enterprise Zone. The property tax credit is equal to 80% of the difference between the base value of the property (the assessment in the year prior to new construction, expansion, or substantial improvement) and the newly assessed value of the property after the investment is made. The property tax credit is 80% for five years. During the last five years, the property tax credit declines 10% annually; the credit is 70%, 60%, 50%, 40%, and 30% respectively. This tax credit is administered to the real property owner in their Property Taxes.

Necessary Qualifications

- Applicant must plan to make a capital investment in its property of \$50,000 or more
- Applicant should be mindful of having a base assessment done before commencing work
- Applicant should apply after receiving all required building permits and before or at the beginning of construction.
- Only commercial properties may apply, any portion of the property devoted to residential use may not receive the credit
- In order to receive a property tax credit for the next taxable year (beginning on July 1 when the tax bill is issued), the local Zone Administrator must certify to the Department of Assessments and Taxation the eligibility of a particular business by no later than the end of the preceding calendar year on December 31st.
- The granting of an Enterprise Zone property tax credit is affected by the timing of the completion of capital improvements, the assessment cycle, and how the improvements are assessed. (I.E. the improvement must change the value of the real property)
- The law states that the credit shall be granted to the "owner" of a qualified property. In cases where a lessee make the capital improvements, the lessees should make a contractual provisions with the owner of the qualified property regarding receipt of the property tax credit.

The State Income Credit

This credit is applied to your state income taxes, and its value is based on the number and type of new employees hired by the business. To receive the credit the business must meet the following:

- Must have hired two or more employees that meet necessary qualifications
- Must have been hired after the date on which the Enterprise Zone was designated or the date on which the business relocated in the Enterprise Zone, whichever is later.
- Must be filling a new position or replacing an employee who was previously certified as economically disadvantaged
- Must have been employed at least 35 hours a week for at least six months
- Must be paid at least 150% of the federal minimum wage throughout his or her employment by a business entity before or during the taxable year for which the entity claims a credit
- Must have spent at least half of his or her working hours in the Enterprise Zone or on activities directly resulting from the business location in the zone
- Must be a new employee or an employee rehired after being laid off by the business for more than one year

There are two types of income tax credits. If the employee is not economically disadvantaged, you may qualify for a one-time credit of \$1,000 per employee. If the employee is economically disadvantaged (as determined by the Maryland Jobs Service), you may take a credit up to \$3,000 of the employee's wages in the first year of employment. The credit is \$2,000 in the second year, and \$1,000 in the third. Once/if you have been certified, you can claim these credits upon filing a Tax Return.

- To be eligible, an applicant must answer all questions in Sections A and B
- If applying for the "Property" tax credit, please complete Section C
- If applying for the "Employment (income)" tax credit, please complete Section D
- If the account is located in Focus Area and you are applying for the "Personal Property" tax credit, please complete Section E

Section A: Applicant Information

Name of Business / Developer applying for Enterprise Zone credits:

Delaware Elevator, Inc

Name of Contact Person: Denice C. Cordrey

Title: Executive Assistant / Property Manager

Phone: 443-497-0140 cell / office 410-749-3489 x1000

Email: dcordrey@delawareelevator.com

Mailing Address: c/o Charles Meeks PO Box 2111, Salisbury, MD 21802

Section B: Enterprise Zone Property Information

Enterprise Zone Property Address: 232 Leonard Lane, Salisbury MD 21801

Property Tax Account Number: 09-049541

Property Ownership: Leonard Lane Investment LLC.

Lease: Own: ✓

Section C: Enterprise Zone Property Improvements Information

To be eligible for Enterprise Zone property tax credits, the application must be submitted prior to the project completion date and issuance of User/Occupancy Permits. If the developer or company making property improvements is applying on behalf of the property owner, the property owner must concur with the application by co-signing below. The property tax credits are automatically applied to the property tax bill (i.e., directly awarded to the property owner only). If you are not applying for the property tax credit, this section may be left blank.

Owner of the Real Property: Charles Meeks / Leonard Lane Investment, LLC

Mailing address of property owner: PO Box 2111, Salisbury MD 21802

Phone: 410-749-3489 x1000

Email Address: CharlesMeeks@delawareelevator.com

Project Start Date: 10/02/2018 Plan Review date: 11/19/2018 stakeout at Jobsite

Anticipated Project Completion Date: 4/30/2020

Briefly describe capital improvements plans: Construction of new warehouse / office
space / manufacturing facility

Type of Construction and Costs

Cost of building(s) & land (acquisition): \$ _____

New Construction: \$ 2,200,000.⁰⁰

Rehabilitation: \$ _____

Cost of new machinery & equipment*: \$ _____

I agree as a condition of certification to provide all data required by the Enterprise Zone Administrator as requested.

Name of Applicant: Charles Meeks Jr. Position/Title: President/owner

Applicant Signature: Charles E Meeks Jr. Date: 3/30/20.

Name of Property Owner: Charles Meeks Jr. Position/Title: member owner.

Property Owner Signature: Charles E Meeks Jr. Date: 3/30/20

*Cost of new machinery & equipment is not a part of real property assessment.

Section D: Enterprise Zone Employment Tax Credit Information

To be eligible of Enterprise Zone employment tax credits, please complete the following section. Employment tax credits to be applied against State income tax liabilities are available for certain new employees hired in the Enterprise Zone. The requirements for qualified employees can be found on Maryland Department of Commerce Website: <http://commerce.maryland.gov/fund/programs-for-businesses/enterprise-zone-tax-credit>. If you are not applying for the employment tax credit, this section may be left blank.

Federal Employer Identification Number (EFIN): 52-1193017

Unemployment Insurance #: 0073369517 NAICS Code (if available): 238900

Type of Business (i.e., restaurant, retail, financial services, etc.): elevator contractor

Is business located in the Enterprise Zone now? Yes ☒ No ☐

If yes, since what year: 1980

Is the business relocation from another place? Yes ☐ No ☒

If yes, where was the previous location?: _____

Is the business a new, start-up? Yes ☐ No ☒

Did the Enterprise Zone benefits affect your decision to locate at this address? Yes ☒ No ☐

If yes, please explain how the Enterprise Zone benefits will assist your business. :

The tax credits will help yield more available funds for future growth.

Number of existing employees: 240

If you are new to the Enterprise Zone, please provide the number of employees before relocating or locating in the Enterprise Zone: _____

If you were already located in the Enterprise Zone, please provide the number of employees as of date of this application in the Enterprise Zone: 240

Number of new full-time jobs to be created in the Enterprise Zone in the next 12 months: 5

Number of new part-time jobs to be created in the Enterprise Zone in the next 12 months: _____

I agree as a condition of certification to provide all data required by the Enterprise Zone Administrator as requested.

Name of Applicant: Charles Meeks Position/Title: President/owner

Signature: Charles E. Meeks Date: 3/30/20

Laura Soper

From: Kay Lundy
Sent: Thursday, April 2, 2020 10:56 AM
To: Laura Soper
Cc: Olga Butar
Subject: Re: Enterprise Zone - Leonard Lane Investment LLC

Laura,

Delaware Elevator Inc. is in good standing with the Assessment Office and taxes are paid.

If you need anything else, please let me know.

Thanks
Kay

From: Laura Soper <lsoper@salisbury.md>
Sent: Wednesday, April 1, 2020 11:34 AM
To: Kay Lundy <klundy@salisbury.md>
Cc: Olga Butar <obutar@salisbury.md>
Subject: RE: Enterprise Zone - Leonard Lane Investment LLC

Delaware Elevator, Inc.

From: Kay Lundy
Sent: Tuesday, March 31, 2020 3:12 PM
To: Laura Soper <lsoper@salisbury.md>
Cc: Olga Butar <obutar@salisbury.md>
Subject: Re: Enterprise Zone - Leonard Lane Investment LLC

Delaware Elevator has several corporate business names. Which one in particular is applying?

Thanks
Kay

From: Laura Soper <lsoper@salisbury.md>
Sent: Tuesday, March 31, 2020 2:16 PM
To: Kay Lundy <klundy@salisbury.md>
Cc: Olga Butar <obutar@salisbury.md>
Subject: Re: Enterprise Zone - Leonard Lane Investment LLC

Does that also cover Delaware Elevator? They are applying for the State Income tax credit as well.

Sent from my iPhone

> On Mar 31, 2020, at 2:11 PM, Kay Lundy <klundy@salisbury.md> wrote:

>

Laura Soper

From: Kay Lundy
Sent: Tuesday, March 31, 2020 2:11 PM
To: Olga Butar
Cc: Laura Soper
Subject: Re: Enterprise Zone - Leonard Lane Investment LLC

Laura,

The corporation, Leonard Lane Investment LLC, is in good standing with the Assessment Office. This corporation is non-assessable, therefore there are no taxes. The real estate taxes are paid in full for 2019-2020.

If you have any questions, please let me know.

Thanks
Kay

From: Olga Butar <obutar@salisbury.md>
Sent: Tuesday, March 31, 2020 12:30 PM
To: Kay Lundy <klundy@salisbury.md>
Cc: Laura Soper <lsoper@salisbury.md>
Subject: FW: Enterprise Zone - Leonard Lane Investment LLC

Kay,

Could you please respond to the inquiry below.
Thank you,

Olga Butar
Assistant Director of Finance - Operations
City of Salisbury
125 N. Division St
Salisbury, MD 21801
Email: obutar@salisbury.md
Phone: 410-548-3110



Laura Soper

From: Amanda Pollack
Sent: Tuesday, March 31, 2020 4:09 PM
To: Laura Soper
Subject: Fw: Enterprise Zone - Leonard Lane Investment LLC

Laura,
Please see Bill's email below. We have also reviewed the site/stormwater plans and the property will comply once construction is complete.
Amanda

From: William Holland <wholland@salisbury.md>
Sent: Tuesday, March 31, 2020 12:11 PM
To: Amanda Pollack <APollack@salisbury.md>; Anne Roane <aroane@salisbury.md>
Subject: RE: Enterprise Zone - Leonard Lane Investment LLC

Amanda – once completed, the subject property will meet all building codes and is correctly zoned for the use of a warehouse..... Bill

William T. Holland
Building Official

Infrastructure & Development
City of Salisbury
125 N. Division Street, B13
Salisbury, MD 21801
Phone: 410-548-3130
Fax: 410-548-3183

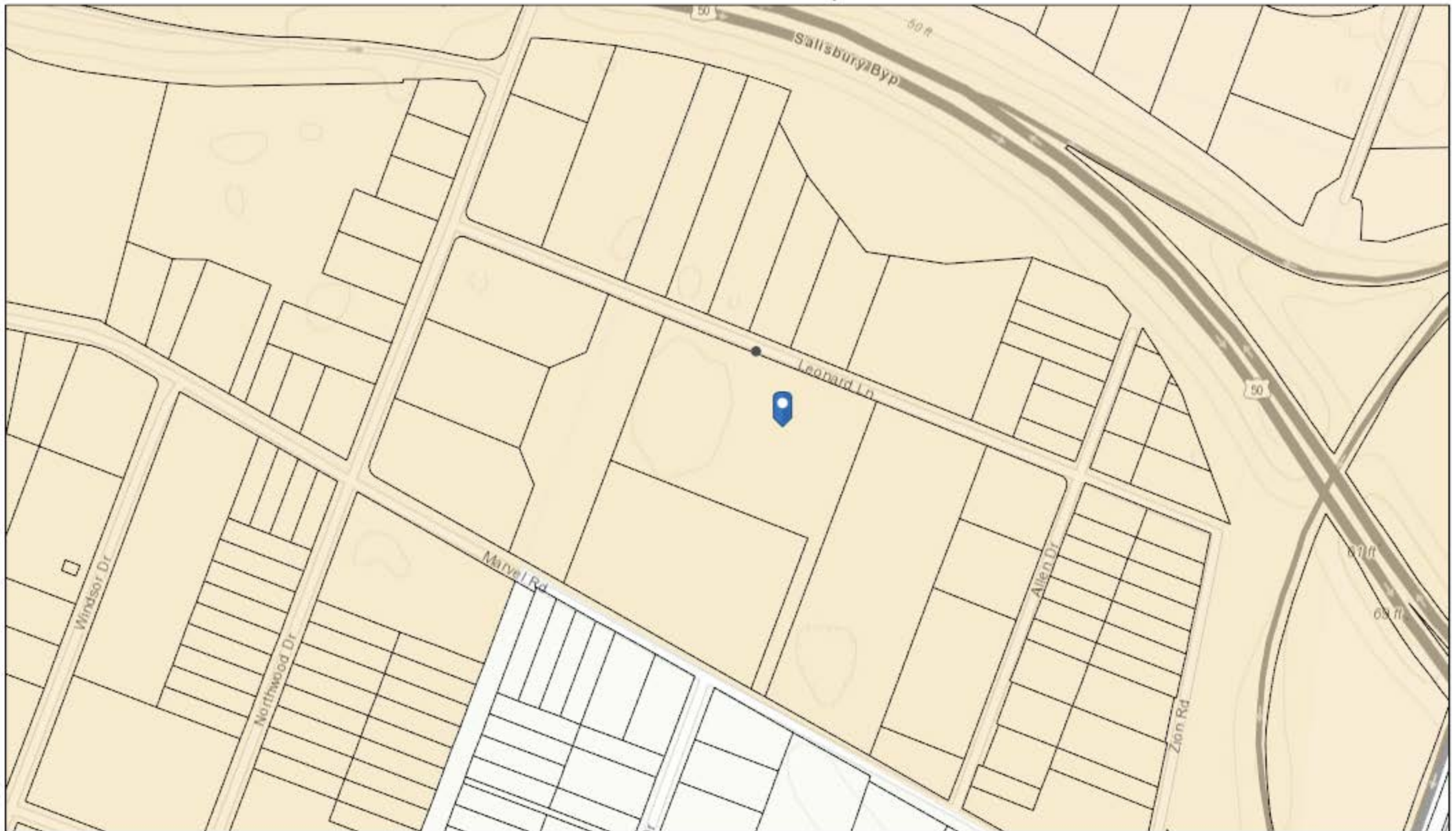


www.salisbury.md

From: Amanda Pollack
Sent: Tuesday, March 31, 2020 12:06 PM
To: William Holland <wholland@salisbury.md>; Anne Roane <aroane@salisbury.md>
Subject: Fw: Enterprise Zone - Leonard Lane Investment LLC

Bill and Anne,

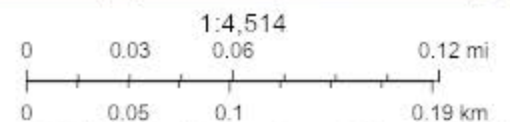
ArcGIS Web Map



3/31/2020, 11:48:44 AM

Parcels

Enterprise Zone



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS
VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDO

Search Result for WICOMICO COUNTY

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.