

# *Enterprise Zone Application*



*and*



*2021*

### ENTERPRISE ZONE APPLICATION

**Jurisdiction Applying** – Town of Rock Hall and Kent County, Maryland

**Name and Location of Proposed Zone** – Rock Hall Kent County, Enterprise Zone, Town of Rock Hall and census tract 9505 in Kent County, Maryland

**Name of Application** – New

**Approximate Land Area** – 1,532 acres, 832 acres in the Town of Rock Hall and 700 acres in Kent County

**Eligibility Criteria Being Used** – Poverty Level

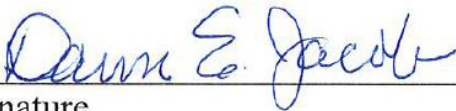
**Contact Information:**

Jamie Williams, CEcD, Director  
Kent County, Economic & Tourism Development  
410-810-2168  
[jlwilliams@kentgov.org](mailto:jlwilliams@kentgov.org)

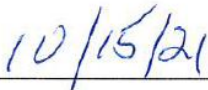
**Signature of Chief Elected Officials:**

Dawn Jacob, Mayor  
Town of Rock Hall  
5585 Main Street  
Rock Hall, MD 21661  
410-778-0500

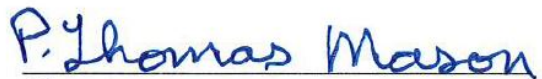
P. Thomas Mason, President  
Board of County Commissioners  
400 High Street  
Chestertown, MD 21620  
410-778-0400



Signature



Date



Signature



Date

## **TABLE OF CONTENTS**

- II. Expression of Consent – Town of Rock Hall
- III. Expression of Consent – Kent County
- IV. Written Confirmation of State Priority Funding Area
- V. Eligibility Requirement
- VI. Maps
- VII. Narrative
- VIII. Size Justification
- IX. Public Hearing Notice and Minutes

**II. Expression of Consent – Town of Rock Hall**

**TOWN OF ROCK HALL, MARYLAND**

**RESOLUTION NO. 2021-05**

**Support of an Application for a Rock Hall Enterprise Zone Designation**

A Resolution of the Council of the Town of Rock Hall supporting an application for a Rock Hall Enterprise Zone Designation.

**RECITALS**

WHEREAS the State of Maryland’s Enterprise Zone Tax Credit Program is a joint effort between the State and local governments to provide tax incentives to businesses and property owners located in economically distressed communities; and

WHEREAS enterprise zones have provided other jurisdictions with an important economic development tool; and

WHEREAS the County Commissioners of Kent County and the Council of the Town of Rock Hall (the “Council”) seek to designate the Town of Rock Hall (the “Town”) as an Enterprise Zone to support economic development within the Town; and

WHEREAS the application to designate the Town as an Enterprise Zone will include Kent County (the “County”) and Town properties located in Priority Funding Areas totaling 1532 acres; and

WHEREAS the primary benefits to businesses located in an Enterprise Zone are eligibility for local property tax credits and State income tax credits; and

WHEREAS eligible businesses in an Enterprise Zone may claim a ten-year credit against local real property taxes on a portion of real property improvements, with the credit being 80 percent of the assessment increase during the first five years and then decreasing ten percent annually to 30 percent in the tenth year; and

WHEREAS the Enterprise Zone is an important incentive the Town and the County can offer to attract new businesses and encourage local expansion of existing ones; and

WHEREAS, the Council, for the good and welfare of the community, deems it necessary and appropriate to adopt this Resolution.

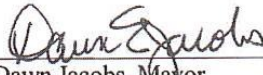
NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE COUNCIL OF THE TOWN OF ROCK HALL that the Council fully supports the application to the Maryland Department of Commerce requesting designation of a Rock Hall Enterprise Zone as evidenced by their signatures below.

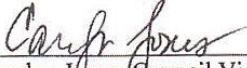
AND BE IT FURTHER RESOLVED that the recitals to this Resolution are not merely prefatory but are a substantial part of this Resolution.

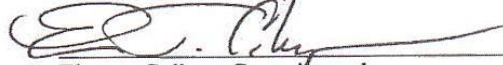
AND BE IT FURTHER RESOLVED that the Mayor and the Town Manager are authorized to execute any and all documents and take any and all actions to carry out the intent of this Resolution.


ADOPTED AND EFFECTIVE this 4<sup>th</sup> day of October, 2021.

VOTE  
YEAS 5  
NAYS 0  
ABSTAINING 0

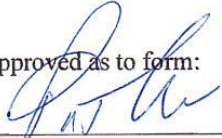
  
Dawn Jacobs, Mayor

  
Carolyn Jones, Council Vice Mayor

  
Eleanor Collyer, Councilmember

  
Timothy Edwards, Councilmember

  
James Cook, Councilmember

Approved as to form:  
  
Patrick W. Thomas, Town Attorney

III. Expression of Consent – Kent County

RESOLUTION 2021-15  
COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND

SUPPORT OF AN APPLICATION FOR A  
ROCK HALL ENTERPRISE ZONE DESIGNATION

WHEREAS, Maryland’s Enterprise Zone Tax Credit Program is a joint effort between the State and local governments to provide tax incentives to businesses and property-owners located in economically distressed communities; and

WHEREAS, enterprise zones have provided other jurisdictions with important economic development tool; and

WHEREAS, the County Commissioners of Kent County and the Mayor and Council of the Town of Rock Hall seek this designation for the proposed area to support economic development; and

WHEREAS, the application will include County and Town properties in the Priority Funding Areas, which together total 1,532 acres; and

WHEREAS, the primary benefits to businesses located with an Enterprise Zone are eligible for local property tax credits and State income tax credits; and

WHEREAS, eligible businesses in an Enterprise Zone may claim a 10- year credit against local real property taxes on a portion of real property improvements, that credit being 80 percent of the assessment increase during the first five years, and then decreasing 10 percent annually to 30 percent in the tenth year; and

WHEREAS, eligible businesses in an Enterprise Zone may claim credits for wages paid to new employees in new positions, those credits being a one-time \$1,000 credit per new worker in general, but increasing in the case of economically disadvantaged employees to \$6,000 per worker distributed over three years, such credits to be claimed on Form 500CR submitted to the Comptroller as part of an individual or business income tax return; and

WHEREAS, the Enterprise Zone is an important incentive the Town and County can offer to attract new businesses and encourage local expansion of existing ones.

NOW, THEREFORE, BE IT RESOLVED, the County Commissioners of Kent County, Maryland with their signatures below, fully support the application, attached hereto as Exhibit A, to the Maryland Department of Commerce requesting designation of a Rock Hall Enterprise Zone.

ATTEST:

THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND

  
Sondra M. Blackiston, Clerk

  
P. Thomas Mason, President

  
Ronald H. Fithian, Member

Robert N. Jacob, Jr., Member

ADOPTED: October 5, 2021



**IV. Written Confirmation of State Priority Funding Area**

Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor



Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

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**Maryland**  
**DEPARTMENT OF PLANNING**

To: Jamie Williams

From: Shelly Aprill

Date: October 14, 2021

Subject: Enterprise Zone- Priority Funding Area Determination

1. JURISDICTION:

Kent County

2. PROPERTY NAME, ADDRESS:

Rock Hall/Kent County Enterprise Zone

The parcels included in this determination are provided in the accompanying map, outlined in red and identified in the map legend as "Enterprise Zones."

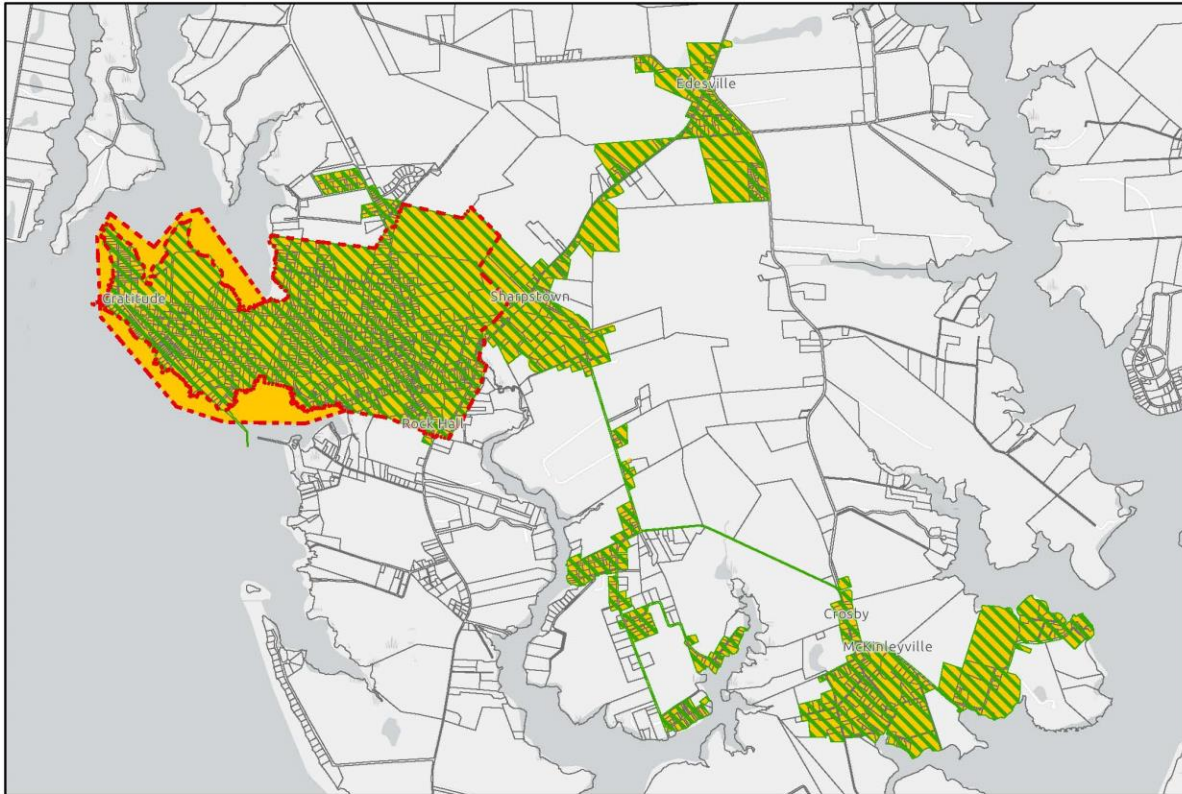
3. PRIORITY FUNDING AREA STATUS:

The properties outlined in the attached map are "IN" the Municipal Priority Funding Area meeting the mapping criteria in the Annotated Code of Maryland, Finance and Procurement Article § 5-7B-02.

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Maryland Department of Planning • 301 West Preston Street, Suite 1101 • Baltimore • Maryland • 21201

Tel: 410.767.4500 • Toll Free: 1.877.767.6272 • TTY users: Maryland Relay • Planning.Maryland.gov



-  Enterprise Zone
-  Municipality
-  PFA
-  PFA Comment Area



Rock Hall, Kent County  
Enterprise Zone  
PFA Determination





**V. Eligibility Requirement**

A qualified applicant for an Enterprise Zone must exhibit at least one of the criteria outlined in Economic Development Article § 5-704. The Town of Rock Hall and Kent County, census tract 9505, are eligible to apply for designation of an Enterprise Zone based on the criterion that the poverty rate of the proposed area of designation is at least 1.25 the national average.

The poverty rate in the Town of Rock Hall is 29.7%, which is more than double the poverty rate in Kent County, the State of Maryland, and the requirement for Enterprise Zone eligibility. <https://censusreporter.org/profiles/16000US2467400-rock-hall-md/> The poverty rate in Kent County, census tract 9505, which includes the Town of Rock Hall, is 15.3%, which is 3.40 percentage points over the requirement for Enterprise Zone eligibility.

Geography	Metric					
	Poverty Rate	125% Poverty Rate	Unemployment Rate	150% UER	Median Family Income	70% of Families with 80% of MFI
United States	9.5	11.9	7.1	10.7%		
Maryland			6.2	9.3%		
Kent County					\$ 84,525	\$ 67,620

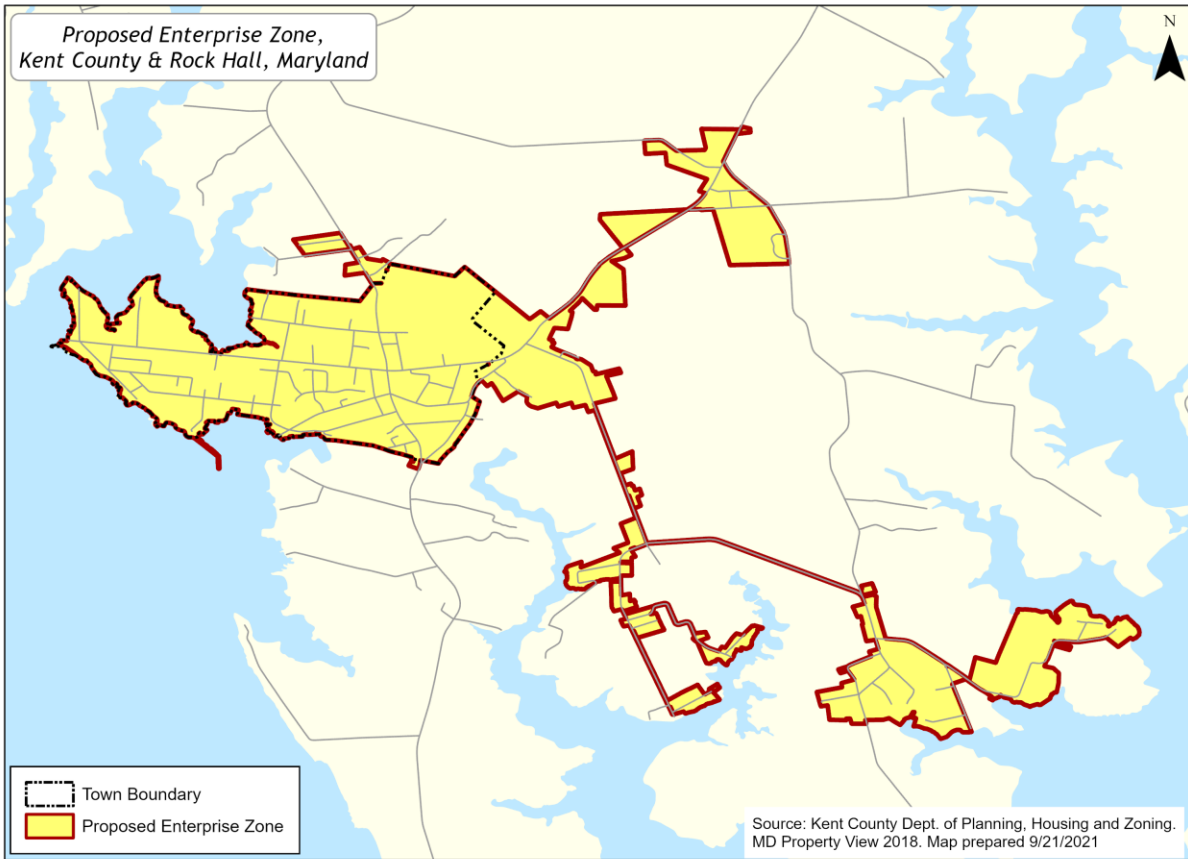
Census Tract	Poverty Rate	125% Poverty Rate	Unemployment Rate	150% UER	Median Family Income	70% of Families with 80% of MFI
Census Tract 9501, Kent County, Maryland	6.5	FALSE	6.2%	FALSE	39.3%	FALSE
Census Tract 9502, Kent County, Maryland	5.1	FALSE	7.9%	FALSE	38.3%	FALSE
Census Tract 9503, Kent County, Maryland	3.4	FALSE	4.1%	FALSE	40.3%	FALSE
Census Tract 9504, Kent County, Maryland	5.4	FALSE	2.6%	FALSE	38.0%	FALSE
Census Tract 9505, Kent County, Maryland	15.3	TRUE	5.8%	FALSE	50.6%	FALSE
Census Tract 9900, Kent County, Maryland	-	NA	0.0%	FALSE	-	NA

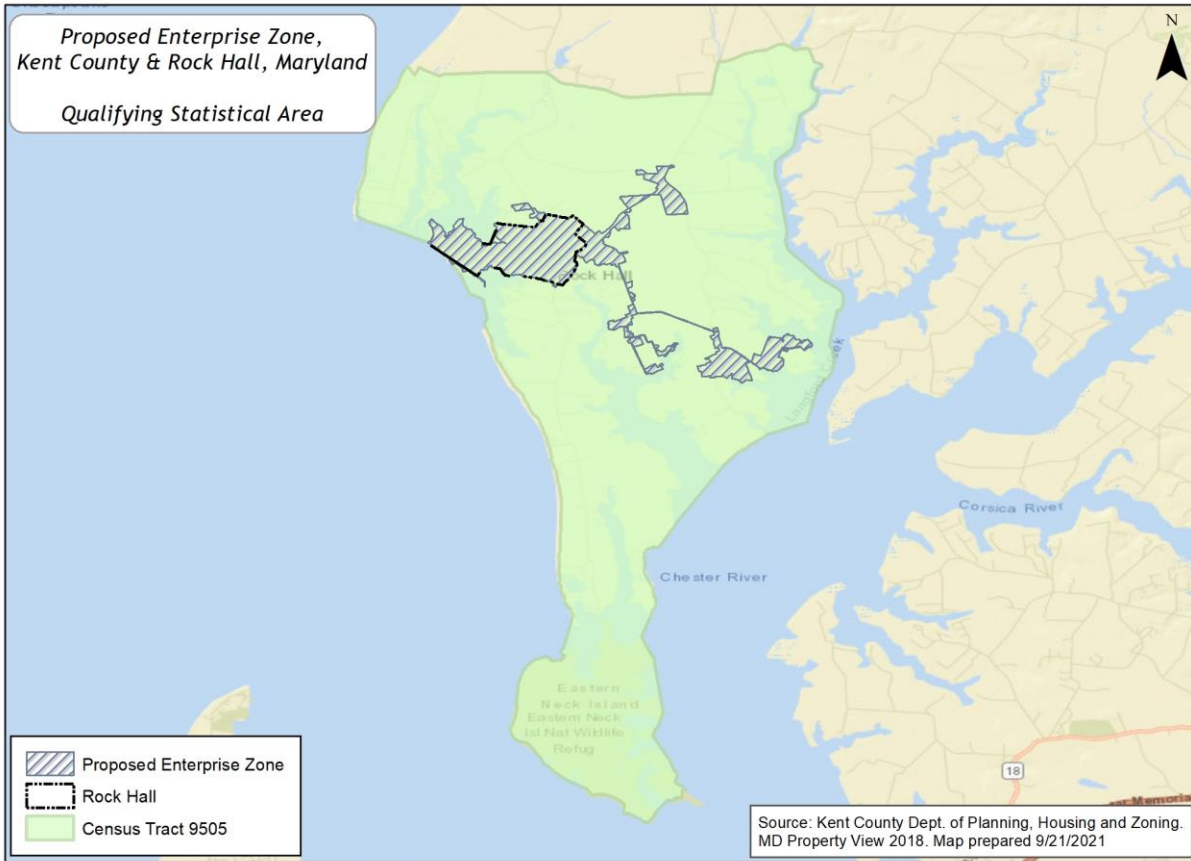
**Maryland and Kent County Poverty Rates, 2015 to 2018**

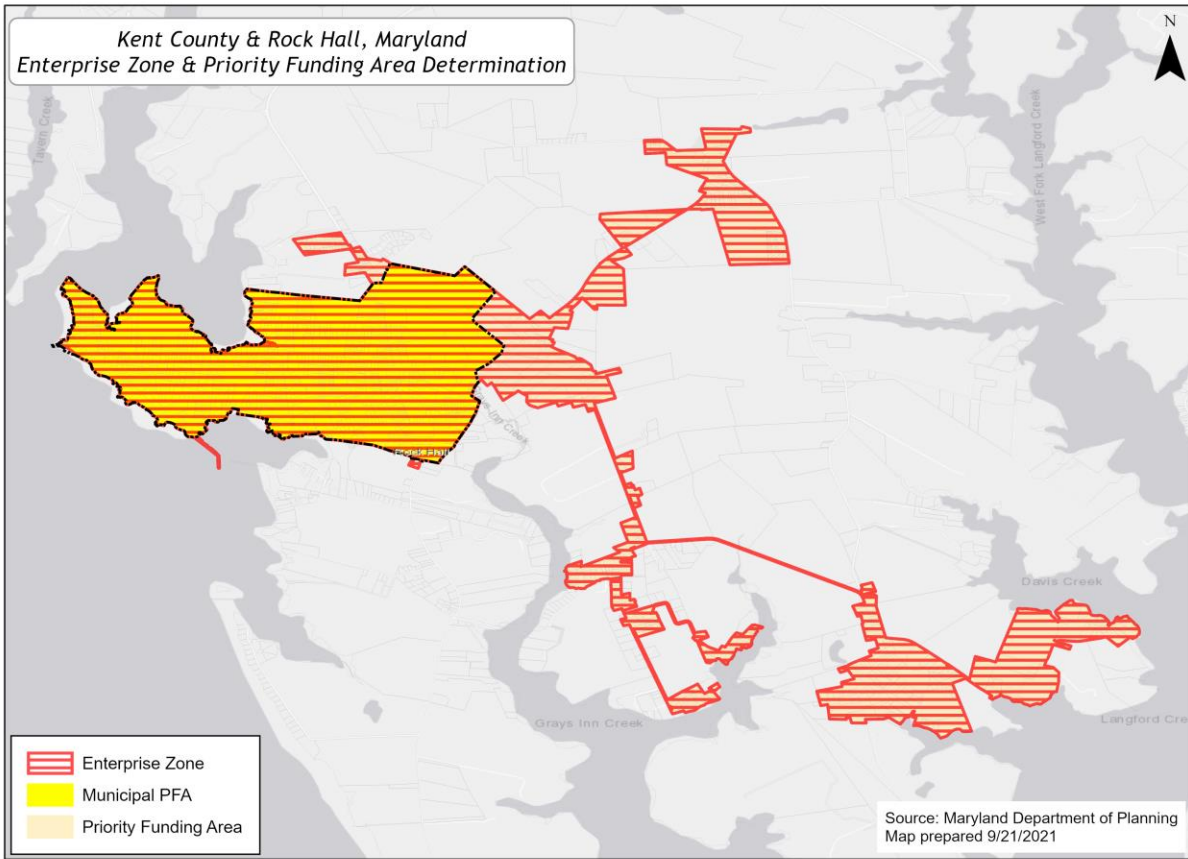
	2015	2016	2017	2018
Maryland	9.9%	9.7%	9.4%	9.1%
Kent County	14.8%	14.0%	12.8%	12.9%

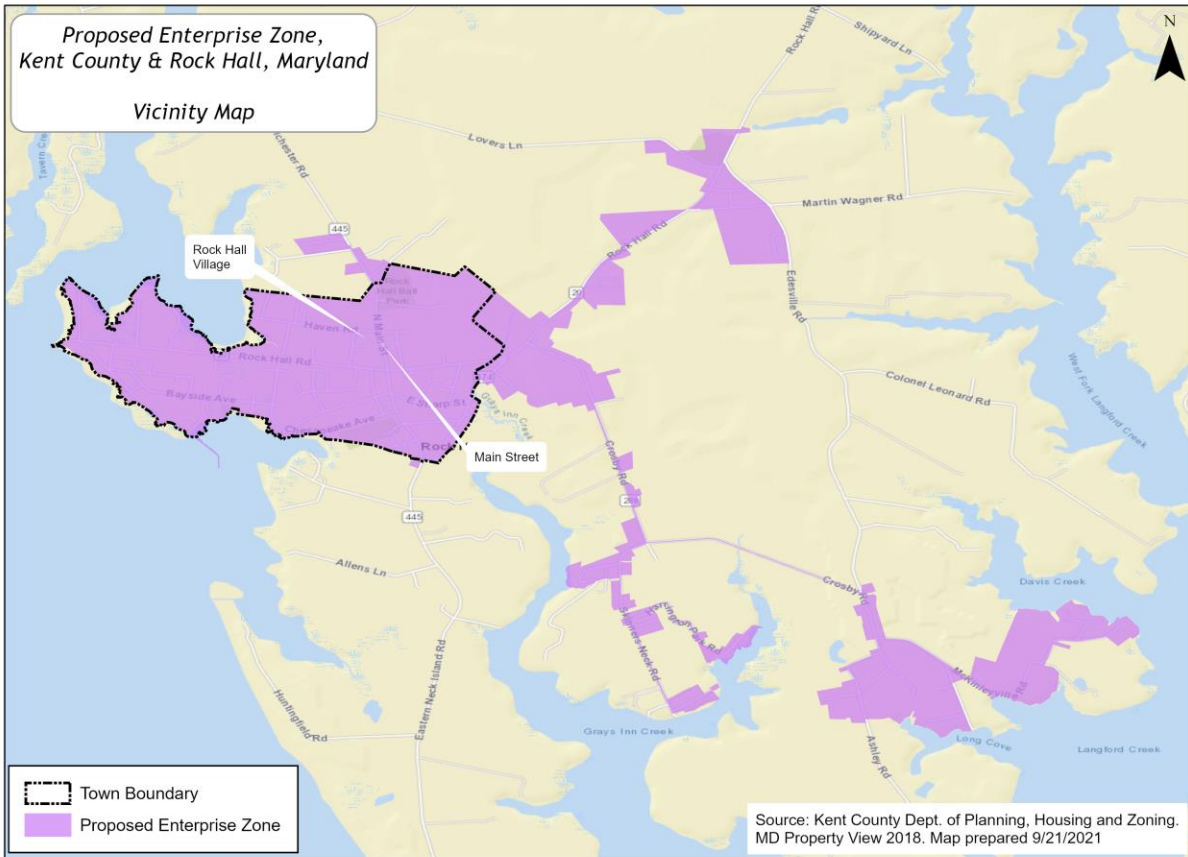
Source: <https://planning.maryland.gov/MSDC/Documents/poverty/2018-SAIPE-Poverty.pdf>

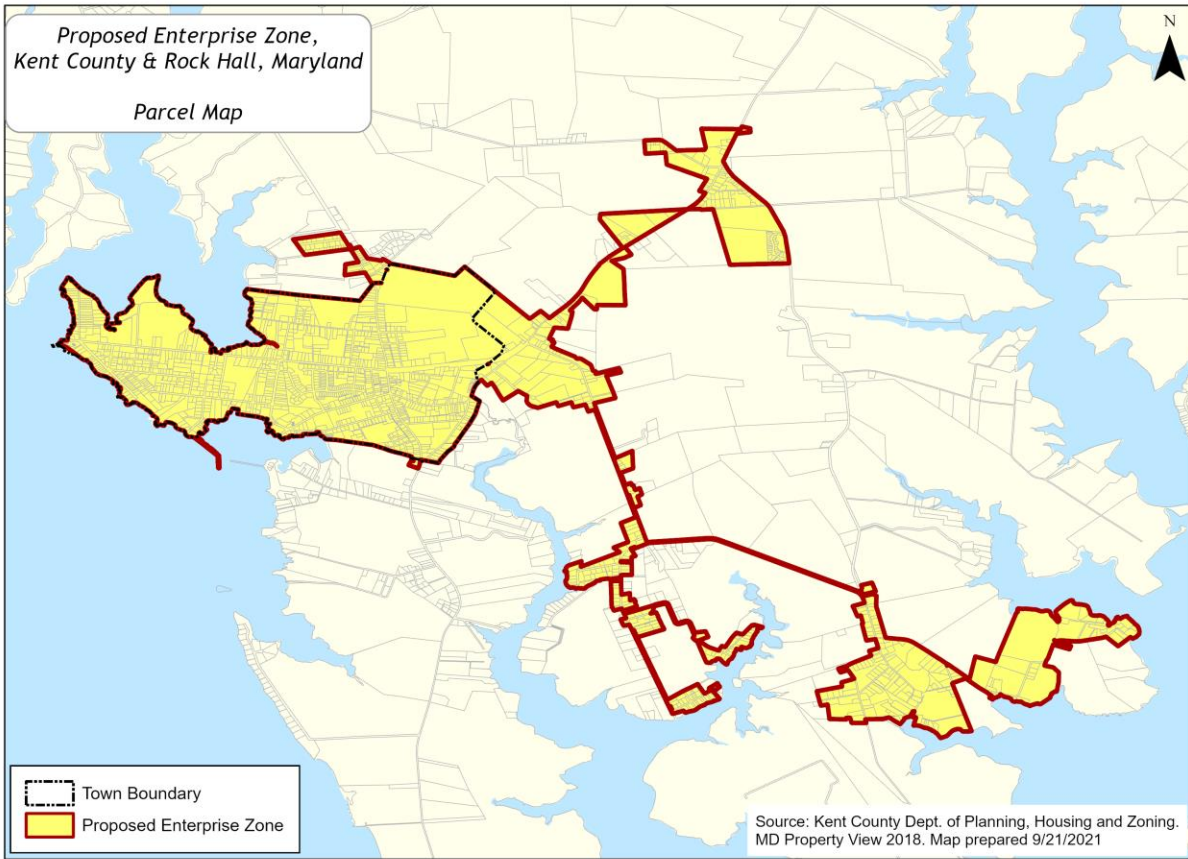
VI. Maps



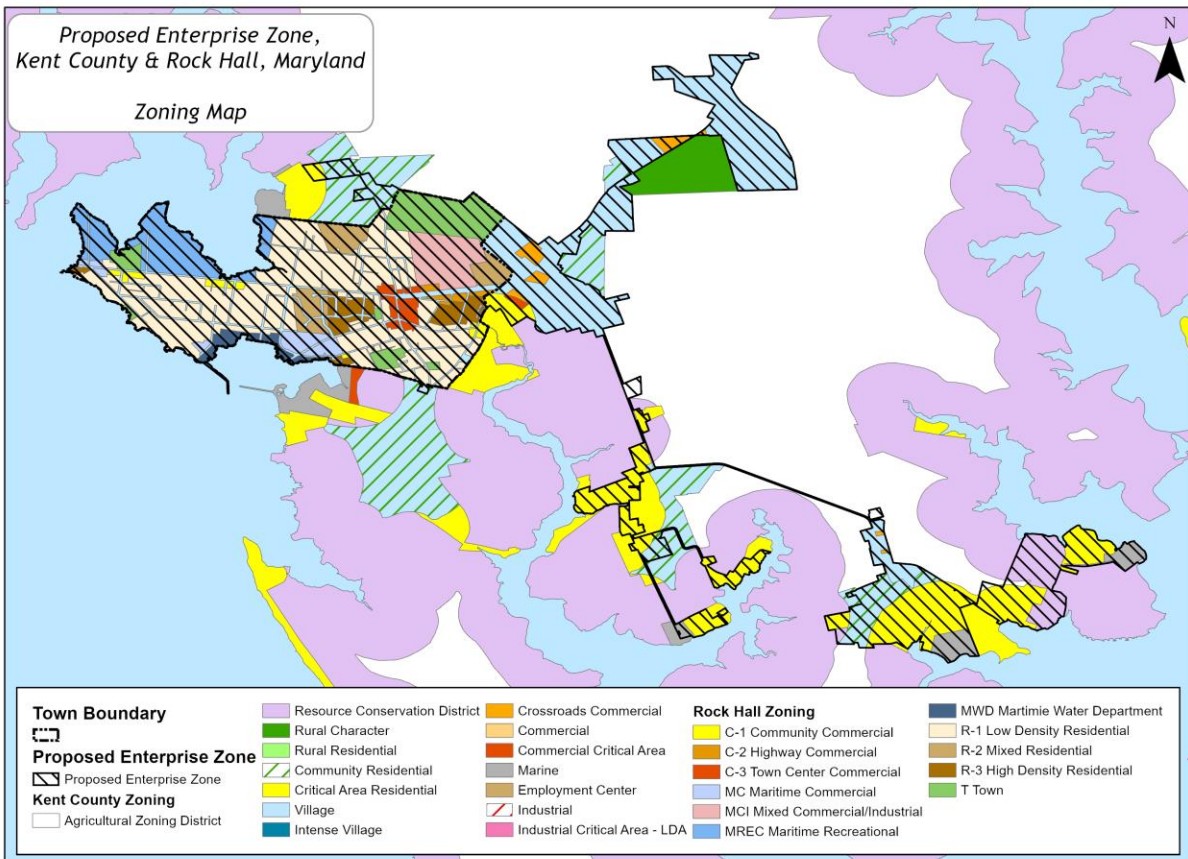




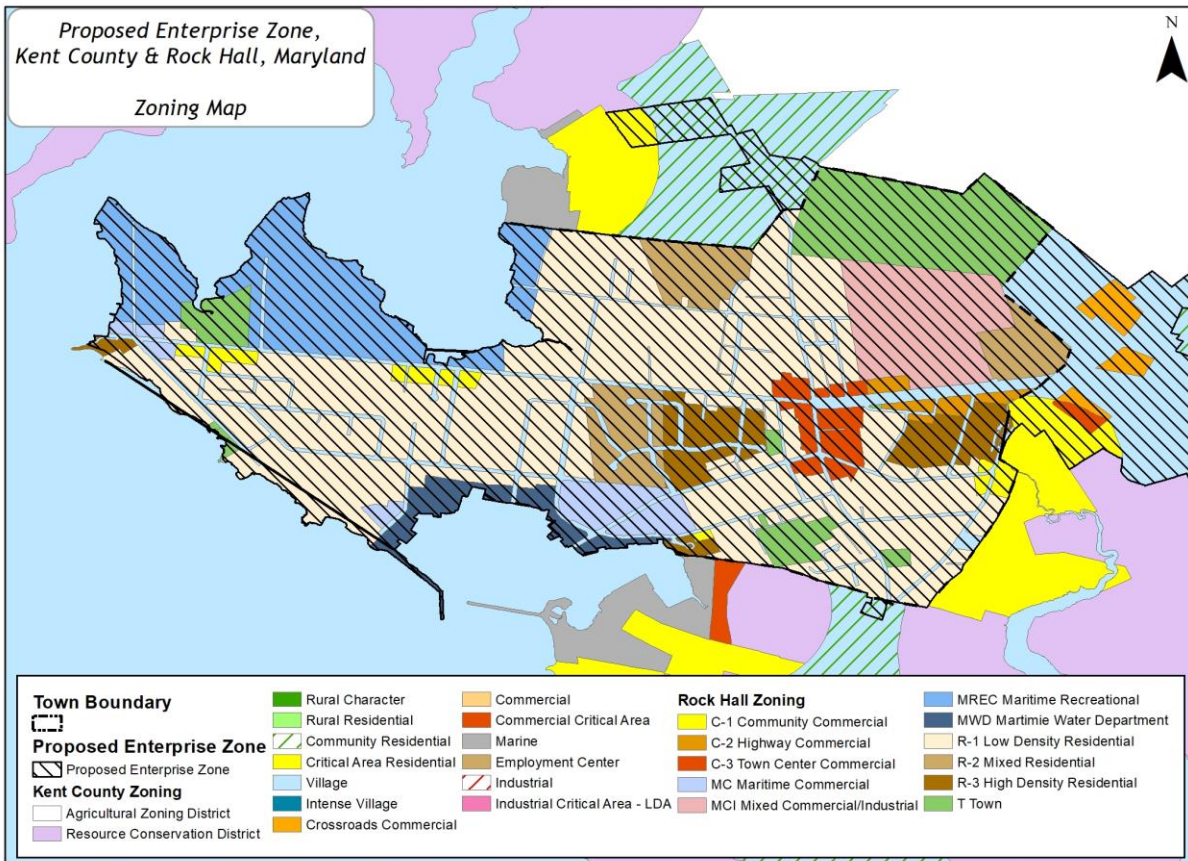




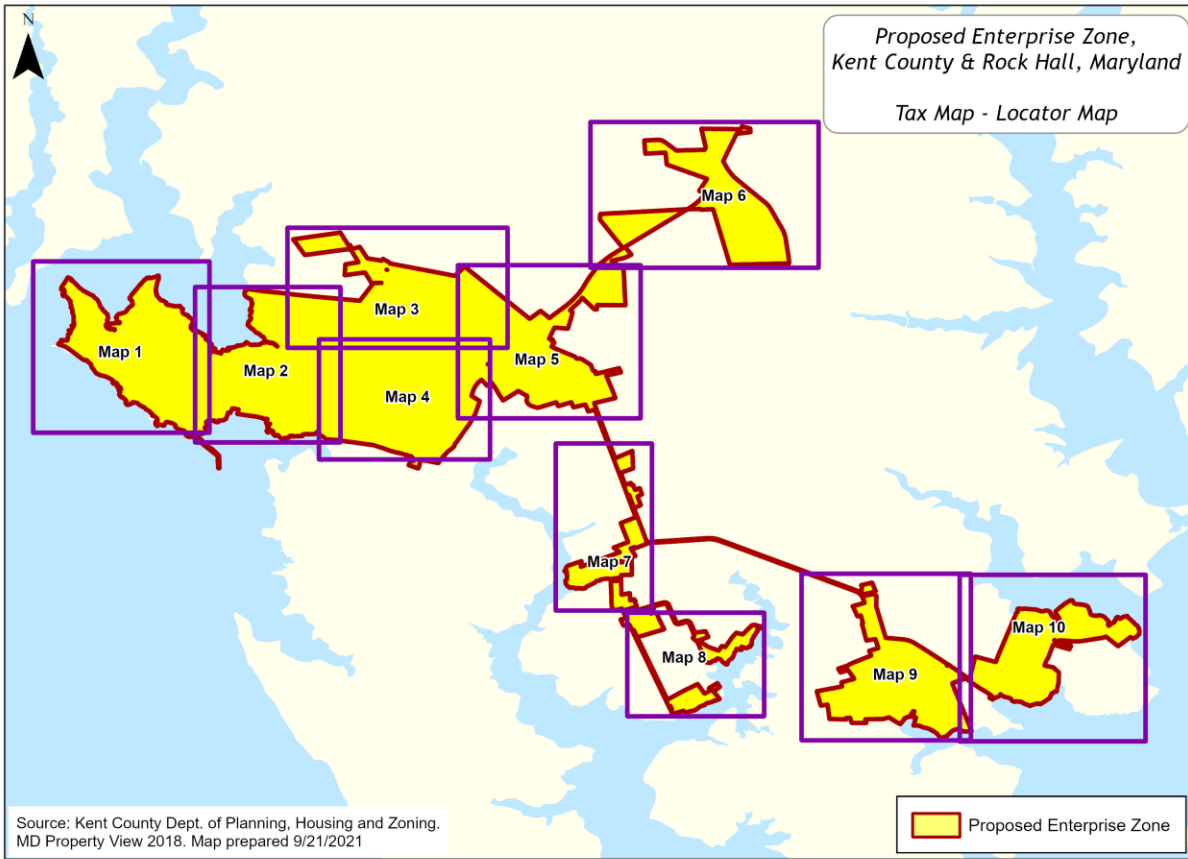


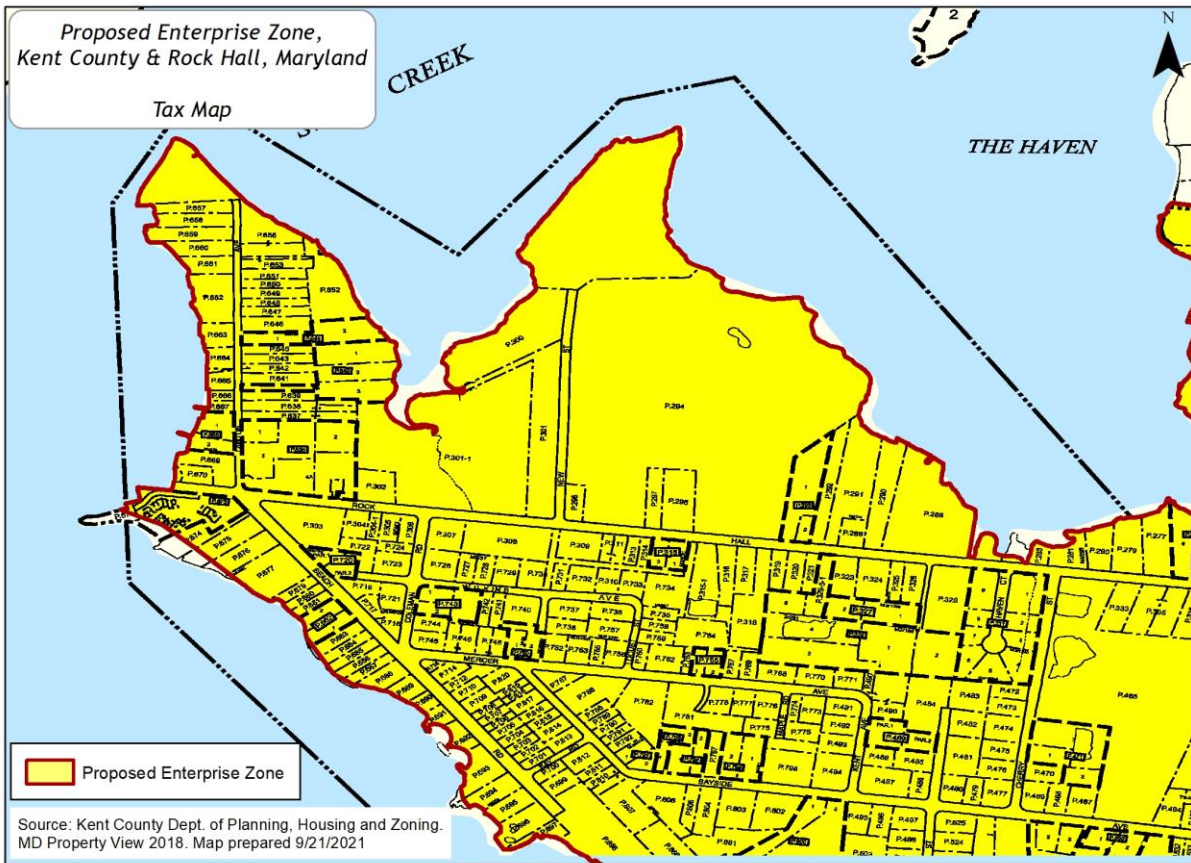


Source: Kent County Dept. of Planning, Housing and Zoning.  
MD Property View 2018. Map prepared 9/21/2021

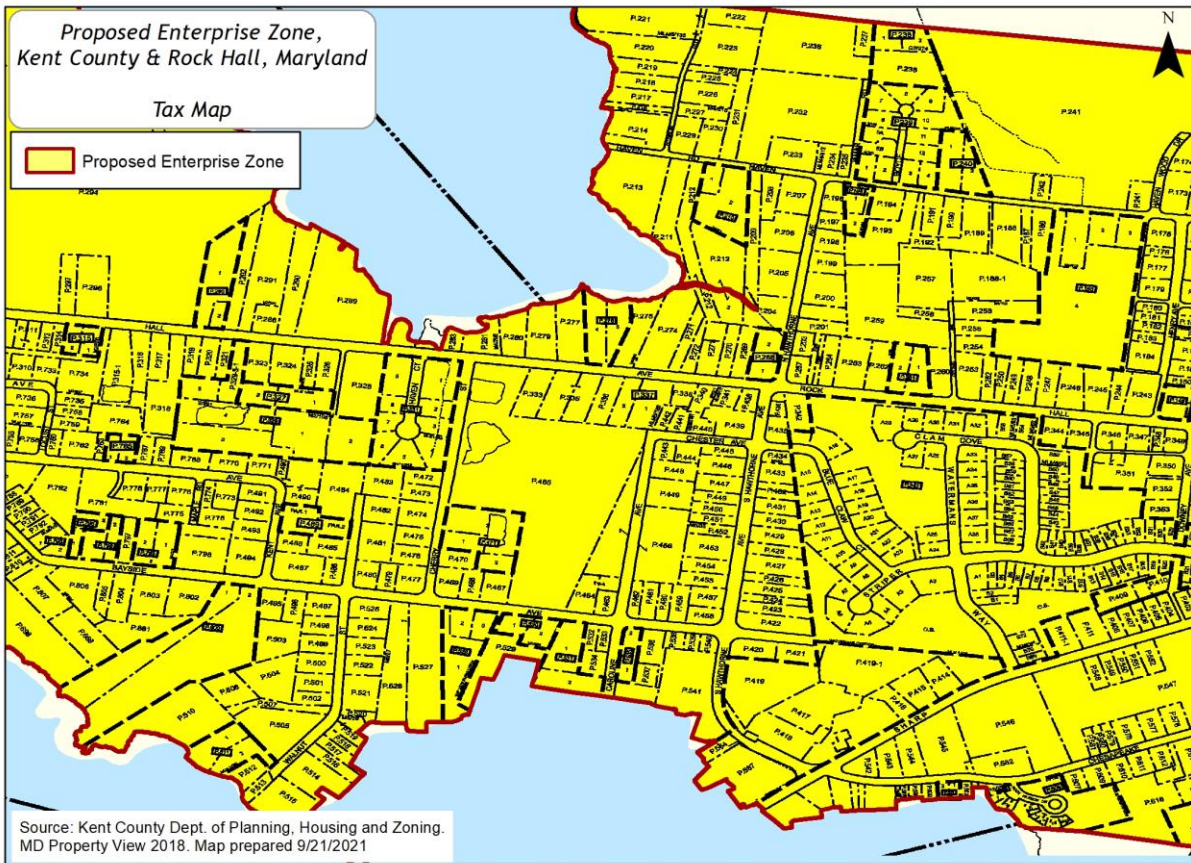


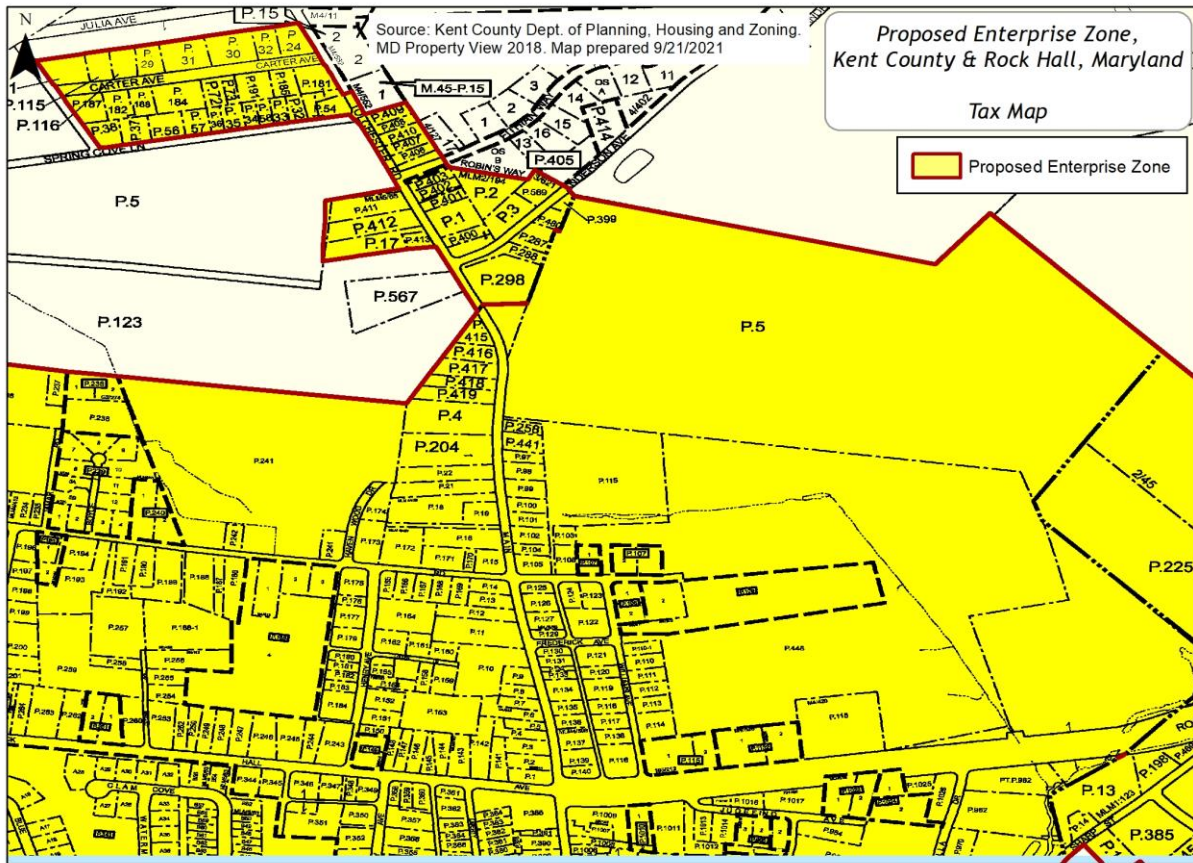
Source: Kent County Dept. of Planning, Housing and Zoning.  
 MD Property View 2018. Map prepared 9/21/2021



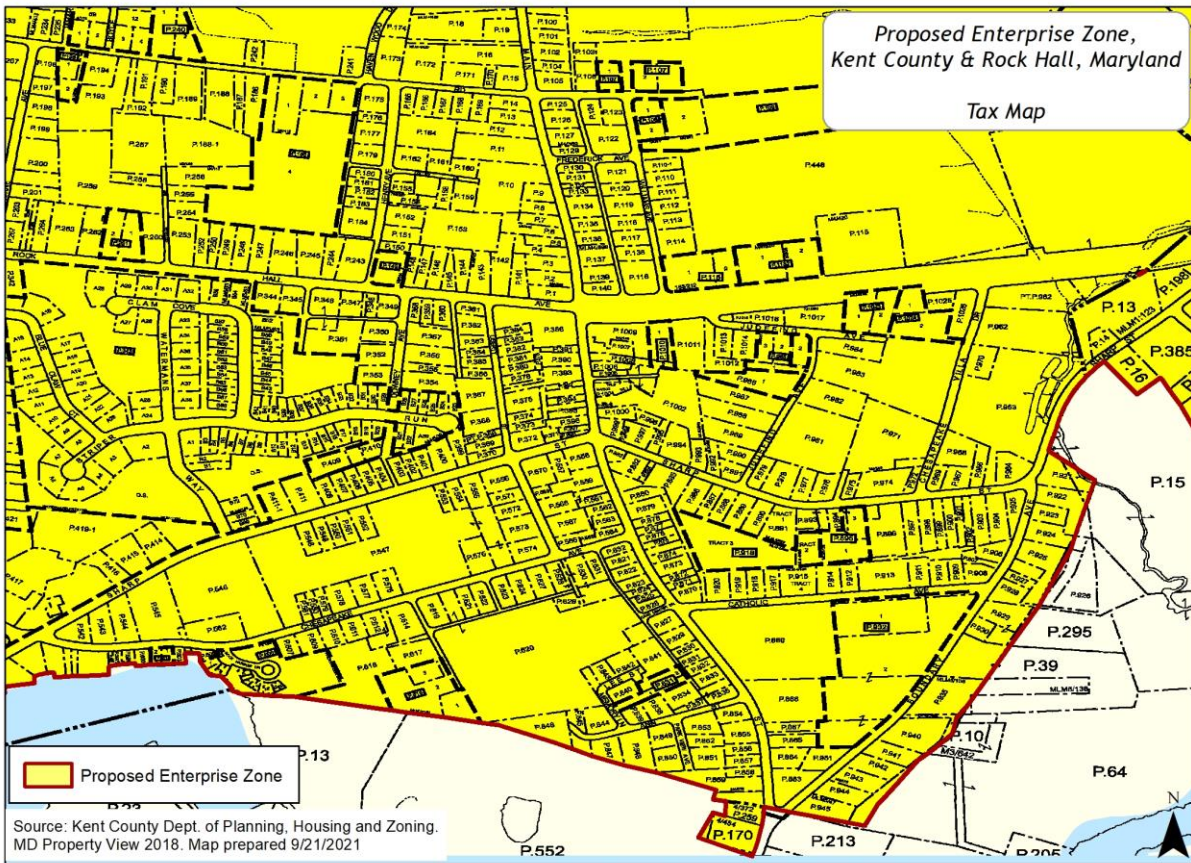


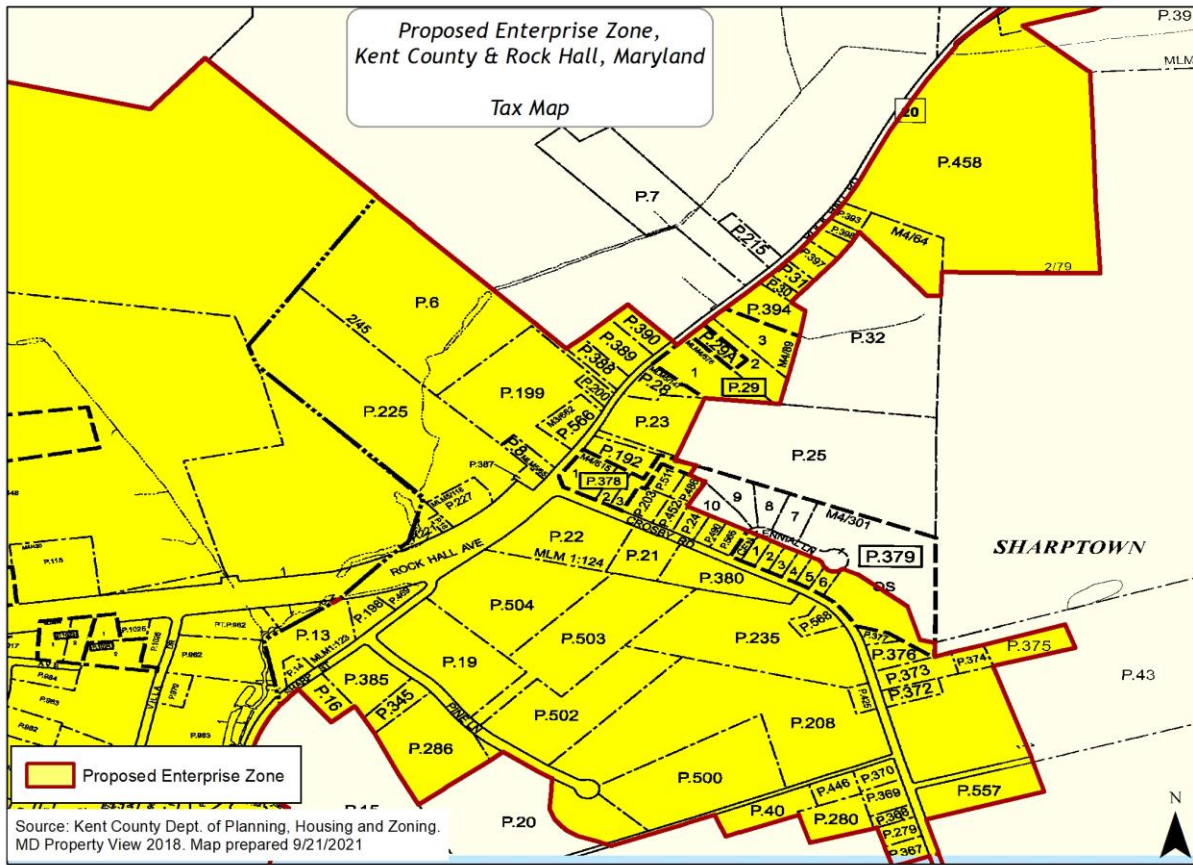


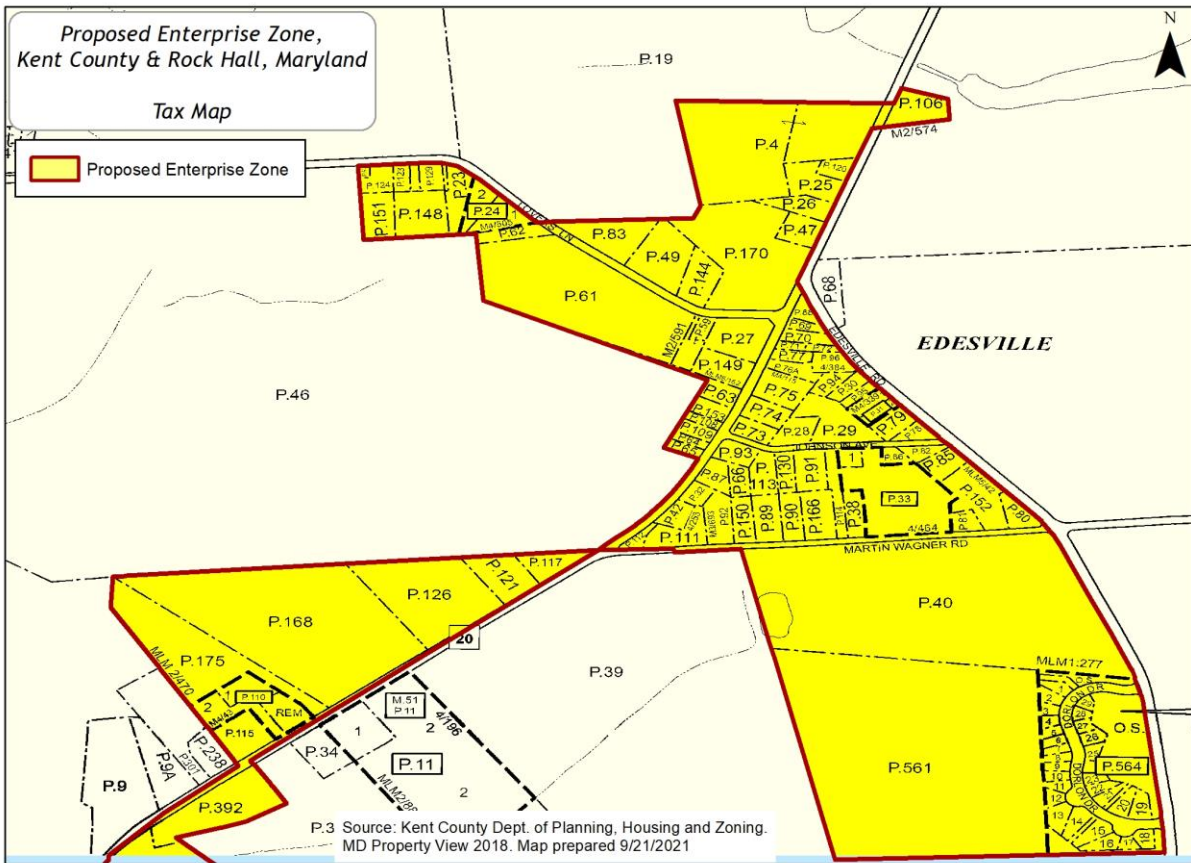


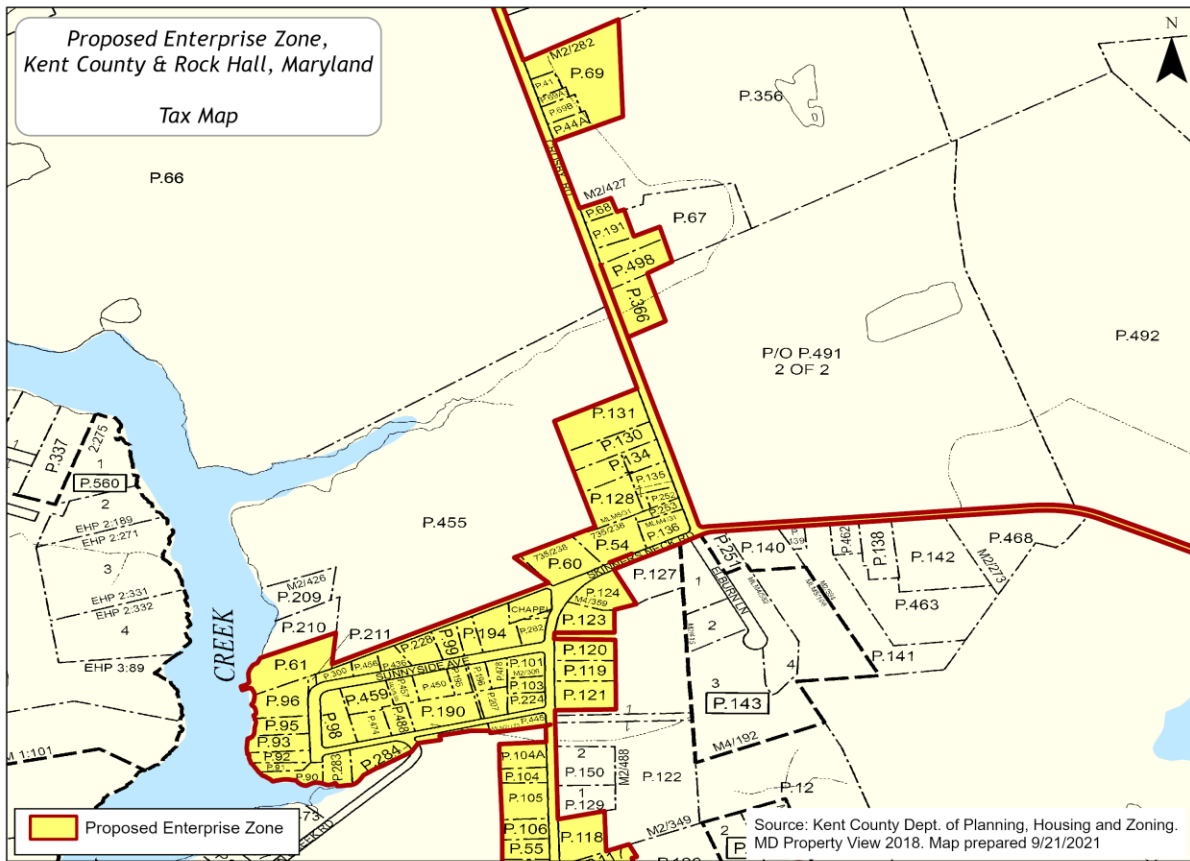




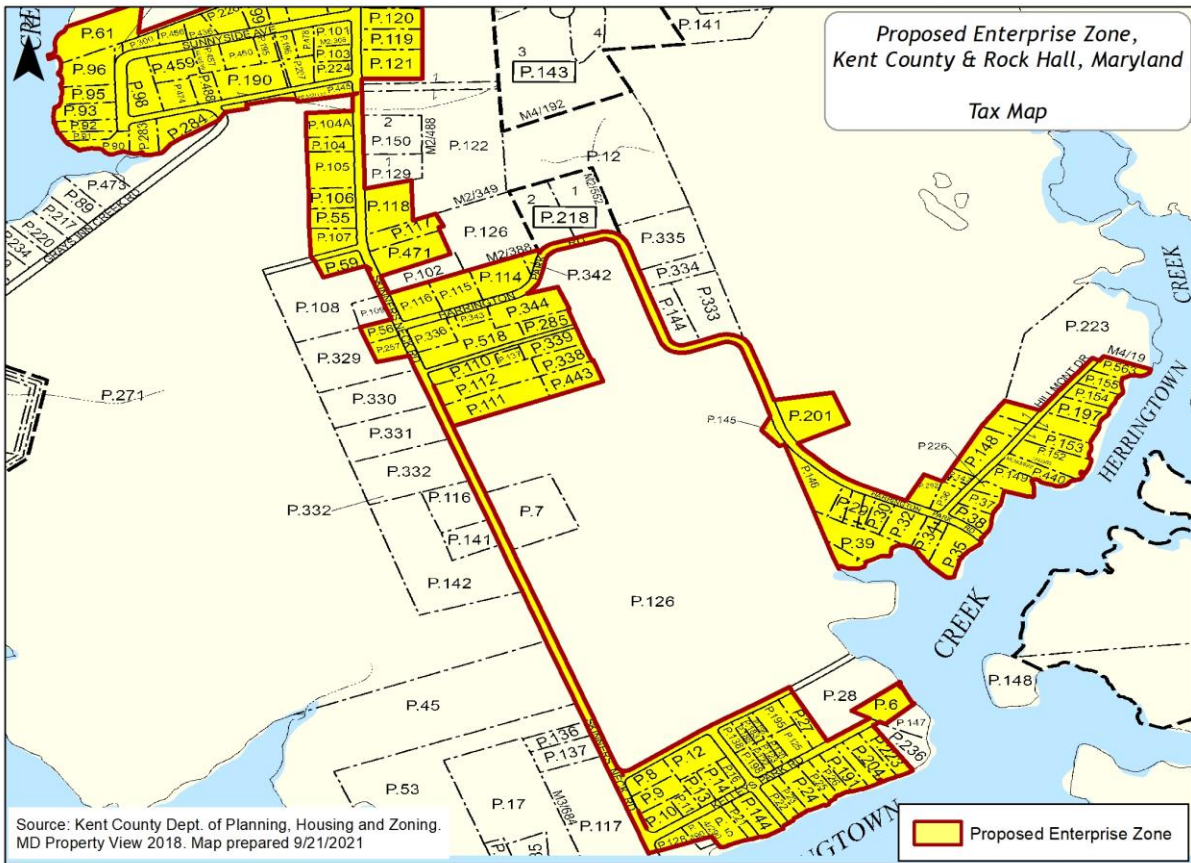


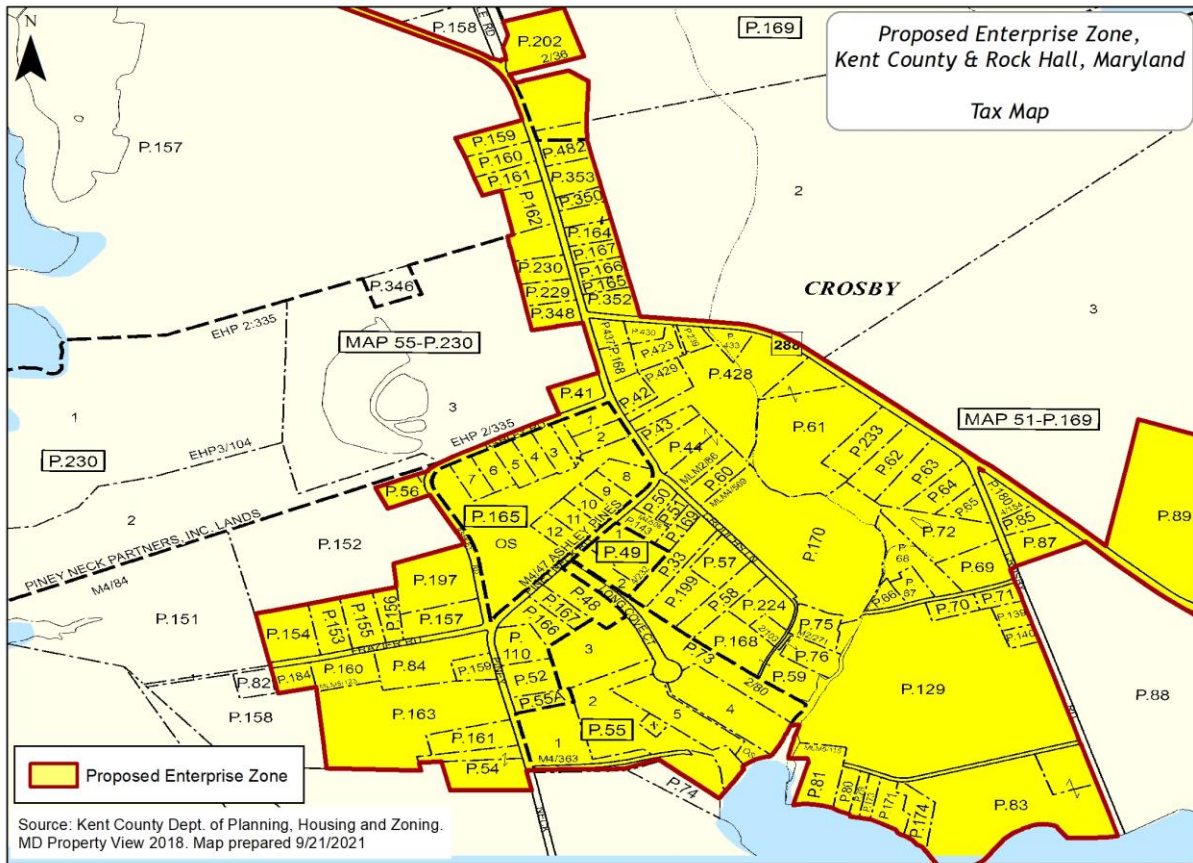




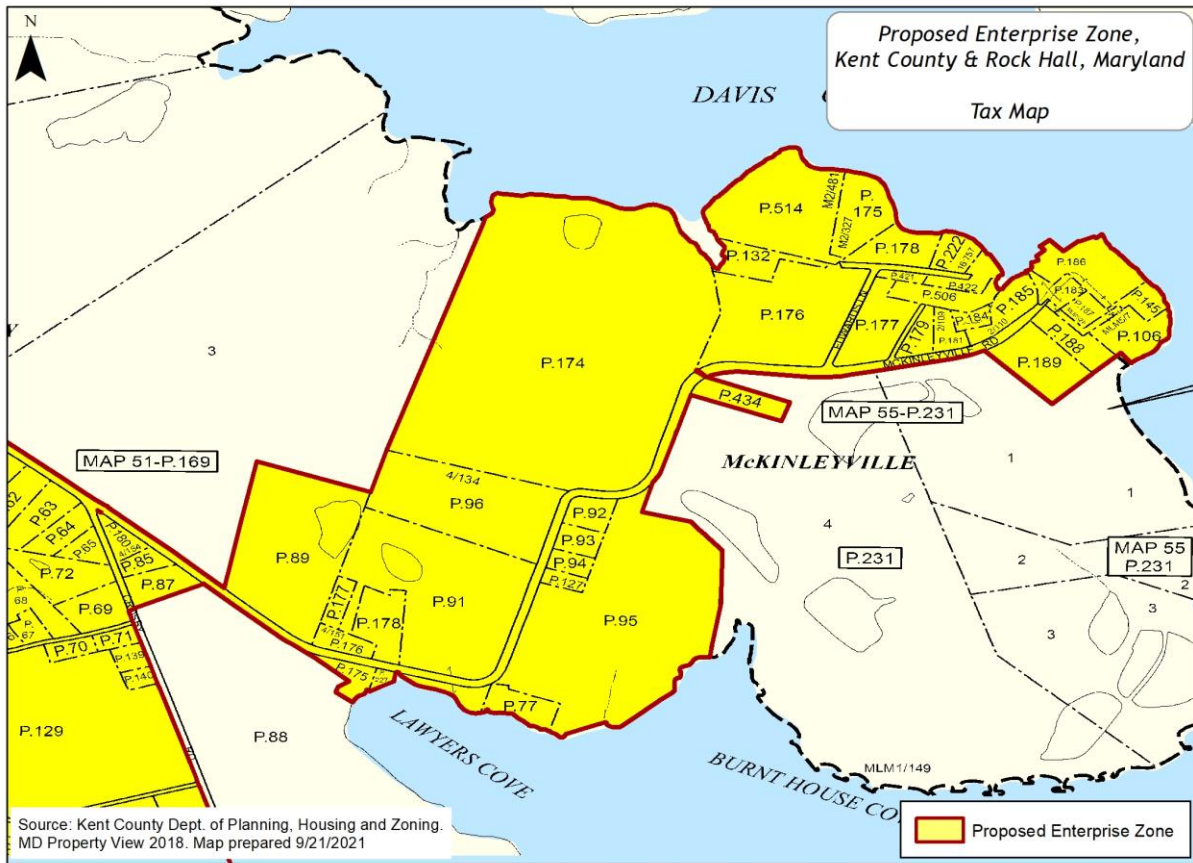


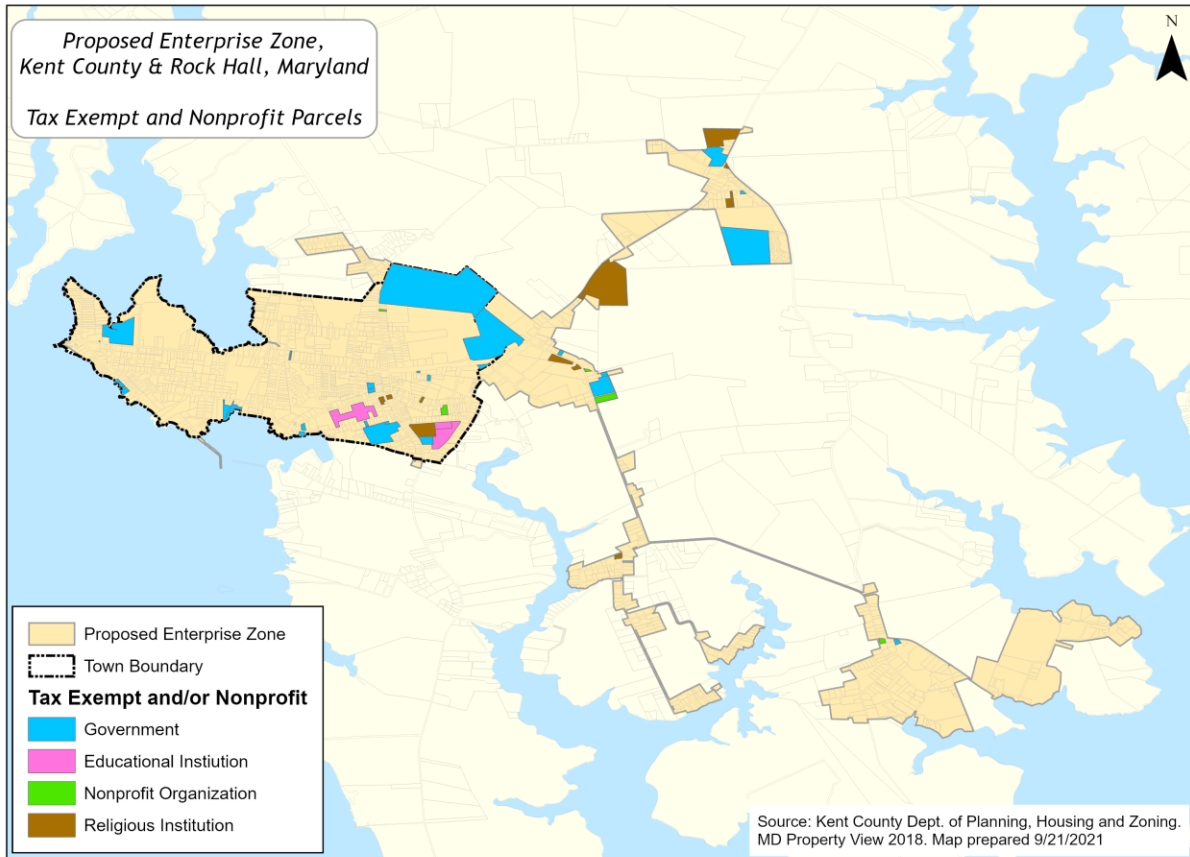












# Parcel Table

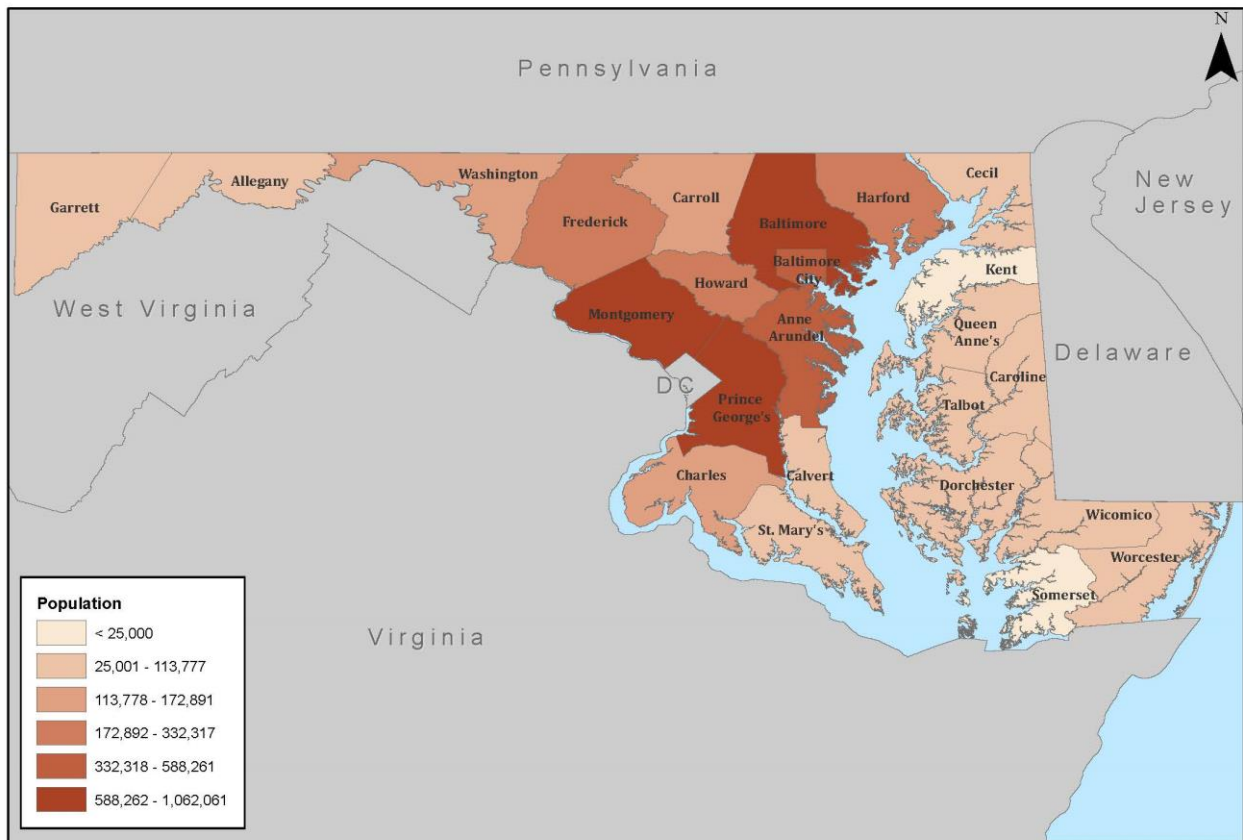
(30 pages addendum in pdf format)

**VII. Narrative - Economic, Social, and Demographic Data**

The Town of Rock Hall is the County’s second-largest municipality, with 1,198 residents according to the 2020 Census, a decline of 112 from 2010. By population, Kent County is the smallest county in Maryland. The 2020 Census population was 19,198, a decrease of 999 from 2010. Rock Hall is home to many second homeowners and tourism, agriculture and maritime are the economic drivers for the Town and surrounding areas. Unemployment rises during the winter months because of the seasonal nature of these industries.

More than half of the full-time residents in the Town of Rock Hall have a household income of less than \$50,000. <https://censusreporter.org/profiles/16000US2467400-rock-hall-md/>

**2020 Population Distribution**



Source: U.S. Census Bureau  
Map Created: 9/23/2021

In Kent County, 66% of students receive free and reduced meals. Kent County has shuttered two elementary schools in the past five years. Four of the five schools in Kent County qualify for Title I, Part A, a federal government program that provides financial assistance to schools with high numbers of children from low-income families.

Agriculture, maritime enterprises, and tourism have traditionally been Kent County's economic drivers. Kent County has 346 farms with 134,262 acres of land dedicated to farming, with a market value of products sold totaling \$111 million (2017 Census of Agriculture). In 2020, tourism generated \$46.9 million in sales, a 26.6% decrease from 2019, and accounted for 530 jobs a decrease of 25%, both due to the pandemic. Maritime interests are thriving in Kent County, which boasts nearly 350 miles of shoreline and more than 30 marinas operating on the Chesapeake Bay and the Sassafras and Chester Rivers.

The three largest employers in Kent County are based in the Town of Chestertown: Washington College, University of Maryland Shore Regional Health, and Dixon Valve. The three business sectors represented by these employers are education, healthcare, and manufacturing and provide approximately 1,000 jobs each. The Washington College campus is home to about 1,450 students from September through May, and hosts summer programs that bring young campers, scholars, and athletes along with adult learners into the County.

## **GOALS AND OBJECTIVES**

### Increase Employment Base

The Kent County Department of Economic and Tourism Development has formed partnerships with the Department of Labor, the Upper Shore Workforce Investment Board, Chesapeake College, Washington College, Department of Social Services, and various

organizations to encourage job growth and assist in decreasing the unemployment rate. The Enterprise Zone will benefit the County and the businesses that locate within the designated Zone by providing well-paying job opportunities.

#### Businesses Retention and Expansion

Retention and expansion of our current businesses are essential to the economic health of Kent County. The Kent County Department of Economic and Tourism Development will assist current businesses with growth and expansion projects, provide resources, technical assistance, and help with site selection.

#### Increase Tax Base

Encouraging capital investment in existing and new businesses increases the property tax revenue that contributes to an enriched quality of life for all Kent County residents and businesses. Kent County is rural and there are several large tracts of land located in the Enterprise Zone that would benefit from the tax incentive through development, therefore increasing the property tax revenue and creating jobs in Kent County.

#### Stimulate the Development and Investment on Main Street in Rock Hall

Main Street Rock Hall and the Town of Rock Hall recognize the need to provide incentives to current Main Street corridor business owners, whose shops/stores are shuttered, to open/re-open their doors or to attract new investors. Tax credits on improved assessed value would encourage the capital investment in those properties to make them more attractive to potential businesses wanting to locate in town, enabling Rock Hall to capitalize on the Main Street program more fully.



**LOCAL STANDARDS**

The local standard for qualification for businesses to qualify for real property tax credits in the Rock Hall Kent County Enterprise Zone will be a minimum capital investment of \$25,000. The local standard will ensure that the tax credits are offered to substantial projects only and will help provide clarity about the types of projects that may benefit from the program.

**ADDITIONAL INCENTIVES AND INITIATIVES**

The Town of Rock Hall and Kent County are both poised for growth. In December 2020 the Kent County Commissioners demonstrated their commitment to Economic Development by re-structuring the departments of Economic Development and Tourism and creating the Department of Economic and Tourism Development, and fully staffing the department with a Director, an Economic Development Manager, a Tourism Manager, an Administrative Assistant, and an Intern. Allowing talents and expertise to be capitalized on and shared across disciplines.

Kent County partnered with Kent Fiber Optic Systems to build a fiber-optic broadband network throughout Kent County. Think Big Networks, an Internet Service Provider, is delivering 1GB service to businesses and residents in the county. A second fiber company Talkie Communications is also building a fiber network within Kent County and beyond, providing more and more high-speed internet service to the rural areas in Maryland. Kent County invested over \$7 million in the network and continues to partner with State and Federal partners to reach even more remote areas within Kent County.

In March 2019, Main Street Rock Hall received its 501(c)3 designation. Main Street Rock Hall is committed to attracting new and retaining existing businesses in the Main Street corridor, thereby improving the business climate in all segments of the local economy. Rock

Hall received a Sustainable Community designation from DHCD, and between the Town of Rock Hall and Main Street Rock Hall has received grants totaling over \$100,000 for façade and streetscape improvements that have benefitted numerous businesses and projects within the Main Street corridor. The first major project Main Street Rock Hall completed was “The Murals of Rock Hall”, a joint project with the Kent County Arts Council and Maryland State Arts Council, which was implemented with extensive involvement and participation from the Rock Hall community. Three new and redesigned Eastern Shore-themed murals have replaced deteriorating murals on the back of Java Rock, the side of Bayside Foods, and the back of The Mainstay. <https://www.mainstreetrockhall.org/>

Main Street Rock Hall was responsible for Pirates Weekend and the Fall Fest events in 2021. They support Small Business Saturday and have created other small community and art-related projects to promote a healthy 'front window' of Rock Hall in the absence of occupied storefronts. Main Street Rock Hall holds monthly meetings and submits written reports to Rock Hall Mayor and Council.

## **EDUCATIONAL AND TRAINING OPPORTUNITIES**

Workforce readiness and development are a priority for the Kent County Department of Economic and Development. There are many partners to ensure our workforce is ready to work and trained to meet the current and future needs of businesses. Initiatives include “Innovation Internships” with Washington College and partnerships with Kent County High Schools’ CTE programs; the Department of Labor, Licensing and Regulation; the Upper Shore Workforce Investment Board; Chesapeake College; the Department of Social Services, etc. Dialogue and

open exchange of information will assist in planning for the future needs of the business community.

## **MANAGEMENT PLAN**

The Rock Hall Kent County Enterprise Zone will be administered by Kent County Department of Economic and Tourism Development. Kent County Department of Economic and Tourism Development will be responsible for all administrative functions related to the enterprise zone, including.

- Processing businesses' applications to claim tax credits under the program.
- Coordinating documentation and approval of tax credits with the County tax office.
- Answering questions about the program and assisting businesses with their applications.
- Submitting annual reports to the Maryland Department of Commerce.

## **MARKETING**

The Rock Hall Kent County Enterprise Zone will be promoted by the Town of Rock Hall and the Kent County Economic and Tourism Development Department.

## **PROPOSED CAPITAL IMPROVEMENTS WITHIN THE ENTERPRISE ZONE**

A restaurant located at 6262 Rock Hall Road was foreclosed on in 2013. The property was subdivided, and a very successful Veterinary Practice is now operating on part of the property. In July of 2021, the remaining property was purchased by Kem Holdings, LLC, and is in the process of planning an opening a restaurant, in December of 2021 or January of 2022. The

building is in good condition however capital investment in buildout and equipment will be necessary.

Wheelhouse Restaurant, located at 20658 Wilkins Avenue, opened in 2017, the owners invested in renovations and upgrades to the kitchen and dining areas. The restaurant closed its doors on March 16, 2020, due to the pandemic and elected not to offer take-out or delivery and never reopened. In May of 2021, the owners/operators decided to list the business and property for sale. The property's location provides viewpoints along Swan Cove in the Town of Rock Hall. The property is under contract with contingencies. Interested buyers are working with a local bank to purchase and renovate the property further by investing about \$800,000.

Haven Harbor Marina is a 200-slip facility and full-service yachting center located in the Town of Rock Hall. In 2018 Haven Harbor purchased another Marina out of foreclosure, outside of town limits, now Haven Harbour South. Haven Harbour South is a 150-slip facility and full-service yachting center outside of town limits.

Discussions in process for two buildings on Main Street to house The Rock Hall Museum and the Rock Hall branch of the Kent County Public Library.

### **VIII. Size Justification**

The Town of Rock Hall and Kent County overall is very rural, and properties tend to be large and quite spread out. It is critical to include properties in the downtown area as well as properties of businesses located outside the Town limits. The proposed area for the Rock Hall Kent County Enterprise Zone consists of properties located in the Town of Rock Hall and properties contiguous to the Town and located in Kent County. The designation of an Enterprise Zone will help attract businesses to areas designated for growth and expansion. In addition to

attracting new businesses to Kent County, The Enterprise Zone can spark capital investment in these properties that need revitalization.

Kent County is facing the challenges of declining enrollment in our public schools, and changes in healthcare that threaten the inpatient services provided at our local hospital.

Kent County remains a strong draw for residents who enjoy the natural beauty of the area. The well-preserved colonial architecture of Chestertown, the charm of Rock Hall, the proud Chesapeake Bay boating and fishing culture, and the intellectual and cultural offerings of Washington College.

Founded in 1782, Washington College is one of the nation's oldest liberal arts colleges. Increased employment opportunities would entice more of Washington College's graduates to remain in Kent County.

The Enterprise Zone designation would provide Kent County and the Town of Rock Hall with incentives to help existing employers expand their businesses and would be a valuable tool for attracting new businesses. An Enterprise Zone designation gives Kent County additional means to compete with nearby Delaware in attracting and retaining businesses.

The Town of Rock Hall has had many inquiries about vacant properties, however current owners are not incentivized to sell or lease. A tax credit may encourage the current property owners to move forward with renovations or give potential buyers additional motivation to purchase a building for commercial purposes and make the capital investments needed.

Additional information about the Town of Rock Hall can be found in the [Mayor's Annual Report](#).

**IX. Public Hearing Notice and Timeline**

A joint public hearing with the Town of Rock Hall and Kent County was held on October 5, 2021. The public hearing was advertised on September 30, 2021, in the Kent County News and posted online at [www.thekentcountynews.com](http://www.thekentcountynews.com) on September 30, 2021. The public hearing was promoted on social media via Facebook, Twitter, and LinkedIn periodically from September 30 - October 5, 2021.

## The County Commissioners of Kent County

P. THOMAS MASON  
PRESIDENT  
CHESTERTOWN, MD

RONALD H. FITHIAN  
MEMBER  
ROCK HALL, MD

ROBERT N. JACOB, JR.  
MEMBER  
WORTON, MD

R. Clayton Mitchell, Jr.  
Kent County Government Center  
400 High Street  
Chestertown, Maryland 21620  
TELEPHONE 410-778-4600  
E-MAIL [kentcounty@kentgov.org](mailto:kentcounty@kentgov.org)  
[www.kentcounty.com](http://www.kentcounty.com)

SHELLEY L. HELLER  
COUNTY ADMINISTRATOR

THOMAS N. YEAGER  
COUNTY ATTORNEY

### NOTICE OF A JOINT PUBLIC HEARING

Notice is hereby given that the County Commissioners of Kent County and the Town of Rock Hall will hold a public hearing on October 5, 2021, at 6:00 p.m. in the Commissioners' Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, Maryland. The purpose of the hearing is to obtain citizen input on a Joint Application by the Town of Rock Hall and Kent County for an Enterprise Zone Designation.

The agenda will be published at [kentcounty.com/commissioners/meeting-agenda](http://kentcounty.com/commissioners/meeting-agenda) 24 hours in advance of the hearing, and it will include a unique call-in number. Citizens are encouraged to participate in the Public Hearing and offer comments at the meeting either by phone or by attending in-person. If you require communication assistance, please contact the County Commissioners' Office at 410-778-4600 and press 4 or visit Maryland Relay at [www.mdrelay.org](http://www.mdrelay.org) no later than noon on October 1, 2021.

The Rock Hall Kent County Enterprise Zone Designation Application and supporting documentation are available for review on the County's website at <https://www.kentcounty.com/business/business-support/incentives/tax-credits/304-enterprise-zone>. Contact Jamie Williams, Director, Economic and Tourism Development at 410-810-2168 or [jlwilliams@kentgov.org](mailto:jlwilliams@kentgov.org) for further information.

By order of:

THE COUNTY COMMISSIONERS OF KENT  
COUNTY, MARYLAND



Sondra M. Blackiston  
Clerk

PUBLISH: KCN 09/30/21





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# CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND  
COUNTY OF: Kent County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Joint Public Hearing 10/5/2021..." was published in the:

Kent County News 09/30/21

  
James F. Normandin  
President & Publisher

### NOTICE OF A JOINT PUBLIC HEARING

Notice is hereby given that the County Commissioners of Kent County and the Town of Rock Hall will hold a public hearing on October 5, 2021, at 6:00 p.m. in the Commissioners' Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, Maryland. The purpose of the hearing is to obtain citizen input on a Joint Application by the Town of Rock Hall and Kent County for an Enterprise Zone Designation.

The agenda will be published at [kentcounty.com/commissioners/meeting-agenda](http://kentcounty.com/commissioners/meeting-agenda) 24 hours in advance of the hearing, and it will include a unique call-in number. Citizens are encouraged to participate in the Public Hearing and offer comments at the meeting either by phone or by attending in-person. If you require communication assistance, please contact the County Commissioners' Office at 410-778-4600 and press 4 or visit Maryland Relay at [www.mdrelay.org](http://www.mdrelay.org) no later than noon on October 1, 2021.

The Rock Hall Kent County Enterprise Zone Designation Application and supporting documentation are available for review on the County's website at <https://www.kentcounty.com/business/business-support/incentives/tax-credits/304-enterprise-zone>. Contact Jamie Williams, Director, Economic and Tourism Development at 410-810-2168 or [jwilliams@kentgov.org](mailto:jwilliams@kentgov.org) for further information.

By order of:  
THE COUNTY COMMISSIONERS OF  
KENT COUNTY, MARYLAND  
Sondra M. Blackiston  
Clerk

2961010 KN

9/30/2021



Attendance Sheet

PUBLIC HEARING

October 5, 2021

DRAFT Rock Hall Kent County Enterprise Zone Application

Please Sign In:

Name (Please Print)	
1.	Jamie Williams
2.	Edwin Pickering
3.	Dawn Jacobs
4.	Carla Geiber
5.	Mackenzie Brady
6.	Brandon McKayden
7.	Marty Hale
8.	Bryan Forsman
9.	Sunilk. Dahiya
10.	Katie Wright
11.	Shalyn Boulden
12.	Bob R.
13.	April Bitter
14.	
15.	
16.	
17.	
18.	
19.	
20.	

} on teams



Testimony Log

**PUBLIC HEARING**  
**October 5, 2021**  
**DRAFT Rock Hall Kent County Enterprise Zone Application**

Please Sign if You Wish to Speak:

Name (Please Print)
1. DAWN JACOBS, Mayor Rock Hall
2. Jamie Williams
3.
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October 5, 2021

### **PUBLIC HEARING**

County Commissioners P. Thomas Mason, Presiding, and Ronald H. Fithian were in attendance as well as Shelley L. Heller, County Administrator; Thomas N. Yeager, County Attorney; Jamie Williams, Director, Economic and Tourism Development; Carla Gerber, Deputy Director, Planning, Housing and Zoning; and Dawn Jacobs, Mayor, Town of Rock Hall.

### **ROCK HALL KENT COUNTY ENTERPRISE ZONE DESIGNATION APPLICATION**

Thomas N. Yeager, County Attorney abridged the public hearing protocol and administered the Oath to all applicants, staff, and anyone who wished to testify. The rules for a public hearing were in effect.

The public hearing commenced at 6:12 p.m. in the County Commissioners' Hearing Room, R. Clayton Mitchell, Jr., Kent County Government Center, 400 High Street, Chestertown, MD. A public hearing to discuss a Rock Hall Kent County Enterprise Zone Designation Application. Thomas N. Yeager, County Attorney, read the notice of public hearing into the record. Copies of the DRAFT Rock Hall Kent County Enterprise Zone Designation Application were made available to the public online at <https://www.kentcounty.com/commissioners/meeting-agenda>. Jamie Williams, Director, Economic and Tourism Development also requested the audience sign the attendance sheet which will be included with the application to the Maryland Department of Commerce.

Ms. Williams gave an overview of the Enterprise Zone Designation. The Enterprise Zone program provides real property tax credits for businesses and state income tax credits for employees located in a Maryland Enterprise Zone in return for job creation and investments. Parcels are located in the County and the Town in the proposed Enterprise Zone, the County and Town must jointly apply for the Enterprise Zone designation. Ms. Williams indicated based on recent averages, Census tract 9505 qualifies based on poverty-level incomes at least 1.25 times the national average. Creating an Enterprise Zone does not change or otherwise affect local zoning control, regulations, and ordinances. Ms. Williams stated that an Enterprise Zone program is a valuable incentive to promote job creation and capital investment within the existing business community and is an essential tool to position Kent County to compete with surrounding jurisdictions to attract new businesses to our communities. Carla Gerber, Deputy Director, Planning, Housing, and Zoning explained the priority funding area due to a question raised by Commissioner Mason.

Citizens were invited to comment on the proposed application. Dawn Jacobs, Mayor, Town of Rock Hall, testified stating the Town is in full support of the application. A hearing was held by the Town of Rock Hall on October 4, 2021, and the application was unanimously passed by a resolution in full support of the Rock Hall Kent County Enterprise Zone Designation. Ms. Jacobs commended county staff on their efforts with the application process. The public hearing adjourned at 6:25 p.m.

Public Hearing Minutes – Rock Hall Kent County Enterprise Zone Designation Application  
October 5, 2021  
Page 2 of 2

Respectfully submitted,



Sondra M. Blackiston  
Clerk/KATE Manager

Approved:



P. Thomas Mason, President  
The County Commissioners  
of Kent County, Maryland