



**SALISBURY CITY COUNCIL
WORK SESSION AGENDA**

MARCH 21, 2022

Government Office Building, Council Chambers, Salisbury, MD and Zoom Video Conferencing

4:30 p.m. Update on Here is Home incentive program- Deputy City Administrator Andy Kitzrow

4:40 p.m. Administration and Council Remarks

4:50 p.m. Motion to convene in Closed Session

Reconvene in Open Session / Report to Public / Adjournment

*Times shown are approximate. Council reserves the right to adjust the agenda as circumstances warrant.
The Council reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland 3-305(b).*

Join Zoom Meeting

<https://us02web.zoom.us/j/88186172560>

Meeting ID: 881 8617 2560

Phone: 1.301.715.8592



MEMORANDUM

To: Julia Glanz, City Administrator
From: Andy Kitzrow, Deputy City Administrator
Subject: Here is Home Update
Date: March 16, 2022

The Here is Home Housing Expansion Incentive Program was approved on November 8, 2021 via Ordinance No. 2692. Attached are the totals for the approved applications.

To be eligible to participate in the Program, the Program Application was submitted no later than February 28, 2022.

Project	Type of Residential	Total # of Residential Units	Building Construction Value
Apartments			
1137-1141 S. Division Street (Annexation)	Apartments	24	\$ 3,600,000
500 Riverside Drive	Apartments	280	\$ 50,000,000
510 West Road (Campbell Soup) (Annexation)	Apartments	250	\$ 25,000,000
Marley Manor	Apartments	144	\$ 26,000,000
N. Shumaker Apartments	Apartments	150	\$ 8,000,000
North Park Gardens (Annexation)	Apartments	24	\$ 4,200,000
Ocean Aisle	Apartments	60	\$ 12,000,000
Phillip Morris Drive	Apartments	432	\$ 45,360,000
Beaglin Park Drive Apartments	Apartments	280	\$ 29,400,000
Salu Apartments	Apartments	260	\$ 27,300,000
Snow Hill Road Apts	Apartments	12	\$ 3,500,000
The Boulevard Apartments	Apartments	12	\$ 1,625,000
Tide Mill Apartments	Apartments	120	\$ 15,000,000
Twilley Center Apartments	Apartments	300	\$ 50,000,000
Manhattan Square	Apartments	10	\$ 3,000,000
The Ross (130, 132, 144 E. Main Street)	Apartments	101	\$ 11,243,000
Jasmine Drive Apartments	Apartments	264	\$ 42,000,000
The Bricks (E. Church) - Rehab project	Apartments	9	\$ 1,173,530
Summersgate Apartments	Apartments	200	\$ 30,000,000
Millers Edge	Apartments	153	\$ 12,546,000
High Street Apts - Conversion project	Apartments	4	\$ 150,000
Marina Landing	Apts w/ Commercial	75	\$ 20,000,000
Lot 16	Apts w/ Commercial	72	\$ 20,000,000
Lot 30 Salisbury Market Center	Apts w/ Commercial	76	\$ 13,245,197
Daily Times Site	Apts w/ Commercial	150	\$ 52,000,000
Lots 1, 11, 15 - Salisbury Town Center	Apts w/ Commercial	240	\$ 51,400,000
Lot 10	Apts w/ Commercial	250	\$ 70,000,000
Assisted Living			
Commonwealth Senior Living (Cottages, Tressler Dr)	Assisted Living	12	\$ 3,600,000
Snug Harbor Assisted Living Family	Assisted Living	14	\$ 1,000,000
Summersgate Assisted Living	Assisted Living	100	\$ 16,000,000
Commonwealth Senior Living (Harbor Pointe)	Assisted Living	35	\$ 3,500,000
Duplex			
Aydelotte Villas	Duplex (100)	200	\$ 18,000,000
Glen Heights	Duplex (30)	60	\$ 8,100,000
Single Family			
1501 Pemberton Drive (Annexation)	Single Family	2	\$ 400,000
500 Priscilla Street	Single Family	1	\$ 125,000
511 & 517 Alabama Ave.	Single Family	6	\$ 600,000
524 E. Isabella Street	Single Family	1	\$ 100,000
700,701,705,710 Grace St.	Single Family	5	\$ 500,000
Cotton Patch Creek	Single Family	97	\$ 15,500,000
Greystone	Single Family	41	\$ 12,010,000
Habitat for Humanity	Single Family	14	\$ 1,370,000
Isabella St	Single Family	3	\$ 256,665
Johnsons Retreat	Single Family	72	\$ 14,400,000
Sassafras Meadows Section 2	Single Family	26	\$ 5,200,000

The Crossing at Summit Point	Single Family	209	\$ 30,000,000
114 Tilghman Street	Single Family	1	\$ 175,000
Rose Street Lot 4	Single Family	1	\$ 175,000
Townhouses			
Onley Road Townhouses	Townhouse	9	\$ 1,500,000
Mixed Residential Development			
Reserves at Parsons Lake	Single Family (332) Apartments (412)	744	\$ 113,260,000
Old Mall Site (Civic Avenue)	Single Family (164) Apartments (500)	664	\$ 140,000,000
Snow Hill Road at Toadvine Road (Snowfield)	Single Family (100) Townhouses (150)	250	\$ 33,000,000
Heritage	Single Family (128) Townhouses (180)	308	\$ 41,040,000
Queens Landing (Jersey & Naylor) (Annexation)	Single Family (22) Townhouses (24) Apartments (24)	70	\$ 35,000,000
Sassafras Meadows Section 3	Single Family (44) Townhouses (128)	172	\$ 20,720,000
Walston Switch Development (Glass)	Single Family (49) Duplex (58)	165	\$ 25,000,000
28437 Ocean Gateway Development (Annexation)	Single Family (50) Townhouses (100) Apartments (300)	450	\$ 150,000,000
Cross Lake (Barr International) (Annexation)	Apartments or Townhouse	311	\$ 47,000,000
Canal Park Drive	Apartments or Townhouse	99	\$ 12,800,000
TOTAL		8094	\$ 1,378,074,392
	Apartments	5188	
	Assisted Living	161	
	Duplex Units	376	
	Single Family	1368	
	Townhouses	591	
	TBD - Town or Apts	410	

Total Applications Approved - 67