

RESOLUTION NO. 2865

A RESOLUTION OF THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND AUTHORIZING THE CAPACITY FEE OF THE CITY'S COMPREHENSIVE CONNECTION CHARGE BE WAIVED FOR A DEVELOPMENT KNOWN AS 500 RIVERSIDE DRIVE.

WHEREAS, the Owner of 500 Riverside Drive has requested a waiver of the Capacity Fee for the development of their property; and

WHEREAS, the proposed development is located inside the City Limits and the Central Business District; and

WHEREAS, the City seeks to encourage development and redevelopment in the Central Business District; and

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

WHEREAS, the proposed redevelopment of 500 Riverside Drive requires sixty-three (63) 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 sixty-three (63) Equivalent Dwelling Units is \$222,579.00; and

WHEREAS, the City Council approved a Capacity Fee waiver process under Ordinance No. 2258 for development in the Central Business District; 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 Infrastructure and Development Director prior to expiration of the term; and


WHEREAS, the allocated EDUs are assigned to the redevelopment of 500 Riverside Drive 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 sixty-three Equivalent Dwelling Units of Capacity Fee for the redevelopment of 500 Riverside Drive.


THIS RESOLUTION was introduced and duly passed at a meeting of the Council of the City of Salisbury, Maryland held on August 27, 2018 and is to become effective immediately upon adoption.

ATTEST:


Kimberly R. Nichols
CITY CLERK


Jack R. Heath
PRESIDENT, City Council

APPROVED by me this 28th day of AUGUST, 2018


Jacob R. Day
MAYOR, City of Salisbury



City of
Salisbury
Jacob R. Day, Mayor

To: Julia Glanz, City Administrator
From: Amanda Pollack, P.E., Director of Infrastructure and Development
Date: August 13, 2018
Re: Resolution – 500 Riverside Drive Capacity Fee Waiver

Attached is a letter from the owner of 500 Riverside Drive dated August 11, 2018. The letter requests consideration for a Capacity Fee waiver for the development of the property. The property is currently vacant. The owner seeks to develop a restaurant, retail and offices. The request is for a waiver of 63 EDUs. At the current Capacity Fee rate of \$3,533, the waiver request is \$222,579.00.

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, only 20.8 EDUs of the original allocation of 300 EDUs have been used, therefore there are 279.2 EDUs available.

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 Central Business Zoning District and will consist of new development 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 500 Riverside Drive. 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. Additionally, the EDU Incentive Area will have 216.2 EDUs remaining for other projects.

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

500 Realty Inc
500 Riverside Drive
Salisbury Md 21801

August 11, 2018

To: Amanda Pollack
Dept. Of Public Works
City of Salisbury
1256 N. Division St. Room 202

RE: EDU Waiver Request
500 Riverside Drive
Salisbury MD 21801

Dear Mrs. Pollock,

Please consider this our request for the EDU fee waiver for the above referenced project. The project meets the criteria as set forth by the City of Salisbury: and is an eligible project within the EDU Incentive area. We estimate the total of EDU's needed for project to be sixty-three (63).

Our project will have a huge impact on the waterfront, which will enhance the neighborhood. Once completed it will promote shopping, dining, office space, and more which will add to the area. This will provide more jobs as well as a wonderful attraction for locals and tourist to the downtown area.

Thank you for your consideration with this matter.

Sincerely,

Imad Abu Ahemadeh

Ike Esoud

500 Riverside Realty Inc.

Sustainability Coordinator Interview Questions

Have you reviewed the job description, responsibilities and requirements for this position?

How would you persuade a resident that is apprehensive about recycling to start recycling?

What is your expertise level with social media posting?

In your opinion what is the most effective way to communicate the City's sustainability initiatives to residents?

You will be expected to entertain recommendations, suggestions and input presented to you by residents, public officials and City employees for value they may add to the City's sustainability initiatives. Your ability to decipher what a genuine concern is versus an unsubstantiated complaint will help you stay focused on our mission, how would you differentiate between the two?

You will be expected to educate diverse groups of residents to include the elderly and children, how would you design your training material to accommodate everyone?

What do you hope to accomplish and what are your expectations if you are selected as the candidate for this position?