

# *Enterprise Zone Application*

## *The Town of Chestertown*



*and*  
*The County of Kent*



*2016*

**ENTERPRISE ZONE APPLICATION**

**Jurisdiction Applying** – Town of Chestertown and Kent County, Maryland

**Name and Location of Proposed Zone** – Chestertown Kent County, Enterprise Zone, Town of Chestertown and census tract 9503 in Kent County, Maryland

**Name of Application** – New


**Approximate Land Area** – 1,187 acres; 608 acres in the Town of Chestertown and 579 acres in Kent County

**Eligibility Criteria Being Used** – Poverty Level

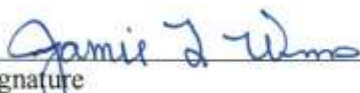
**Contact Information:**

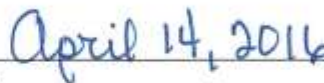
Kay MacIntosh  
Economic Development & Marketing Coordinator  
Chestertown Arts and Entertainment District / Chestertown Main Street  
118 N. Cross Street  
Chestertown, MD 21620  
410-778-2991  
[kay.chestertown@gmail.com](mailto:kay.chestertown@gmail.com)

  
Signature

  
Date

Jamie Williams, Coordinator  
Kent County, Economic Development  
400 High Street, 3<sup>rd</sup> Floor  
Chestertown, MD 21620  
410-810-2168  
[jwilliams@kentgov.org](mailto:jwilliams@kentgov.org)

  
Signature

  
Date

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II. Expression of Consent – Town of Chestertown

**RESOLUTION 2016-01**  
**SUPPORT OF AN APPLICATION FOR A**  
**CHESTERTOWN 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 an important economic development tool; and

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

**WHEREAS**, the application will include County properties in the Priority Funding Area zoned Commercial, Industrial, and Intense Village, and properties in the Town zoned Commercial, Professional Office, Industrial, Institutional, Traditional Neighborhood Development and Commercial Marine, which together total 1,187 acres; and


**WHEREAS**, the primary benefits to businesses located within 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 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 the local expansion of existing ones,

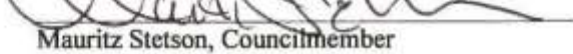
**BE IT RESOLVED**, that the Mayor and Council, with their signatures below, fully support this application to the Maryland Department of Commerce requesting designation of a Chestertown Enterprise Zone.

  
Chris Cerino, Mayor


  
Liz Gross, Councilmember

  
Linda C. Kuiper, Councilmember

  
Samuel T. Shoge, Councilmember

  
Mauritz Stetson, Councilmember

Date: April 4, 2016

  
W. S. Ingersoll, Town Manager

**III. Expression of Consent – Kent County**

**RESOLUTION 2016-01**

**COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND**

**CHESTERTOWN 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 an important economic development tool; and

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

**WHEREAS**, the primary benefits to businesses located within 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 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 the local expansion of existing ones,

**THEREFORE, BE IT RESOLVED**, we the County Commissioners of Kent County, Maryland, support this application to the Maryland Department of Commerce requesting designation of a Chestertown Enterprise Zone.

**ATTEST:**

  
Sondra M. Blackiston, Clerk

**THE COUNTY COMMISSIONERS OF  
KENT COUNTY, MARYLAND**

  
William W. Pickrum, President

  
Ronald H. Fithian, Member

\_\_\_\_\_  
William A. Short, Member

Adopted: March 29, 2016

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



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

David R. Craig, Secretary  
Wendi W. Peters, Deputy Secretary

To: Jamie Williams

From: Ms. Melissa Appler

Date: April 6, 2016

Subject: Enterprise Zone- Priority Funding Area Determination

1. JURISDICTION:

Kent County

2. PROPERTY NAME, ADDRESS:

Chestertown/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."

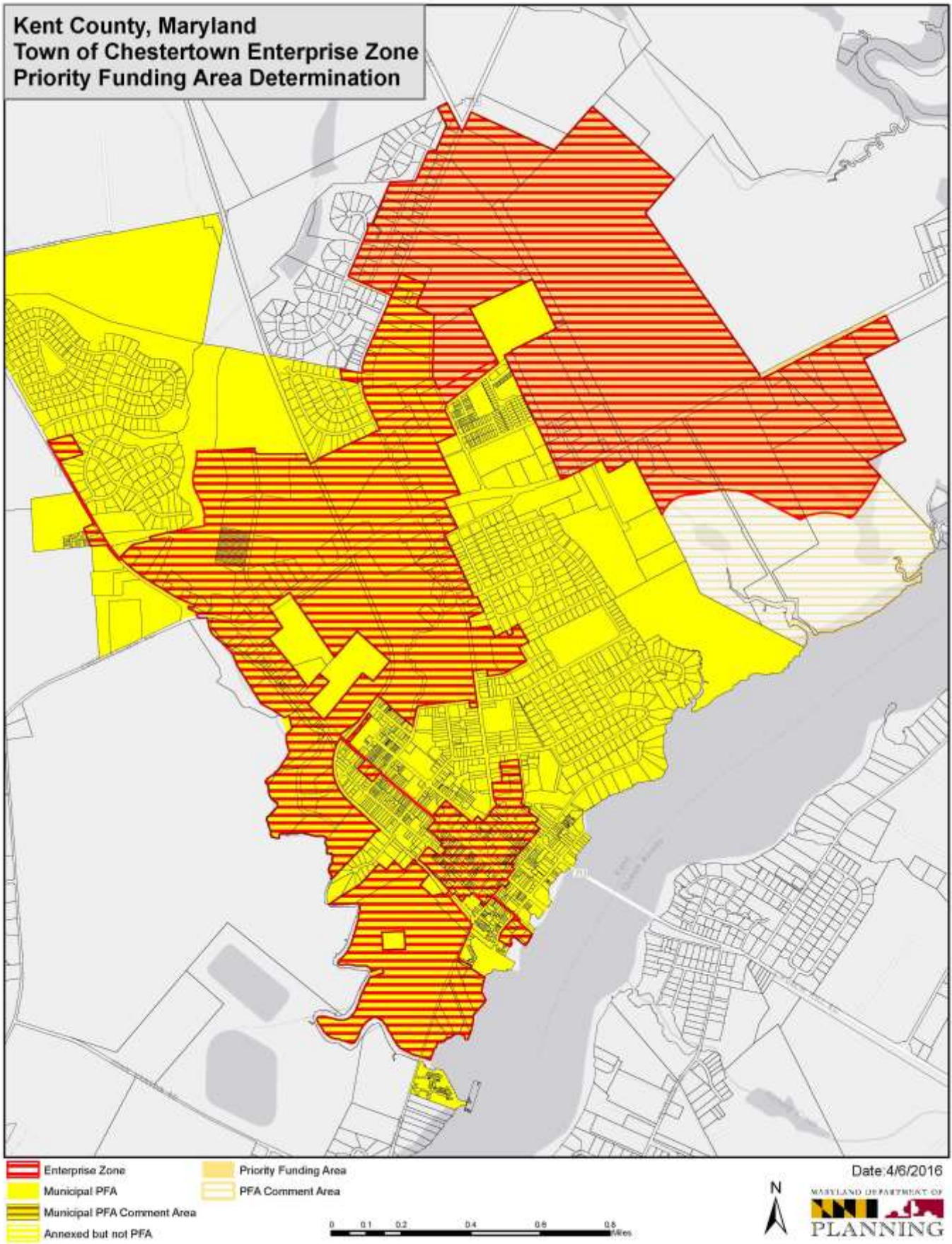
3. PRIORITY FUNDING AREA STATUS:

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





## 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 Chestertown and Kent County, census tract 9503, 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 for families in the Town of Chestertown is 20.3%, which is 6.17 percentage points over the requirement for Enterprise Zone eligibility. The poverty rate for families in Kent County, census tract 9503, is 18.7%, which is 4.57 percentage points over the requirement for Enterprise Zone eligibility. Data obtained from the US Census, American Community Survey 2013 5-year estimates.

Poverty Level	The population is a low income poverty are in which the proportion of family with less that poverty rate incomes is at least 1.25 times the national proportion.
Date Source:	US Census-American Community Survey 2013 5-year estimates Percentage of families and people whose income in the past 12 months is below the poverty level.

United States	11.30%	<b>14.13%</b>
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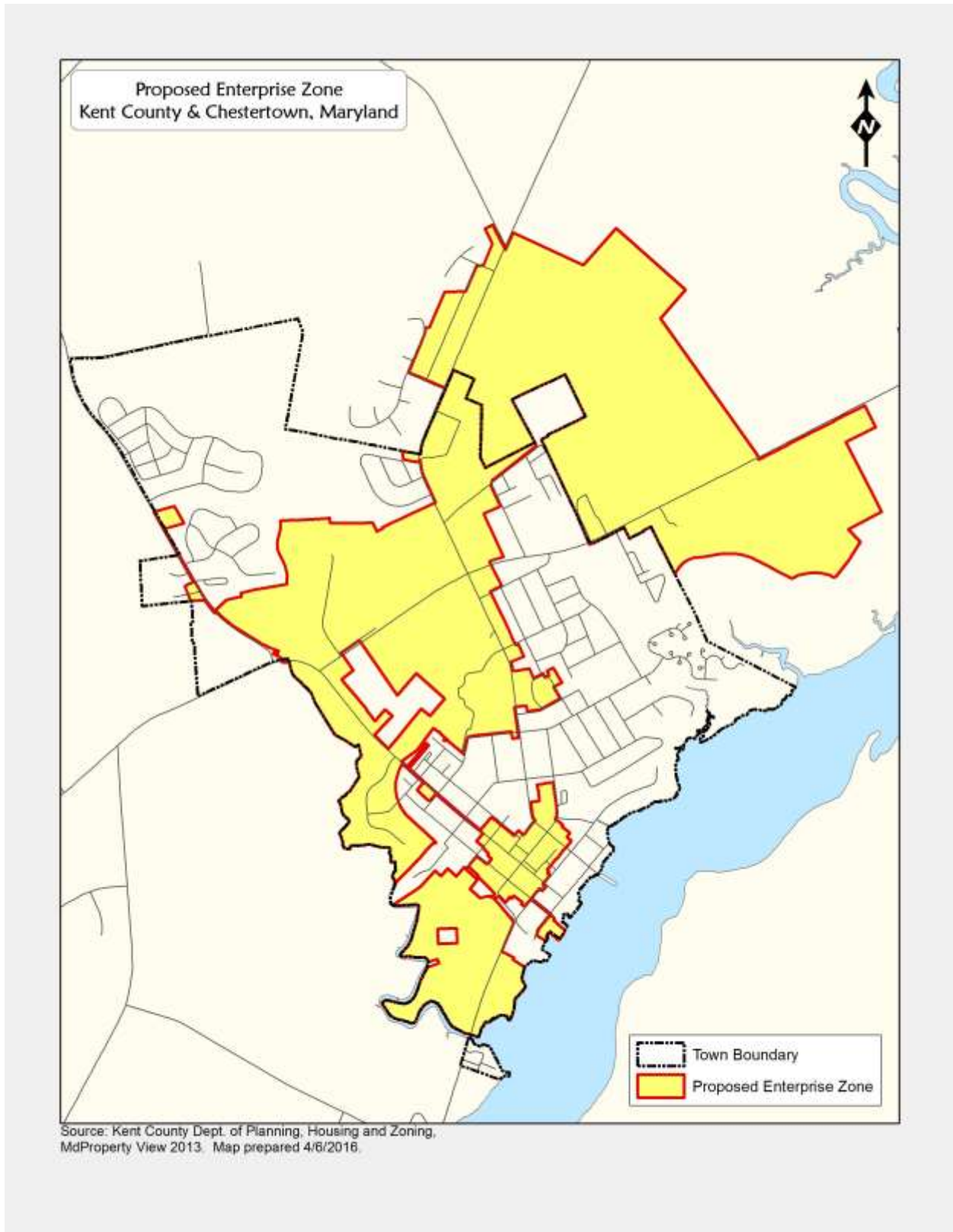
Jurisdiction		Eligibility
Census Tract 9501, Kent County, Maryland	1.4	FALSE
Census Tract 9502, Kent County, Maryland	3.7	FALSE
Census Tract 9503, Kent County, Maryland	18.7	Yes
Census Tract 9504, Kent County, Maryland	4.7	FALSE
Census Tract 9505, Kent County, Maryland	2.5	FALSE
Census Tract 9900, Kent County, Maryland	-	-
Betterton town, Maryland	0	FALSE
Chestertown town, Maryland	20.3	Yes
Galena town, Maryland	0	FALSE
Millington town, Maryland	7.5	FALSE
Rock Hall town, Maryland	2.2	FALSE

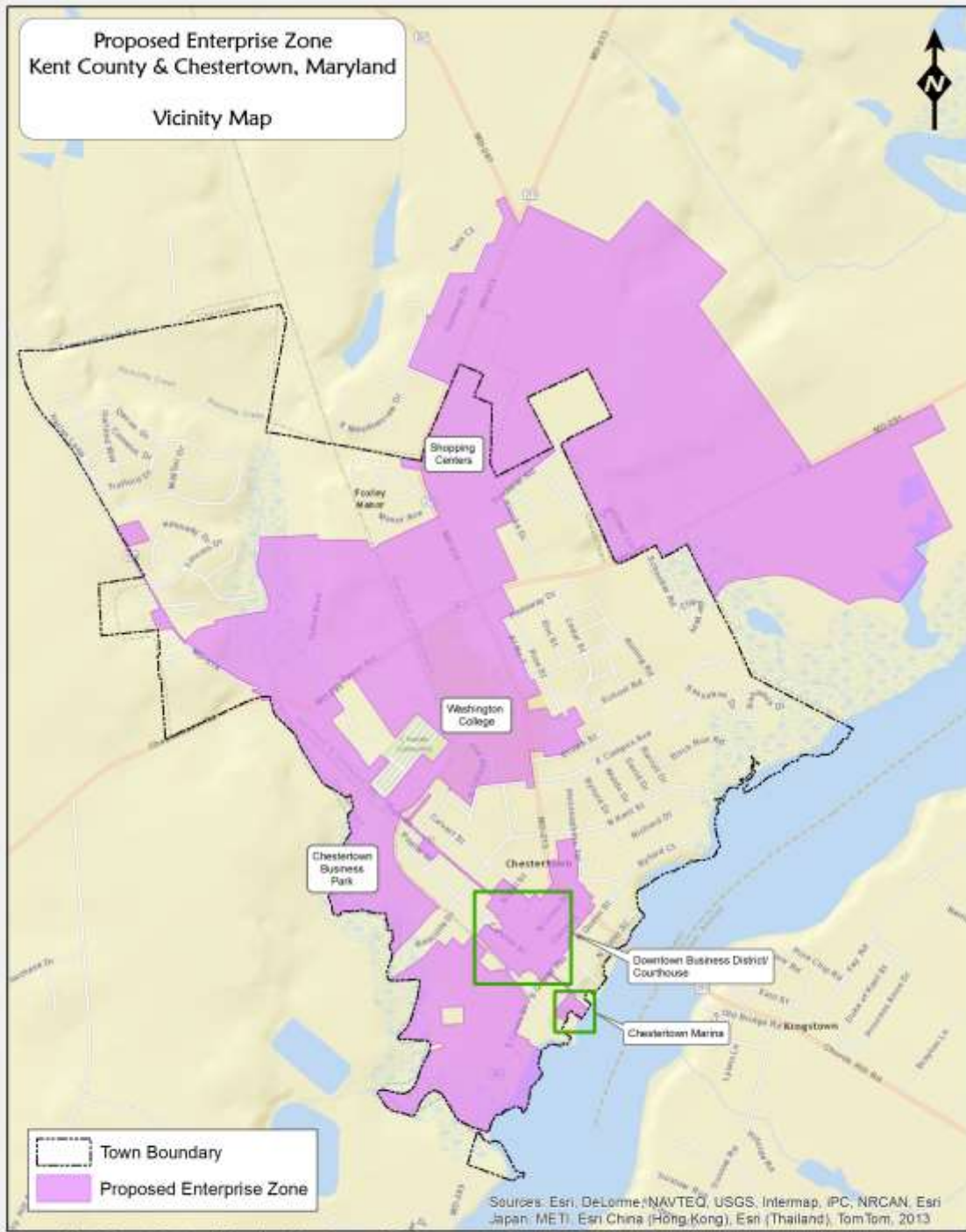
### Kent County Poverty Rates, 2010 to 2013

	2010	2011	2012	2013
Maryland	8.6%	9.0%	9.4%	9.8%
Kent County	12.2%	12.7%	10.8%	13.2%
Share of statewide average	142%	141%	115%	135%

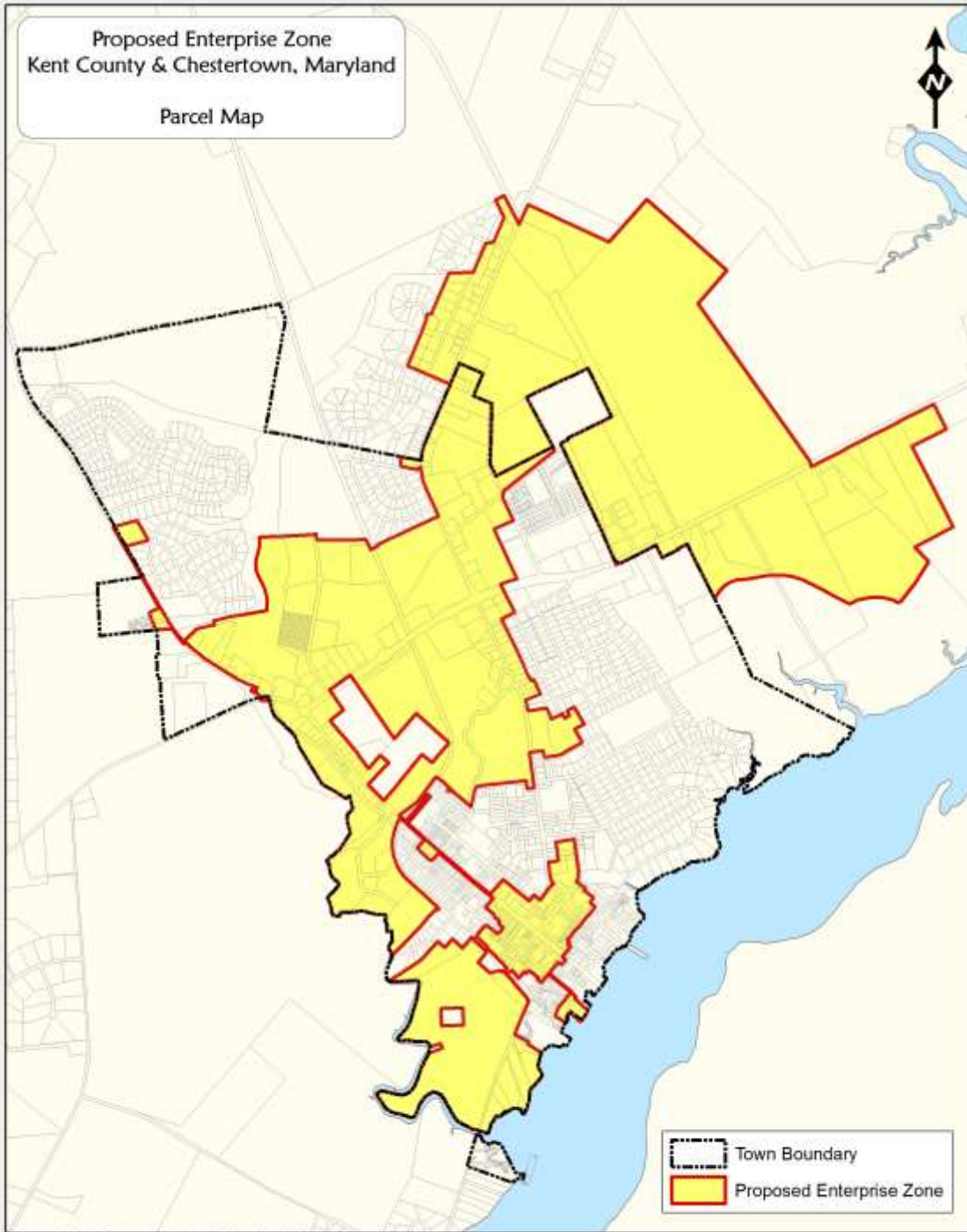
Source: Maryland State Archives

VI. Maps

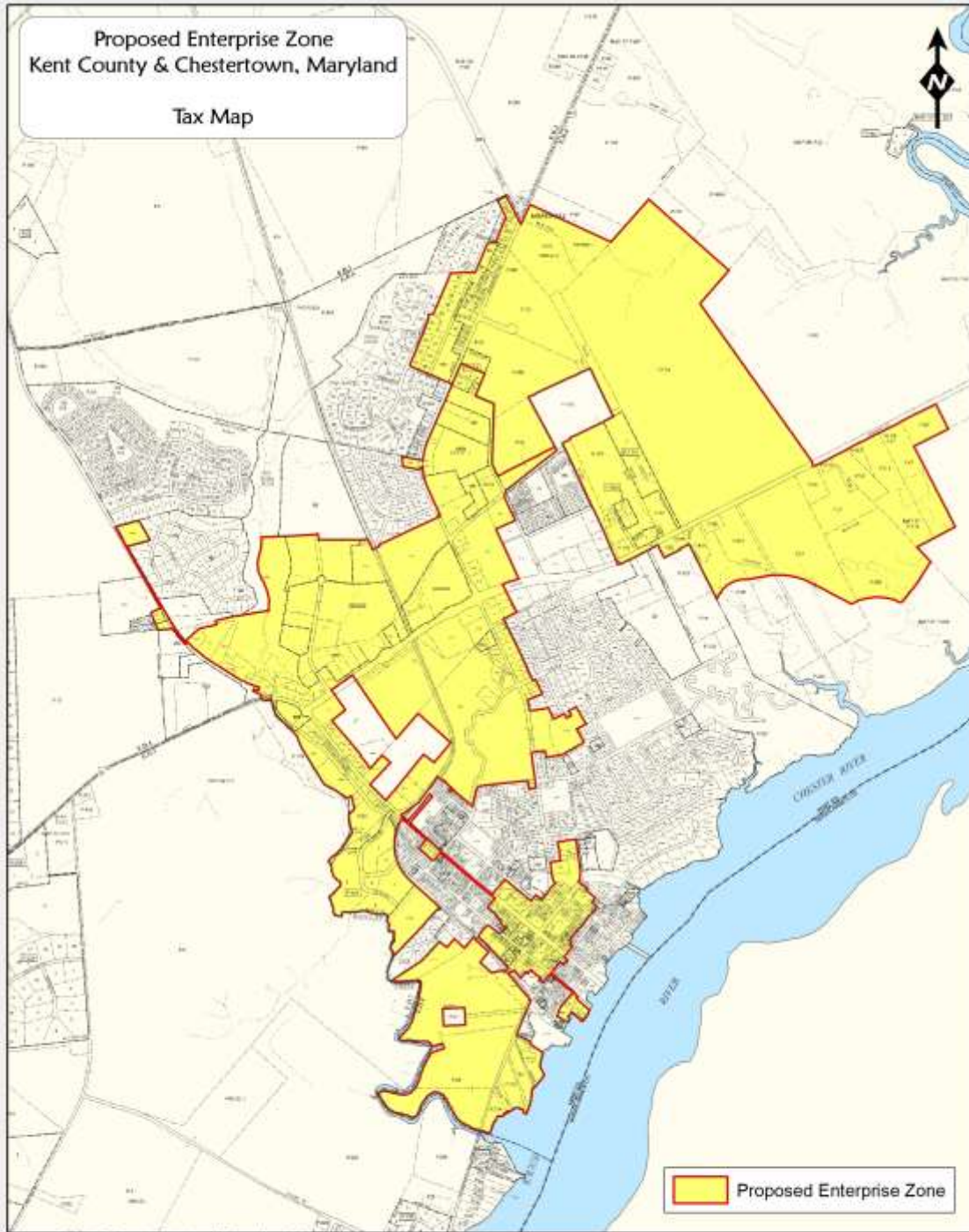




Source: Kent County Dept. of Planning, Housing and Zoning, MdProperty View 2013. Map prepared 4/6/2016.



Source: Kent County Dept. of Planning, Housing and Zoning, MdProperty View 2013. Map prepared 4/6/2016.



Source: Kent County Dept. of Planning, Housing and Zoning, MdProperty View 2013. Map prepared 4/6/2016.

PREMISE ADDRESS	GOVT OWNED	OWNNAME1	LOCATED IN COUNTY	LOT	MAP	PARCEL	ZONING
1010 WASHINGTON AVE		1010 WASHINGTON MARYLAND LLC	YES		0037	0470	IV
200 CANNON ST		200 CANNON STREET LIMITED			0203	1256	RB
200 HIGH ST		200 HIGH STREET LLC			0203	1112	C-2
236 CANNON ST		236 CANNON LLC		3	0203	1239	C-2
98 CANNON ST		98 CANNON STREET PROPERTIES LLC		2	0203	1332	CM
1002 WASHINGTON AVE		A STORAGE DEPOT CHESTERTOWN LLC	YES		0037	0057	IV
925 GATEWAY DR		AJW PROPERTIES LLC	YES		0037	0068	IV
217 HIGH ST		APG REAL PROPERTIES LLC			0203	1082	C-2
349 HIGH ST		ARROWOOD WILLIAM D			0203	1057	RB
843 HIGH ST		ATKINSON JOHN V TRUSTEE			0201	0984	C-3
920 WASHINGTON AVE		AUSTIN CRAIG W	YES		0037	0009J	IV
922 WASHINGTON AVE		AUSTIN CRAIG W	YES		0037	0009C	IV
926 WASHINGTON AVE		AUSTIN CRAIG WILLIAM	YES		0037	0445	IV
114 S CROSS ST		BACKFIN LLC		2	0203	1375	C-2
805 HIGH ST		BALD EAGLE PROPERTIES LLC			0201	1002	C-3
809 HIGH ST		BALD EAGLE PROPERTIES LLC			0201	1000	C-3
811 HIGH ST		BALD EAGLE PROPERTIES LLC			0201	0999	C-3
205 MAPLE AVE		BALDWIN ELECTRICAL CO INC			0203	1619	C-2
203 S CROSS ST		BARRETT FAMILY LIMITED PARTNERSHIP			0203	1239	C-2
99 S QUEEN ST		BEACHY SAMUEL			0203	1352	RB
100 S QUEEN ST		BEHR ROBERT D & SEIKO K		1	0203	1354	C-2
305 MAPLE AVE		BENNETT RICHARD WAYNE			0203	0384	C-1
212 MAPLE AVE		BENNETT RICHARD WAYNE & MARY LEE			0203	1451	C-3
841 HIGH ST		BERMAN ANDREW M &			0201	0985	C-3
102 HADAWAY DR		BIDISH JEWEL R JOHN & NYOKA A			0200	0425	C-3
844 HIGH ST		BONASS FRANCIS B & ELIZABETH C			0201	0973	C-3
846 HIGH ST		BONASS FRANCIS B & ELIZABETH C			0201	0974	C-3
103 S CROSS ST		BOWMAN ELAINE M			0203	1368	C-2
117 COURT ST		BOWMAN PAUL M			0203	1479	RB
106 S CROSS ST		BOYER ELROY G JR			0203	1370	C-2
		BRAYTON FAMILY LIMITED PARTNERSHIP	YES	1	0037	0076	IV
		BRAYTON FAMILY LIMITED PARTNERSHIP	YES	2	0037	0010	IV
122 SPEER ROAD		BRAYTON NEIL W & ROBYN J TRS O/T		5	0204	0245	RB
355 HIGH ST		BRAYTON NEIL W & ROBYN JANE			0203	1056	RB
152 MORGNEC ROAD		BRICE BUILDING LLC			0204	0245	RB
		BRICKYARD HOLDINGS LLC	YES		0037	0491	C/I
523 MORGNEC ROAD		BRICKYARD LAND HOLDING LLC	YES		0037	0161	I
100 BRICKYARD ROAD		BRICKYARD LAND HOLDING LLC	YES		0037	0026	I/ICA
830 HIGH ST		BRODIE HOLDINGS LLC			0201	0970	C-3
834 HIGH ST		BRODIE HOLDINGS LLC			0201	0971	C-3
316 CANNON ST		BUCKLEY SHAWNA MATTHEW BARRY &			0203	1224	C-2
845 HIGH ST		BYRD ROBERT L			0201	0983	C-3
837 HIGH ST		BYRD ROBERT L			0201	0986	C-3
847 HIGH ST		BYRD ROBERT L			0201	0982	C-3
359 HIGH ST		CAMPBELL J TYLER &			0203	1054	RB
329 HIGH ST		CANNON HIGH LLC			0203	1063	C-2
319 CANNON ST		CANNON HIGH LLC			0203	1382	C-2
206 S CROSS ST		CANNON STREET GROUP LLC			0203	1232	C-2
		CANNON STREET GROUP LLC		201	0203	1232	C-2
		CANNON STREET GROUP LLC			0203	1232	C-2
107 N CROSS ST		CARROLL ALAN L & JEERY MCCARTHY-			0203	1501	C-3
313 CANNON ST		CASSINELLI WINERY & VINEYARDS LLC			0203	1064	C-2
707 WASHINGTON AVE		CATO DEVELOPMENT INC			0200	0108	C-1
320 CANNON ST		CATOMEG LLC			0203	1222	C-2
899 WASHINGTON AVE		CENTREVILLE NATIONAL BANK		1	0205	0126	C-1

514 MORGNEC ROAD		CHC-1 LLC	YES		0037	0022	IV
119 WASHINGTON AVE		CHESAPEAKE & POTOMAC TELEPHONE CO			0203	0386	RB
343 HIGH ST		CHESAPEAKE BANK & TRUST CO CUSTODI			0203	1059	C-2
243 HIGH ST		CHESAPEAKE BANK & TRUST CO. THE			0203	1075	C-2
105 S CROSS ST		CHESTER RIVER CRAFTS AND ARTS INC			0203	1366	C-2
		CHESTER RIVER GROUP LLC		2	0205	0243	RB
100 BROWN ST		CHESTER RIVER HOSPITAL CENTER			0202	1642	IN
124 PHILOSOPHERS TER		CHESTER RIVER MONTHLY MEETING OF			0203	0738	RB
905 WASHINGTON AVE		CHESTERTOWN INVESTMENTS LLC		2A	0037	0172	C-1
		CHESTERTOWN LUMBER REALTY LLC			0205	0121	C-1
104 SPRING AVE	YES	CHESTERTOWN POST OFFICE			0203	0376	C-2
915 GATEWAY DR		CHESTERTOWN STORAGE INC	YES	97	0037	0170	IV
328 CANNON ST		CHICHESTER LANDVEST LLC			0203	1218	RB
611 MORGNEC ROAD		CHOPTANK ELECTRIC COOPERATIVE INC	YES		0037	0084	I
405 HIGH ST		CHRIST METHODIST CHURCH			0203	1053	RB
106 CHURCH ALY		CHURCH ALLEY LLC			0203	1487	RB
301 MAPLE AVE		CLOVERLAND FARMS DAIRY INC			0203	1622	C-1
105 FLATLAND ROAD		COCHRAN JOHN J JR & KIMBERLY G			0204	0254	LI-2
801 WASHINGTON AVE		COOK RICHARD EDMUND & JUNE E			0205	0122	C-1
125 COURT ST		COOKERLY ERNEST & MARIE & RICHARD&			0203	1481	RB
119 COURT ST		COOKERLY MARIE S TRUSTEE O/T			0203	1480	RB
103 CHURCH ALY		COOKERLY RICHARD O			0203	1482	RB
207 S CROSS ST		COONEY CATHERINE ETALS TRUSTEES			0203	1238	C-2
209 CROSS ST		COONEY CATHERINE ETALS TRUSTEES			0203	1237	C-2
238 CANNON ST		COONEY CATHERINE ETALS TRUSTEES		1	0203	1239	C-2
236 CANNON ST		COONEY CATHERINE ETALS TRUSTEES		2	0203	1239	C-2
625 MORGNEC ROAD		COOPER ENTERPRISES FAMILY	YES		0037	0443	I
621 MORGNEC ROAD		COOPER ENTERPRISES FAMILY PARTNERS	YES		0037	0043	I
		COOPER WILLIAM H & PRISCILLA C	YES		0037	0046	I
813 HIGH ST		CORNERSTONE PROPANE L P			0201	0997	LI-2
204 COURT ST	YES	COUNTY COMMISSIONERS OF KENT			0203	1492	C-3
105 N CROSS ST	YES	COUNTY COMMISSIONERS OF KENT			0203	1500	C-3
400 HIGH ST	YES	COUNTY COMMISSIONERS OF KENT			0203	1119	RB
103 CROSS ST	YES	COUNTY COMMISSIONERS OF KENT			0203	1499	RB
103 N CROSS ST	YES	COUNTY COMMISSIONERS OF KENT CO			0203	1498	RB
103 N CROSS ST	YES	COUNTY COMMISSIONERS OF KENT CO			0203	1494	RB
709 MORGNEC ROAD	YES	COUNTY COMMISSIONERS OF KENT CO	YES		0038	0042	I
108 S CROSS ST		CREAGER WILLIAM F &			0203	1372	C-2
201 S WATER ST		CREAGER WILLIAM F TRUSTEE			0203	1335	CM
127 HIGH ST		CREVELING KAREN J			0203	1088	RB
110 CROSS ST		CROSS RIVER LLC		1	0203	1375	C-2
104 S CROSS ST		CROSS STREET ASSOCIATES			0203	1369	C-2
956 WASHINGTON AVE		CROSSROADS COMMUNITY INC	YES		0037	0049	IV
937 GATEWAY DR		CROSSROADS COMMUNITY INC	YES	98	0037	0170	IV
298 SCHEELER ROAD		CROWN CASTLE USA INC	YES		0037	0117	IV
952 WASHINGTON AVE		D & D HOME IMPROVEMENTS CONTRACTIN	YES		0037	0055	IV
503 WASHINGTON AVE		D J & G LLC			0200	0002	C-3
927 GATEWAY DR		D&D HOME IMPROVEMENT CONTR INC	YES		0037	0099	IV
306 PARK ROW		DAMON CRAIG W & LOIS R SHERRY			0203	1508	C-2
110 PHILOSOPHERS TER		DANIELS REBECCA A			0203	0739	RB
		DAVID A BRAMBLE INC	YES		0037	0314	I
705 MORGNEC ROAD		DAVID A BRAMBLE INC	YES		0038	0047	I
		DAVID A BRAMBLE INC	YES		0037	0027	I/ICA
		DAVID A BRAMBLE INC	YES		0037	0489	I/ICA
852 WASHINGTON AVE		DAVIS ASSOCIATES			0205	0183	RB
		DELMARVA POWER & LIGHT CO OF MD			0205	0201	LI-1

125 FLATLAND ROAD		DELMARVA POWER & LIGHT CO OF MD			0204	0259	LI-2
509 MORGNEC ROAD		DELMARVA POWER & LIGHT CO OF MD	YES		0037	0082	C
		DELMARVA POWER & LIGHT CO OF MD	YES		0037	0478	IV
609 WASHINGTON AVE		DESAI HASMUKH & SMITA H			0200	0012	C-3
145 FLATLAND ROAD		DICKINSON MICHAL H &			0204	0262	LI-2
848 HIGH ST		DINNING FAMILY LIMITED PARTNERSHIP			0204	0975	C-3
300 S CROSS ST		DOCTOR TRUTH LLC			0203	1233	C-2
227 HIGH ST		DOGWOOD PROPERTIES LLC			0203	1081	C-2
109 FLATLAND ROAD		DOWD KATHLEEN M			0204	0255	LI-2
241 HIGH ST		DRAZGA NANCY E			0203	1077	C-2
130 SPEER ROAD		EASTERN SHORE GENESIS L L C		7	0204	0245	RB
121 FLATLAND ROAD		ELBURN LORI A			0204	0257	LI-2
116 N CROSS ST		ELIASON JOHN C & JANE G			0203	1504	C-2
101 N CROSS ST		EMMANUEL P E CHURCH			0203	1497	RB
513 WASHINGTON AVE		EPP BESCHE ACQUISITION LLC			0200	0004	C-1
511 MORGNEC ROAD		ERVIN OLLIE H ETALS	YES		0037	0085	CC
807 HIGH ST		FAHRMAN MICHAEL S & CHRISTOPHER G			0201	1001	C-3
		FAIR PROMISE FAMILY LIMITED PARTNE	YES		0037	0174	IV,RR,CR
521 WASHINGTON AVE		FASHA LLC			0200	0008	C-3
202 CANNON ST		FEDERAL HOME LOAN MORTGAGE CORPORA			0203	1255	RB
360 HIGH ST		FIRST METHODIST CHURCH			0203	0857	RB
103 S MILL ST		FIRST METHODIST CHURCH OF			0203	0856	RB
920 GATEWAY DR		FISCHER LINDA JEAN &	YES	89	0037	0170	V
118 N QUEEN ST		FISCHER WAYNE A & SUZANNE S			0203	1462	RB/R-4
329 CANNON ST		FITCH PROPERTIES LLC			0203	1385	C-1
100 TALBOT BLVD		FLEETWOOD KANE MACBETH &		1	0204	0247	RB
338 CANNON ST		FLETCHER ARMOND FRAZIER			0203	1213	RB
357 HIGH ST		FORTENBAUGH JOHNSON JR			0203	1055	RB
918 WASHINGTON AVE		FREEMAN WILLIAM L & RUTH ANN	YES		0037	0009H	IV
220 HIGH ST		FXK-SKM LLC			0203	1115	RB
903 WASHINGTON AVE		GALASSO MARK E & VALENTINE S		38	0037	0172	C-1
206 S QUEEN ST		GAR POST #25 INC			0203	1257	RB
122 N QUEEN ST		GEDDES WALTER & HOLLY			0203	1460	C3/R4
		GILLESPIE & SON INC			0037	0080	LI-2
301 DIXON DR		GILLESPIE & SON INC			0203	1006	LI-2
100 DIXON DR		GILLESPIE JEAN B			0044	0300	LI-2
970 WASHINGTON AVE		GOLDBERG MARK M & KATHERINE	YES		0037	0075	IV
875 WASHINGTON AVE		GOLDEN ARCH LIMITED PARTNERSHIP		1	0205	0125	C-1
717 WASHINGTON AVE		GRAHAM ROBERT J &			0200	0110	C-1
831 HIGH ST		GRAY ENTERPRISES LLC			0201	0988	C-3
300 TALBOT BLVD		GREDIN PROPERTIES LLC		1	0205	0246	LI-1
107 SPRING AVE		GULBRANDSEN MARGUERITE CREE TRUSTE			0203	0380	C-2
		HART HARRY L & NANCY T			0201	0978	C-3
905 N MEADOWVIEW DR		HARVEY MICHAEL P & SABINE P V	YES	82	0037	0170	V
237 CANNON ST		HAVEMEYER CHRISTIAN			0203	1362	C-2
113 S CROSS ST		HAVEMEYER CHRISTIAN			0203	1364	C-2
117 S CROSS ST		HAVEMEYER CHRISTIAN			0203	1363	C-2
306 CANNON ST		HEBRON PROPERTIES LLC			0203	1228	C-2
310 CANNON ST		HEBRON PROPERTIES LLC			0203	1227	C-2
111 COURT ST		HECK SAMUEL L & BARBARA H			0203	1476	RB
111 S CROSS ST		HECKLES HOLDINGS LLC			0203	1365	C-2
226 CANNON ST		HEROLD CARREEN			0203	1244	RB
202 S QUEEN ST		HERZ THOMAS A JR		1	0203	1256	RB
202 MAPLE AVE		HICKMAN THOMAS TODD & STACEY E			0203	1454	C-3
335 HIGH ST		HIGH STREET INVESTMENTS LLP			0203	1062	C-2
301 HIGH ST		HISTORICAL SOCIETY OF KENT COUNTY			0203	1074	C-2



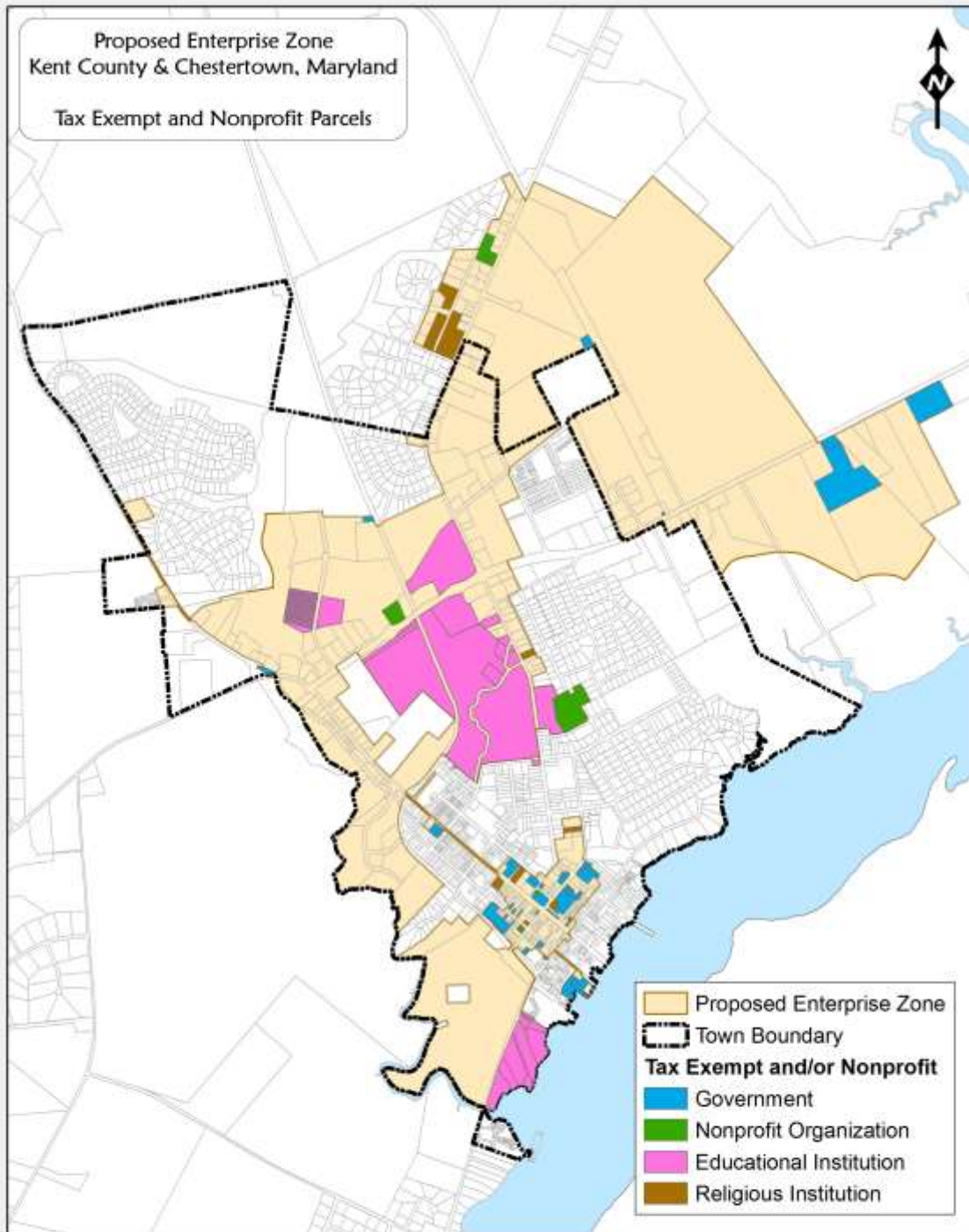
324 CANNON ST		HOATSON DAVID L			0203	1220	C-2
326 CANNON ST		HOATSON DAVID L			0203	1219	RB
100 MEMORIAL PLAZA		HOGANS AGENCY INC. THE			0203	1496	C-2
515 WASHINGTON AVE		HOGANS FRANKLIN T SR			0200	0005	C-3
111 JIMSTOWN CIR		HORSEY JOAN O ETALS	YES		0037	0044	IV
114 JIMSTOWN CIR		HORSEY JOAN O TRACYE S LONDON	YES		0037	0177	IV
414 MORGNEC ROAD		HORSEY JOAN OZMAN	YES		0037	0118	CC
110 JIMSTOWN CIR		HORSEY JOAN OZMAN	YES		0037	0180	IV
117 FLATLAND ROAD		HUDSON RICHARD C			0204	0256	LI-2
208 HIGH ST		IMPERIAL HOTEL MANAGEMENT LLC			0203	1113	C-2
314 PARK ROW		IRELAND GEORGE F JR & MARIE A			0203	1511	C-2
818 HIGH ST		J & B LAND LLC			0201	0966	C-3
853 HIGH ST		J & S HOLDINGS LLC			0201	0979	C-3
160 SCHEELER ROAD		JAI SWAMINARAYAN CHESTERTOWN LLC		1	0205	0121	C-1
411 WASHINGTON AVE		JANEGA ROBERT A & ELIZABETH R			0200	0411	RB
102 S CROSS ST		JANES UNITED METHODIST CHURCH			0203	1376	C-2
313 TALBOT BLVD		JARS OF CLAY LLC		2	0205	0246	LI-1
101 TALBOT BLVD		JOHNSON OFFICES LLC		2	0204	0245	RB
		JOINER CHARLES H III	YES		0037	0206	V
831 HIGH ST		JONES CHRISTOPHER K & SANDRA L			0201	0989	C-3
232 CANNON ST		JONES KATHLEEN G			0203	1241	RB
813 HIGH ST		JUST PLAIN NEWT LLC			0201	0998	C-3
815 HIGH ST		JUST PLAIN NEWT LLC			0201	0996	C-3
337 HIGH ST		JUST RIGHT II LLC			0203	1060	C-2
337 HIGH ST		JUST RIGHT II LLC			0203	1061	C-2
341 HIGH ST		JUST RIGHT II LLC		2	0203	1060	C-2
327 CANNON ST		K O GROUP INC. THE			0203	1384	C-2
215 HIGH ST		KARE LLC			0203	1083	C-2
609 HIGH ST		KEATING DAVID			0203	1020	C-3
320 HIGH ST		KENT & QUEEN ANNE'S HOSP AUX			0203	1512	C-2
140 MORGNEC ROAD		KENT & QUEEN ANNE'S RESCUE			0204	0244	RB
		KENT CROSSING LIMITED			0204	0245B	C3/R4
910 WASHINGTON AVE		KENT INVESTORS L L C	YES		0037	0220	IV
715 WASHINGTON AVE		KENT PLAZA ASSOCIATES			0200	0111	C-1
711 WASHINGTON AVE		KENT PLAZA ASSOCIATES			0200	0109	C-1
800 HIGH ST		KENT RESEARCH & MFG INC			0201	0964	LI-1*
151 DIXON DR		KENT RESEARCH & MFG INC		1	0044	0341	LI-2
225 DIXON DR		KENT RESEARCH & MFG INC		2	0044	0341	LI-2
114 S LYNCHBURG ST		KENT RESEARCH & MFG INC		3	0044	0341	LI-2
125 S LYNCHBURG ST		KENT RESEARCH & MFG INC		4	0044	0341	LI-2
115 S LYNCHBURG ST		KENT RESEARCH & MFG INC		5	0044	0341	LI-2
300 DIXON DR		KENT RESEARCH & MFG INC		6	0044	0341	LI-2
234 CANNON ST		KIRKPATRICK JAMES W			0203	1240	RB
140 SCHEELER ROAD		KNR INC		1	0205	0121	C-1
211 HIGH ST		KRM DEVELOPMENT CORPORATION			0203	1084	C-2
400 S CROSS ST		KRM DEVELOPMENT CORPORATION			0203	1264	C2/R6
225 TALBOT BLVD		KRM DEVELOPMENT CORPORATION		9	0204	0245	LI-1
801 HIGH ST		KRM DEVELOPMENT CORPORATION			0201	1008	LI-2
207 RADCLIFFE DR		KRM DEVELOPMENT CORPORATION			0044	0197	R-6
		KRM DEVELOPMENT CORPORATION	YES		0037	0020	CC
915 WASHINGTON AVE		KRM DEVELOPMENT CORPORATION	YES		0037	0486	CC
944 WASHINGTON AVE		LAND TECH LLC	YES		0037	0067	IV
122 JIMSTOWN CIR		LONDON WALTER F	YES	1	0037	0485	IV
964 WASHINGTON AVE		LARRIMORE ROLAND T	YES		0037	0235	IV
402 HIGH ST		LATHROUM ROBERT T & SUSAN B			0203	1120	RB
201 MAPLE AVE		LEEKLEY JOHN F & KATHERINE M			0203	1617	RB

308 PARK ROW		LEHMER GEORGE F & CATHLEEN DIANE			0203	1509	C-2
124 SPEER ROAD		LEVERAGE PROPERTIES LLC		6	0204	0245	RB
312 PARK ROW		LOLLER WILLIAM C			0203	1510	C-2
131 FLATLAND ROAD		LONG KENNETH E & STEPHANIE C			0204	0260	LI-2
851 HIGH ST		M & N HOLDINGS LLC			0201	0980	C-3
228 CANNON ST		MAISEL MARY SUSAN			0203	1243	RB
206 MAPLE AVE		MAPLE ONE LLC			0203	1453	C-3
302 MAPLE AVE		MAPLE RS LLC			0203	0383	C-3
168 FLATLAND ROAD		MARCUS SAMUEL W		2	0204	0269	C-1
701 WASHINGTON AVE		MARTAN PROPERTIES LLC			0200	0106	C-1
	YES	MARYLAND STATE OF	YES		0037	0027A	I
615 MORGNEC ROAD	YES	MARYLAND STATE OF	YES		0037	0111	I
344 CANNON ST		MCSPARRAN CRAIG			0203	1210	RB
342 CANNON ST		MCSPARRAN CRAIG J			0203	1211	RB
848 HIGH ST		MDG LLC			0204	0245	LI/2
102 MORGNEC ROAD		MIDATLANTIC FARM CREDIT FLCA		1	0204	0248	RB
909 N MEADOWVIEW DR		MILLER RONALD J & SUSAN P	YES	84	0037	0170	V
840 HIGH ST		MIRZA MAHMOOD BAID &			0201	0972	C-3
153 FLATLAND ROAD		MONTGOMERY RYAN ROBERT			0204	0263	LI-2
231 FLATLAND ROAD		MOORE BRIAN T TRUSTEE			0204	0329	RB
205 HIGH ST		MOORE MICHAEL R & WENDY S			0203	1086	C-2
102 S QUEEN ST		MOORE MICHAEL R & WENDY S		2	0203	1354	C-2
924 GATEWAY DR		MOORE THADDEUS L JR & KELLEY R	YES	90	0037	0170	V
854 HIGH ST		MORRIS HARRY JAMES & M GERALDINE			0201	0249	C-3
107 COURT ST		MOWELL G MITCHELL & PATRICIA F			0203	1473	RB
611 WASHINGTON AVE		NATIONAL RETAIL PROPERTIES LP			0200	0010	C-1
928 GATEWAY DR		NEAL JOSEPH E & VICKI J	YES	91	0037	0170	V
150 SCHEELER ROAD		NEEMA CHESTERTOWN LP		2	0205	0121	C-1
120 TALBOT BLVD		NEIL W BRAYTON TR O/T		3	0204	0245	RB
120 SPEER ROAD		NEIL W BRAYTON TR O/T		4	0204	0245	RB
104 CHURCH ALY		NEWLIN PETER C			0203	1486	RB
802 WASHINGTON AVE		NEWVINE CORPORATION			0205	0242	LI-1
828 HIGH ST		NICHOLSON J LAURENCE III			0201	0969	C-3
139 FLATLAND ROAD		NICHOLSON MARK T			0204	0261	LI-2
312 CANNON ST		NORTON RICHARD V			0203	1226	C-2
109 COURT ST		NYLON CAPITAL SHOPPING CENTER INC			0203	1475	RB
109 COURT ST		NYLON CAPITAL SHOPPING CENTER INC			0203	1474	RB
824 HIGH ST		OSBORN ROBERT W & TONYA D			0201	0968	C-3
305 HIGH ST		OWINGS MARSHALL DORSEY			0203	1073	C-2
118 JIMSTOWN CIR		OZMAN KATHRYN B & TODD B SMITH	YES	3	0037	0485	IV
519 WASHINGTON AVE		PARDOE C ROBERT SR & MARY LEE			0200	0007	C-3
304 PARK ROW		PARK ROW PARTNERS LLC			0203	1507	C-2
859 HIGH ST		PARTNERS II OF MONTABELLO LLC		1	0201	0976	C-3
		PARTNERS II OF MONTABELLO LLC		2	0201	0976	C-3
1014 WASHINGTON AVE		PATEL ALPABEN R	YES		0037	0009A	IV
113 SPRING AVE		PEARSON RICHARD SCOTT			0203	0382	C-3
108 GREENWOOD AVE		PELCZAR MICHAEL R			0200	0413	RB
415 WASHINGTON AVE		PELCZAR MICHAEL R			0200	0412	RB
100 SPRING AVE		PEOPLES BANK			0203	1116	C-2
600 WASHINGTON AVE		PEOPLES BANK OF KENT COUNTY MD			0204	0345	C-1
126 PHILOSOPHERS TER		PHILOSOPHER'S TERRACE LLC			0203	0737	RB
835 HIGH ST		PINDER ROGER L JR			0201	0987	C-1
300 PARK ROW		PINE SPRINGS ENTERPRISES LLC			0203	1506	C-2
819 HIGH ST		PINE SPRINGS ENTERPRISES LLC			0201	0993	C-3
301 MORGNEC ROAD		PLAZA PARTNERS LLC		1	0200	0011	C-1
905 GATEWAY DR		PRESBYTERIAN CHURCH OF	YES	95A	0037	0170	IV

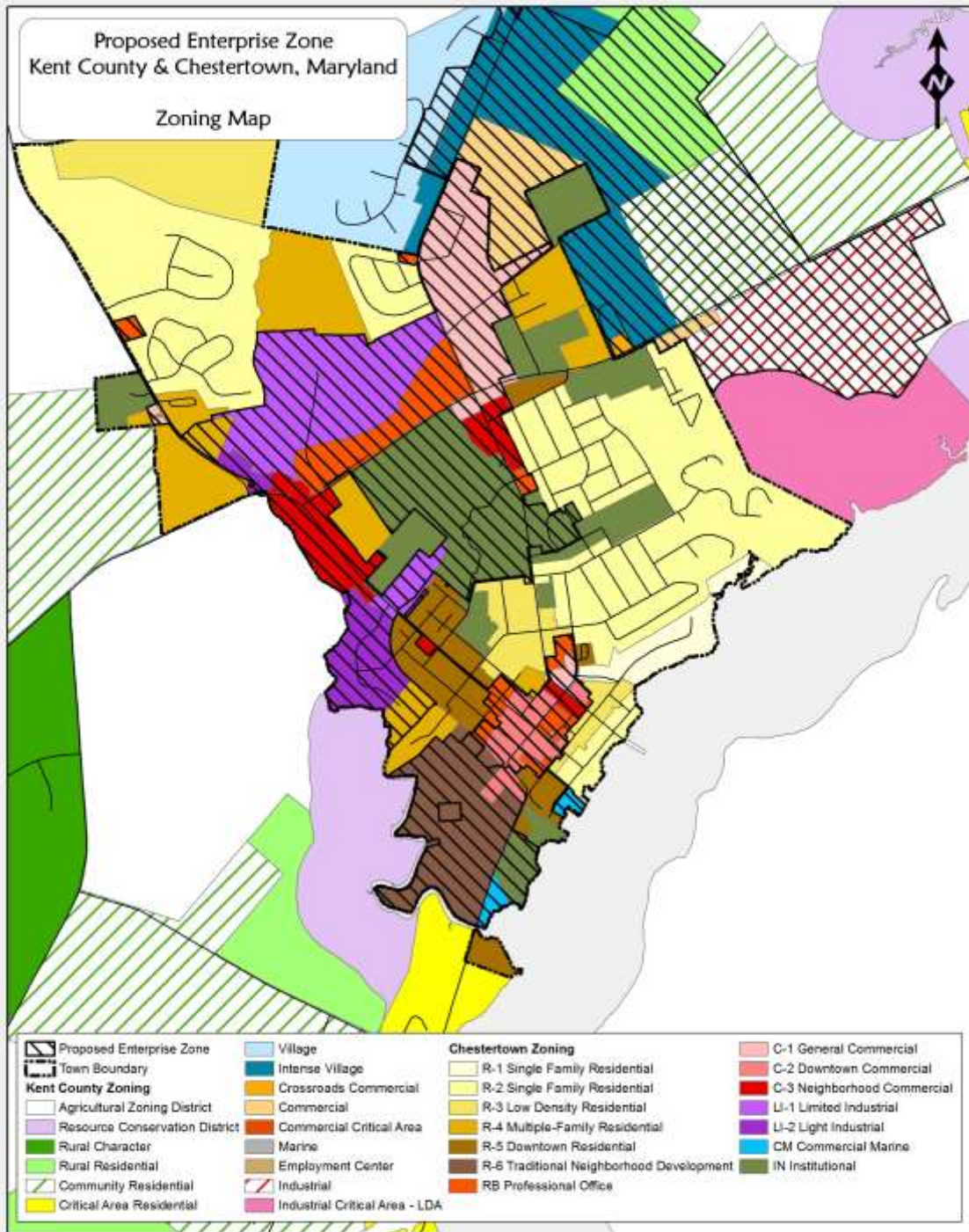


250 HAACKE DR		SA INVESTORS LLC		2	0205	0121	C-1
100 PHILOSOPHERS TER		SAMBOR INVESTMENTS LLC			0203	0385	C-1
948 WASHINGTON AVE		SARAC LLC	YES		0037	0095	IV
335 CANNON ST		SATTERFIELD HIGH STEPS LLC		1	0203	1387	C-2
110 N CROSS ST		SAUNDERS C DANIEL			0203	1505	C-2
512 WASHINGTON AVE		SCHAUBER JAMES F & MARY V USILTON		1	0200	0348	C-3
891 WASHINGTON AVE		SGM REALTY LLC		1	0205	0126	C-1
851 WASHINGTON AVE		SGM REALTY LLC		4	0205	0125	C-1
340 CANNON ST		SHELTON FRED JR & MARJORIE F			0203	1212	RB
519 MORGNEC ROAD		SHERTZ KEVIN M	YES		0037	0083	C/I
101 SPRING AVE		SHROOD PARTNERS LLC			0203	0378	C-2
		SHROOD PARTNERS LLC			0203	0379	C-2
907 N MEADOWVIEW DR		SIMON BENJAMIN C	YES	83	0037	0170	V
336 CANNON ST		SISYPHUS WORKS LLC			0203	1214	C-2
106 SPRING AVE		SIX THIRTEEN MANAGEMENT LLC		2	0203	0375	RB
115 COURT ST		SKIPP STEFAN R			0203	1478	RB
822 HIGH ST		SLAGLE CHARLOTTE E			0201	0967	C-3
855 HIGH ST		SMITH BENNIE L & SHIRLEY			0201	0978	C-3
230 CANNON ST		SMITH EDWARD M & LORRAINE S			0203	1242	RB
120 JIMSTOWN CIR		SMITH SCOTT O & SHARI C	YES	2	0037	0485	IV
500 MORGNEC ROAD		SMITH TODD B	YES	4	0037	0485	IV
903 WASHINGTON AVE		SOMMERS CHARLES W & MARGARET L			0205	0125	C-1
903 WASHINGTON AVE		SOMMERS CHARLES W & MARGARET L		3A	0037	0172	C-1
		SOMMERS CHARLES W & MARGARET L	YES	92	0037	0170	V
125 SCHEELER ROAD		STENGER CARL C JR			0200	0112	C-1
504 WASHINGTON AVE		STENGER JUNE FRANCIS ETALS			0200	0350	C-3
502 WASHINGTON AVE		STENGER JUNE FRANCIS ETALS			0200	0351	C-3
406 S CROSS ST		STEPNE 4 BUSINESS TRUST			0044	0026	C2/R-6
105 COURT ST		STRONG ROBERT H JR & DONNA L			0203	1471	RB
200 S CROSS ST		SULTANA EDUCATION FOUNDATION INC		1	0203	1231	C-2
204 S CROSS ST		SULTANA EDUCATION FOUNDATION INC		2	0203	1231	C-2
201 TALBOT BLVD		TALBOT ROAD LLC		8	0204	0245	LI-1/RB
508 MORGNEC ROAD		TAYLOR CHARLES F & MARY ANN	YES		0037	0022A	IV
507 WASHINGTON AVE		THOMPSON JOHN W			0200	0003	C-3
517 WASHINGTON AVE		TKSC LLC			0200	0006	C-3
601 HIGH ST	YES	TOWN OF CHESTERTOWN			0203	1022	C-3
605 HIGH ST	YES	TOWN OF CHESTERTOWN			0203	1021	C-3
321 CANNON ST	YES	TOWN OF CHESTERTOWN			0203	1383	C-2
309 CANNON ST	YES	TOWN OF CHESTERTOWN			0203	1381	C-2
211 MAPLE AVE	YES	TOWN OF CHESTERTOWN			0203	1621	C-2
329 CANNON ST	YES	TOWN OF CHESTERTOWN			0203	1386	C-2
211 MAPLE AVE	YES	TOWN OF CHESTERTOWN			0203	1620	C-2
118 N CROSS ST	YES	TOWN OF CHESTERTOWN			0203	1503	C-2
333 S CROSS ST	YES	TOWN OF CHESTERTOWN			0203	1234	C-2
201 S MILL ST	YES	TOWN OF CHESTERTOWN			0203	1209	C-2/RB
118 N CROSS ST	YES	TOWN OF CHESTERTOWN			0203	1502	C-3
122 N CROSS ST	YES	TOWN OF CHESTERTOWN			0203	1449	C-3
207 S WATER ST	YES	TOWN OF CHESTERTOWN			0203	1333	CM
207 S WATER ST	YES	TOWN OF CHESTERTOWN			0203	1333	CM
211 N WATER ST	YES	TOWN OF CHESTERTOWN		1	0203	1332	CM-2
	YES	TOWN OF CHESTERTOWN			0205	0246	LI-1
224 CANNON ST	YES	TOWN OF CHESTERTOWN			0203	1245	RB
	YES	TOWN OF CHESTERTOWN	YES		0037	0117	C/IV
	YES	TOWN OF CHESTERTOWN	YES		0037	0116	IV
314 PARK ROW	YES	TOWN OF CHESTERTOWN THE			0203	0377	C-2
113 PHILOSOPHERS TER	YES	TOWN OF CHESTERTOWN THE			0203	0740	C-2

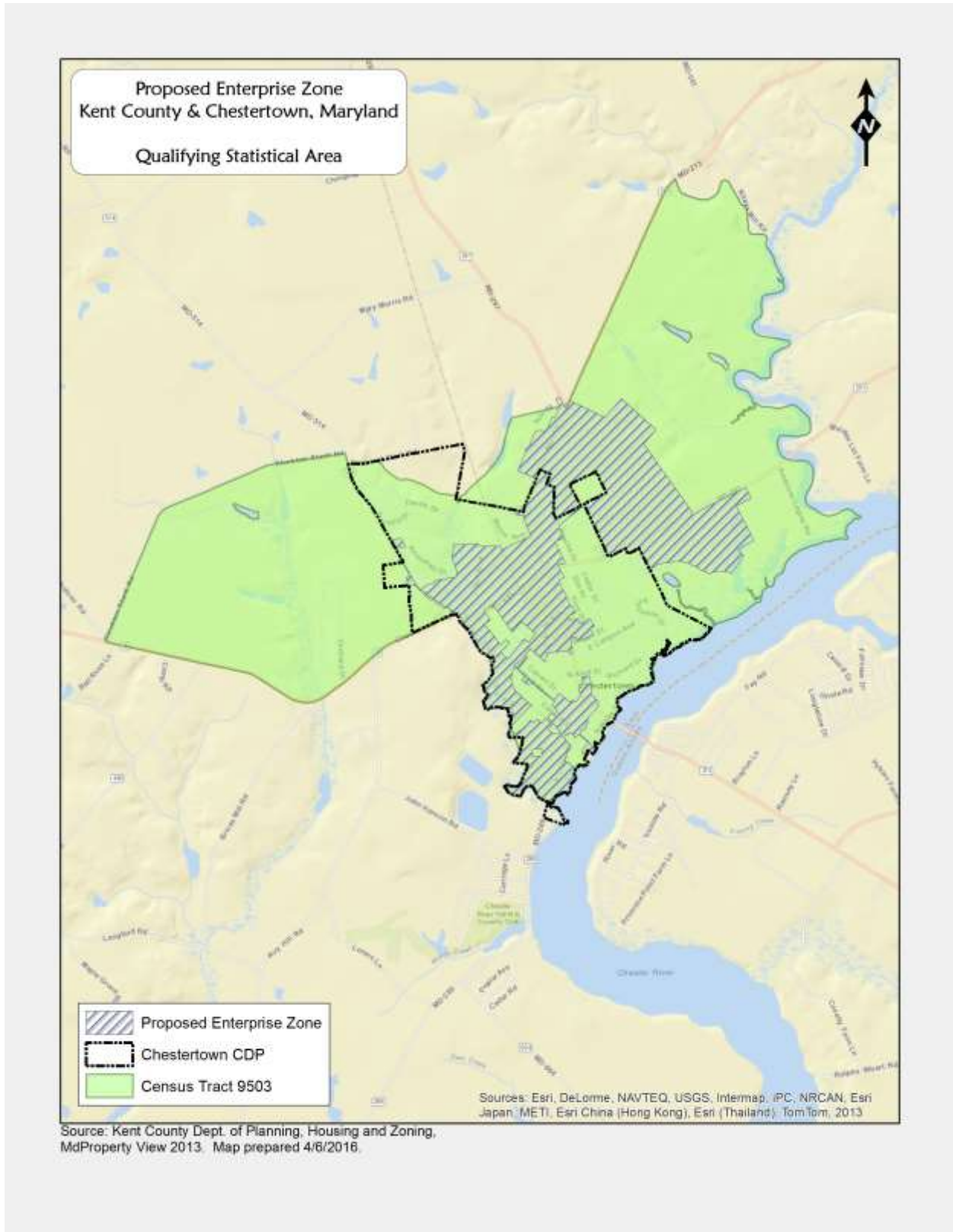
314 CANNON ST	YES	TOWN OF CHESTERTOWN THE			0203	1225	C-2
	YES	TOWN OF CHESTERTOWN THE			0203	1336	CM
103 FLATLAND ROAD	YES	TOWN OF CHESTERTOWN THE			0204	0253	LI-2
861 WASHINGTON AVE		TOWNEWOOD ENTERPRISES LLC		2	0205	0125	C-1
201 HIGH ST		TRIAD VENTURES INC			0203	1087	C-2
104 S QUEEN ST		TRINITY BLACKTHORN LLC			0203	1355	RB
101 GREENWOOD AVE		TRINITY EVANGELICAL LUTHERAN			0200	0001	RB
		TRINITY EVANGELICAL LUTHERAN	YES		0037	0076	IV
206 CANNON ST		TWILLEY LANE LLC			0203	1251	RB/R-5
914 GATEWAY DR		UNITARIAN FELLOWSHIP O/T	YES	88	0037	0170	V
203 CALVERT ST	YES	UNITED STATES OF AMERICA			0203	0854	C-2
110 S QUEEN ST		VALIANT BRUCE J & MARY ELLEN			0203	1357	RB
856 HIGH ST		VAN DYKE BROS INC			0204	0250	C-3
849 HIGH ST		VAN DYKE BROS INC			0201	0981	C-3
120 N QUEEN ST		VANSANT ANNE B			0203	1461	C3/R3
849 WASHINGTON AVE		VIMMO PROPERTIES LLC		3	0205	0125	C-1
321 HIGH ST		WALMSLEY WILLIAM D & ELLEN WOOD			0203	1065	C-2
508 WASHINGTON AVE		WASHINGTON COLLEGE		2	0200	0348	C-3
		WASHINGTON COLLEGE			0044	0314	CM
		WASHINGTON COLLEGE			0044	0316	CM
445 S CROSS ST		WASHINGTON COLLEGE			0203	1271	IN
509 S CROSS ST		WASHINGTON COLLEGE			0044	0170	IN
500 WASHINGTON AVE		WASHINGTON COLLEGE		1	0200	0352	IN
100 GIBSON AVE		WASHINGTON COLLEGE			0201	1667	IN
102 S COLLEGE AVE		WASHINGTON COLLEGE		2	0200	0352	IN
300 WASHINGTON AVE		WASHINGTON COLLEGE			0201	0353	IN
140 S COLLEGE AVE		WASHINGTON COLLEGE			0201	1666	IN
		WASHINGTON COLLEGE			0044	0312	IN
415 S CROSS ST		WASHINGTON COLLEGE		2	0203	1274	IN/R-5
		WASHINGTON COLLEGE		1	0205	0243	RB
151 MORGNEC ROAD		WASHINGTON COLLEGE INC			0204	0342	IN
201 MORGNEC ROAD		WASHINGTON COLLEGE INC			0204	0343	IN
501 S CROSS ST		WC WATER LLC			0044	0001	IN
419 S CROSS ST		WC WATER LLC			0203	1273	IN
106 S QUEEN ST		WHITE PAMELA L			0203	1356	RB
239 HIGH ST		WHITE SWAN TAVERN INC			0203	1078	C-2
229 HIGH ST		WHITE SWAN TAVERN INC			0203	1080	C-2
233 CANNON ST		WHITE SWAN TAVERN INC			0203	1361	C-2
347 HIGH ST		WHITTAKER OSCAR R &			0203	1058	RB
829 HIGH ST		WILL HERBERT W JR & CHRISTINE L		2	0201	0990	C-3
827 HIGH ST		WILL HERBERT W JR & CHRISTINE L		1	0201	0991	C-3
113 COURT ST		WILLIAMS DAVID M ETAL			0203	1477	RB
217 COURT ST		WOOTTON MICHAEL C			0203	1490	C-3
207 COURT ST		WOOTTON MICHAEL C			0203	1489	RB
102 CHURCH ALY		WRIGHT DAVID C			0203	1485	RB
100 CHURCH ALY		WRIGHT DAVID C			0203	1484	RB
101 S MILL ST		WRIGHT JONATHAN R & CHRISTA HAUSS			0203	1392	RB
817 HIGH ST		WUN KIN K & KING H			0201	0995	C-3
121 WASHINGTON AVE		WWJD LLC			0203	0387	RB/R-3
111 SPRING AVE		WYMAN FREDERICK N & NANCY G			0203	0381	C-3
203 MAPLE AVE		YEAGER THOMAS N & JEANNE M			0203	1618	RB
315 HIGH ST		ZNB LLP			0203	1067	C-2



Source: Kent County Dept. of Planning, Housing and Zoning, MdProperty View 2013. Map prepared 4/6/2016.



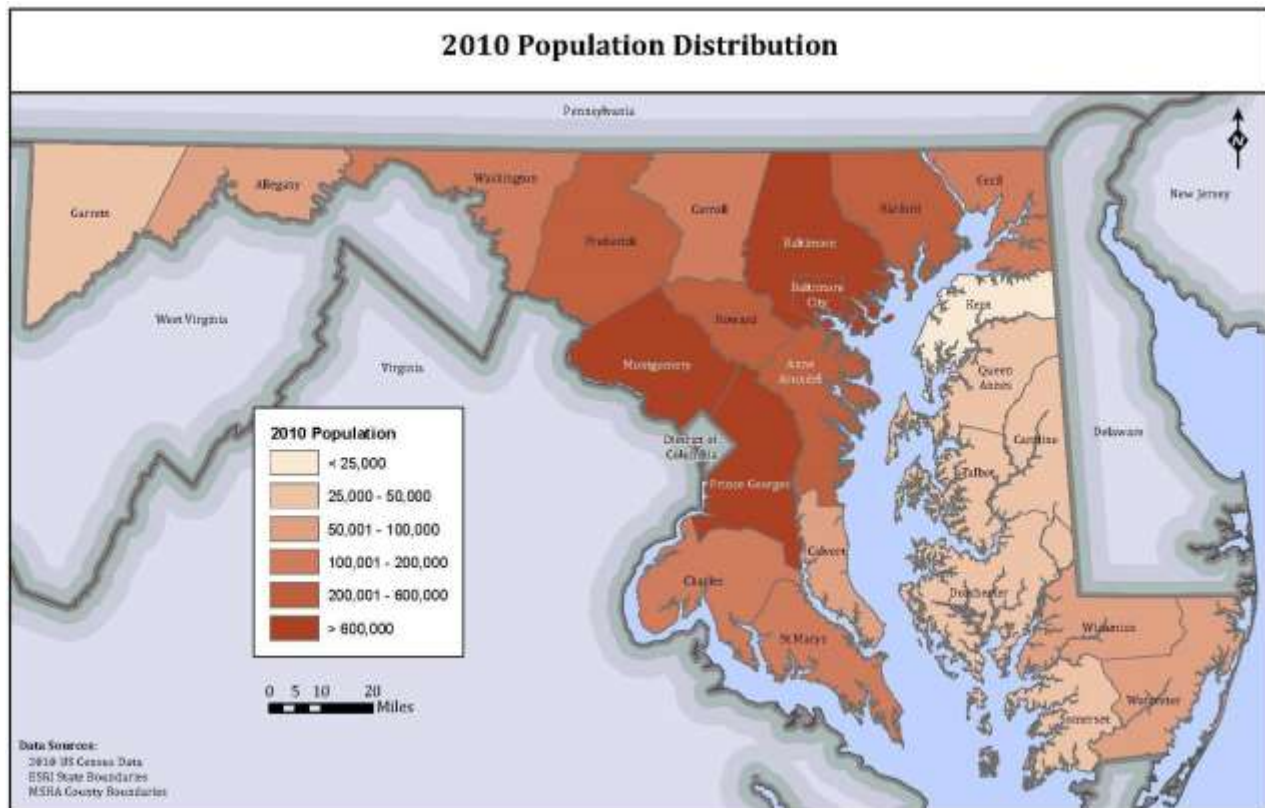
Source: Kent County Dept. of Planning, Housing and Zoning, MdProperty View 2013. Map prepared 4/6/2016.





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

The Town of Chestertown is the County's seat and its largest municipality, with approximately one quarter of the County's population. By population, Kent County is the smallest county in Maryland. The population hovers at 20,000 citizens, of which approximately 24% are age 65 years or over.<sup>1</sup> The workforce consists of approximately 10,000 people. The December 2015 unemployment rate was 5.3%, which was .7% higher than the overall State of Maryland rate of 4.6%.<sup>2</sup> Kent County's unemployment rates are highest during the months of January, February, and March because of seasonal employment needs during the other months.



<sup>1</sup> U.S. Census Bureau: 2014

<sup>2</sup> U.S. Department of Labor, Bureau of Labor Statistics, December 2015

In Kent County 54% of students receive free and reduced meals. Five of the seven 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. Nearly 24% of county households have incomes under \$25,000.<sup>3</sup>

Agriculture, maritime enterprises and tourism have traditionally been Kent County's economic drivers. More than 78% of the land in the County, or 179,201 acres, is farmland (2012 Census), and the value of agriculture products sold in 2012 totaled \$112 million. In 2014, tourism generated \$56 million dollars in sales – a 33 % increase from 2010 – and accounted for some 470 jobs. 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. The three business sectors represented by these employers (education, healthcare and manufacturing) provide approximately 1,000 jobs each. The Washington College campus is home to about 1,450 students from September through May, and then hosts many summer programs that bring young campers, scholars and athletes along with adult learners into the County. Dixon, the County's largest private employer, reports spending approximately one million dollars annually on goods and services in the County. Total manufacturers' shipments amounted to \$360 million in 2012. Since its merger into the University of Maryland Medical System Easton-based Shore Regional Health, operates a hospital, home health care company, and a nursing and rehab center in Chestertown.

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<sup>3</sup> Kent County Community Needs Assessment 2012

## **GOALS AND OBJECTIVES**

### Increase Employment Base

The Economic Development offices have formed partnerships with the Department of Labor, Licensing and Regulations, the Upper Shore Workforce Investment Board, Chesapeake College, Washington College, Department of Social Services, and various organizations 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 and income tax credits.

### Businesses Retention and Expansion

Retention and expansion of our current businesses is essential to the economic health of Kent County. The Economic Development offices will assist current businesses with growth and expansion projects, providing resources and guidance, and assistance 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 in nature 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 in Downtown Chestertown

The Downtown area is challenged with empty storefronts and years of neglect by property owners. 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 downtown, enabling Chestertown to more fully capitalize on the Main Street and Arts and Entertainment District designations they have achieved.

### **LOCAL STANDARDS**

The local standard for qualification for businesses to qualify for real property tax credits in the Chestertown 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**

Kent County re-established the Revolving Loan Fund in the FY2016 budget, and partnered with the Eastern Shore Entrepreneurship Center (ESEC) to administer the fund. The Commissioners allocated \$200,000 and ESEC matched the funding to allow businesses to access \$400,000 for growth and expansion.

The Town of Chestertown and Kent County are poised for growth. In July of 2015 the Kent County Commissioners demonstrated their commitment to Economic Development by re-establishing a stand-alone department to focus on Economic Development for the County and creating the position of Economic Development Coordinator.

Kent County has signed contracts with FTS Fiber to build a fiber optic broadband network throughout Kent County. FTS Fiber partners with Think Big Networks, an Internet Service Provider, based on cutting edge technologies for large bandwidth. Together Team FTS, FTS Fiber and Think Big Networks, anticipate delivering 1GB service to 99.9% of the business and residents in the county that request service.

The Commissioners approved giving the Kent County Public School System \$1.6 million above the State's Maintenance of Effort requirement for FY2017, to avoid consolidation of the County's five elementary schools and to provide teachers with raises that close the pay gap between Kent and the surrounding counties.

In the summer of 2015, the Town of Chestertown received a designation for a Maryland Arts & Entertainment District. In October 2015, the Town hired an Economic Development & Marketing Coordinator to manage the Arts & Entertainment District and the Main Street program, which was first awarded in 2009.

The Town of Chestertown stepped up in 2012 to purchase the only Marina within its limits because leaders wanted to ensure the property would continue to provide public access to the Chester River. The Marina is in desperate need of repair and revitalization after many years of deferred maintenance in the private sector. The improved Marina will stimulate the downtown economy and provide an improved gateway into the County and its 700-plus businesses. The total project cost is more than \$5 million, and Chestertown is moving forward with dredging in anticipation of public and private support. Chestertown has an eclectic selection of businesses downtown, including a new distillery, a wine and cheese lounge, art studios, a music center, consignment shops, an artisanal bakery, gift shops, and three clothing stores.

### **EDUCATIONAL AND TRAINING OPPORTUNITES**

Workforce readiness and development are a priority for the Kent County Economic Development office. There are many partners in assuring our workforce is ready to work, and trained to meet the needs of businesses today and into the future. 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 an open exchange of information will assist in planning for the future needs of the business community.

### **MANAGEMENT PLAN**

The Chestertown Kent County Enterprise Zone will be administered by the Town and County Economic Development Offices. The Economic Development Offices 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 Chestertown Kent County Enterprise Zone will be promoted by the Town and County Economic Development Offices.

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

Dixon is actively exploring the possibility of expanding in Chestertown. The possible investment currently being discussed is approximately \$50 million over the next six to ten years. The current project's initial phase would include a warehouse/distribution facility for Dixon. The project may also include investment for a business campus to attract other businesses and industries to the area.

Fish Whistle is currently proposing a \$300,000 to \$700,000 project to upgrade the existing restaurant located at 98 Cannon Street. Fish Whistle is the only waterfront restaurant in Chestertown. The plans include, but are not limited to, the construction of a large out-door deck, relocation of air handlers, geothermal heating and cooling, repaving of the parking lot, landscaping, re-flooring of the interior of the building, re-construction of the kitchen, painting of the entire interior, and construction of an additional bathroom. The property owner has contracted with an engineer and proposed site plans have been produced.

There is currently a prime undeveloped lot located in the 300 block of S. Cross Street with potential for the owner to invest \$500,000 to \$800,000 in a new building for commercial use.

Washington College currently owns the 70-acre farm surrounding Stepne Major. The College and KRM Development Company, which owns Stepne Manor and other properties contiguous to Stepne Farm, recently commissioned a conceptual study of a potential commercial and residential development of their property. The study produced a conceptual development plan that would extend the existing grid in the Chestertown Historic District south of Cross Street to Radcliffe Creek with a layout that would add up to 200 single-family houses that would carefully replicate the character in the Historic District. The total selling price of the houses that could be developed on this property is projected to be around \$75 million.

Washington College currently owns a 13.029 acre parcel of undeveloped land located on the corner of Morgnec Road and MD213. The property is zoned RB Professional Office and the Enterprise Zone designation will enhance the appeal for development of a commercial endeavor in this prime location.

**VIII. Size Justification**

The Town of Chestertown and Kent County are very rural in nature and properties tend to be large and quite spread out. It is critically important to include properties in our downtown area as well as our businesses located on the outskirts of the Town borders. The proposed area for the Chestertown Kent County Enterprise Zone consists of properties located in the Town of Chestertown 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. Chestertown's Historic District contains some 18th century buildings that are in desperate need of improvement after many years of owner neglect. 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 currently facing the challenges of declining enrollment in our public schools, and changes in healthcare that threaten the inpatient services provided at our local hospital. It remains a strong draw for residents who enjoy the natural beauty of the area, the well preserved Colonial architecture and the charm of Chestertown, the proud Chesapeake Bay boating and fishing culture of Rock Hall, and the intellectual and cultural offerings of Washington College. Founded in 1782, Washington College is the nation's tenth oldest liberal arts college. 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 Chestertown 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.



**IX. Public Hearing Notice and Timeline**

A joint public hearing with the Town of Chestertown and Kent County was held on March 29, 2016. The public hearing was advertised March 17, 2016 in the Kent County News and posted online at [www.thekentcountynews.com](http://www.thekentcountynews.com) on March 17, 2016. The public hearing was promoted on social media via Facebook, Twitter, and LinkedIn periodically from March 17-29, 2016.

APG Media of Chesapeake, LLC  
P.O. Box 600  
29088 Alrpark Drive  
Easton, MD 21601

03/16/16  
2619041

# CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND

COUNTY OF: Kent County News

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Public Notice for 3/29..." was published in the:

Kent County News            03/17/16  
thekentcountynews.com Online    03/17/16

  
David Fike  
President & Publisher

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the County Commissioners of Kent County and the Town of Chestertown will hold a joint public hearing on Tuesday, March 29, 2016, at 5:00 pm in the Commissioners' Hearing Room, R. Clayton Mitchell, Jr. Kent County Government Center, 400 High Street, Chestertown, Maryland, to obtain input on the DRAFT Chestertown Kent County Enterprise Zone Application.

If you require communication assistance, please contact the County Commissioners' Office at (410) 778-4600 or visit Maryland Relay at [www.mdrelay.org](http://www.mdrelay.org) no later than March 24, 2016.

The DRAFT Chestertown Kent County Enterprise Zone Application and supporting documentation are available for review on the County's website, at <http://www.kentcounty.com/economic-development>. Contact Jamie Williams, Coordinator, Economic Development, at [williamsj@kentcounty.org](mailto:williamsj@kentcounty.org) or 410-810-2188 or Kay McInosh, Economic Development and Marketing Coordinator, Chestertown Arts and Entertainment District/Chestertown Main Street, at [kay.chestertown@gmail.com](mailto:kay.chestertown@gmail.com) or 410-778-2981 for further information.

THE COUNTY COMMISSIONERS  
OF KENT COUNTY, MARYLAND  
Sondra Blackston, Clerk  
KN 3/17 2619041

### Attendance Sheet

#### PUBLIC HEARING

March 29, 2016

#### DRAFT Chestertown Kent County Enterprise Zone Application

NAME (Please Print)

1. Samuel Shupe
2. ELIZABETH GROSS
3. MARTY STETSCH
4. CAROL CORDES
5. Joan Anderson
6. DON HOOKER
7. BERNADETTE BOWMAN
8. Jamie J. Wynn
9. Doug D. Mason
10. Carolee SONG
11. JIM LUFF
12. Kay MacIntosh
13. Margery Elsberg
14. Paula Reed
15. DOUG SASSI
16. BILL INGERSOLL
17. Wayne Darrell
18. JEFFREY CARROLL
19. Robert Kramer

DRAFT Chestertown Kent County Enterprise Zone Application  
March 29, 2016  
Page 2

- 20. *John R. Messer*
- 21. *Stanley Ackman*
- 22. *Pat J. Hill*
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# TESTIMONY LOG

## PUBLIC HEARING

March 29, 2016

### DRAFT Chestertown Kent County Enterprise Zone Application

**PLEASE SIGN IF YOU WISH TO SPEAK:**

NAME (Please Print)

- 1. ~~JIM LUFF, KENT Co. EDC~~
- 2. ~~Paul Reeder~~
- 3. ~~DOUG SASSI~~
- 4. ~~Margery Elsborg~~
- 5. ~~Karl~~
- 6. ~~Donis Mason~~
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March 29, 2016

### **PUBLIC HEARING**

A public hearing was held today at 6:11 p.m. in the County Commissioners' Hearing Room, County Government Center, 400 High Street, Chestertown, MD, for the purpose of discussing the DRAFT Chestertown Kent County Enterprise Zone Application.

County Commissioners, William W. Pickrum, Ronald H. Fithian and William A. Short were in attendance as well as Shelley Herman, County Administrator and Jamie Williams, Coordinator, Economic Development. Chestertown Town Council Members, Liz Gross, Linda Kuiper, Sam Shoge, and Marty Stetson as well as Kay MacIntosh, Economic Development and Marketing Coordinator, were also in attendance.

Commissioner Pickrum read the notice of public hearing into record and stated that copies of the DRAFT Chestertown Kent County Enterprise Zone Application were made available to the public at the following locations: the County's website at <http://www.kentcounty.com/economic-development>, the Economic Development Office, 400 High Street, Chestertown and at the Town of Chestertown, 118 North Cross Street, Chestertown, MD.

Commissioner Pickrum read the rules for the public hearing into record. Ms. Williams also requested the audience to 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. Because there are properties in parts of the County and the Town in the designated Enterprise Zone, the County and Town must jointly apply for the Enterprise Zone designation. Ms. Williams discussed the requirements for an Enterprise Zone designation. Based on recent averages, Kent County and the Town of Chestertown would qualify based on poverty level incomes at least 1.25 times the national average. The Town and County must act quickly, timing is crucial to the application. 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. Commissioner Pickrum stated that he believes the Enterprise Zone will make a more "level playing field" for Kent County against the surrounding jurisdictions.

Commissioner Short inquired as to whether or not this program goes far enough and whether or not other municipalities can be captured. Ms. Williams stated that at this time no, due to the criteria requirements to qualify as an Enterprise Zone. Ms. Williams will look at the demographics in the future.

Commissioner Pickrum invited comments and questions from the audience.

Public Hearing Minutes – Enterprise Zone Application  
March 29, 2016  
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Jim Luff, Chair, Economic Development Commission, testified that the Commission wholeheartedly supports the application. The Enterprise Zone designation will attract businesses and allow current businesses to expand. Mr. Luff described the Enterprise Zone as a “tool in the toolbox” in order to expand the economy.

Paula Reeder, Associate Broker, Champion Realty, stated that other counties have taken advantage of these incentives to grow their economy. The Enterprise Zone designation has been very effective in Garrett County. Ms. Reeder encouraged the Town of Chestertown and the County to seek abilities to qualify other areas of the County for similar benefit.

Doug Sassi, Doug Sassi Pottery, spoke in support of the application and hopes that it will expand to Still Pond.

Margie Elsberg, Communications Coordinator, Save the Hospital Committee, spoke in support of the application and stated that she believes that once the hospital begins to grow and thrive that the designation will energize that growth.

Doris Mason, Executive Director, Upper Shore Regional Council, reiterated previous testimony in support of the application. The Enterprise Zone designation would put the Town and County in a position to attract new businesses and would allow local control of zoning to remain. Ms. Mason described the Enterprise Zone designation as a “window of opportunity” and that the Town and County should take advantage of the designation while it is able.

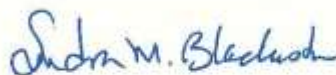
Commissioner Short stated that fifty percent of something is better than fifty percent of nothing and believes this will have a positive impact on Kent County.

Mr. Stetson stated that the Enterprise Zone designation would allow the Town and County to compete with surrounding counties. Ms. Kuiper commended Ms. Williams and Ms. MacIntosh and stated that they have been the biggest asset to this project.


Written comments will be accepted in the County Commissioners’ Office until Friday, April 1, 2016, at 12:00 p.m.

The hearing was taped for reference and the Commissioners adjourned the public hearing at 6:38 p.m.

Respectfully submitted,



Sondra M. Blackiston, Clerk

Approved:   
William W. Pickrum, President  
The County Commissioners  
of Kent County, Maryland