

# City of Salisbury



**CAROL M. TURNER, CPPB, C.P.M.**

DIRECTOR OF PROCUREMENT & PARKING

MEMBER OF:  
N.I.G.P.  
M.P.P.A.  
I.S.M.

**MARYLAND**

**PURCHASING DEPARTMENT**

125 N. DIVISION STREET, ROOM 104  
SALISBURY, MD 21801  
410-548-3190  
FAX: 410-548-3192

October 19, 2004


**TO:** Mayor Tilghman and City Council

**SUBJECT:** Amendment to Resolution No. 1031

Attached please find a request from Palmer Gillis and Tony Gilkerson to extend the time within which they can successfully find financing for their concept plan to develop City Parking Lot No. 1. Resolution No. 1031 was passed by the City Council on October 27, 2003 with a twelve (12) month time limit.

Mr. Gillis and Mr. Gilkerson are requesting a six (6) month extension. The original terms and conditions of Resolution No. 1031 would still remain applicable to this time extension.

A copy of their correspondence and a copy of the original Resolution are both attached for your information and review.

  
Carol M. Turner, CPPB, C.P.M.  
Director of Procurement & Parking

**PALMER GILLIS  
TONY GILKERSON  
212 WEST MAIN STREET, SUITE 305  
SALISBURY, MARYLAND 21801  
(410) 7494821  
FAX 410-749-7934**

October 11, 2004

Ms. Carol M. Turner, CPPB, C.P.M.  
Director of Procurement & Parking  
Purchasing Department  
City of Salisbury  
125 North Division Street, Room 104  
Salisbury, Maryland 21801

Dear Carol:

In the Fall of 2004 the City Council passed a 12 month resolution allowing our firm to seek funding and commitments during a feasibility period for Parking Lot # 1. We believe that period ends on October 27, 2004.

As you may be aware, we were unable to get the University to commit to a program, through the Salisbury University Foundation, of Student Housing. That failure occurred in the Spring of this year. Since that time, we have solicited, unsuccessfully, several developers who are currently creating student housing. In addition to that, we have expanded the search with Mr. Becker and Mr. Ahtes help to other developers who may be interested in this project. This effort has met with scattered results, but ultimately no success.

Just recently, Bill Ahtes has connected me with a developer from Potomac, Maryland who seems to have a genuine interest. Their interest level is based on the development plan we presented to the City. They are extremely interested in pursuing our concept with a heavy interest in private sector (taxable) residential units. Very similar to what we were proposing.

They have asked that we seek an extension of our Resolution Number 1031 for as much as six months. The reason for this request, as we understand it, is to not have to have the City go through the discussions, declaration of surplus, the extensive review process and the expense required to reach the point where we are currently are. They seem to be enthusiastic and motivated to pursue the project we presented to you a year ago. We think that by extending this resolution that the project can come to fruition much sooner.

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City of Salisbury  
October 11, 2004

We apologize for this last minute request, but it was only made to us last week. We knew that the resolution expired, but quite honestly we thought it was in November sometime. Please do not hesitate to call me if you have any questions or require additional information.

Sincerely,



Palmer Gillis



Tony Gilkerson

PG/dr

c.c. Mayor Barrie Tilghman  
John Pick  
Paul Wilbur

AS AMENDED ON OCTOBER 27, 2003

RESOLUTION NO. 1031

A RESOLUTION of the Council of the City of Salisbury for the purpose of accepting the concept plan of Palmer Gillis and Tony Gilkerson for the Parking Lot No. 1 Redevelopment Project and agreeing to a twelve month study and negotiation period for a Disposition Agreement with Palmer Gillis and Tony Gilkerson.

WHEREAS the City of Salisbury declared Parking Lot No. 1 as surplus property on October 28, 2002; and

WHEREAS the City of Salisbury advertised for proposals for redevelopment/purchase of Parking Lot No. 1 on or about November 13, 2002, pursuant to SC13-1 et seq. and Chapter 2.36 of the City Code, and proposals were to be received on or about March 12, 2003; and

WHEREAS the City of Salisbury received three (3) proposals for the redevelopment/purchase of Parking Lot No. 1; and

WHEREAS the City of Salisbury is now, therefore, selecting the Palmer Gillis and Tony Gilkerson design concept as the winning proposal; and

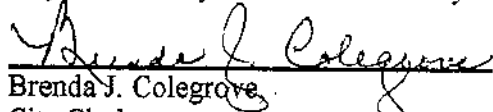
WHEREAS the City of Salisbury is in agreement for a twelve (12) month study and negotiation period with Palmer Gillis and Tony Gilkerson,

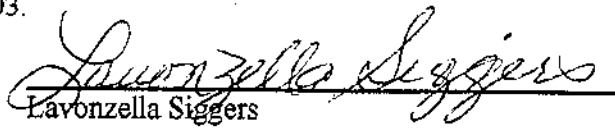
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, in regular session on the 27<sup>th</sup> day of October, 2003, that the concept plan of Palmer Gillis and Tony Gilkerson, dated March 12, 2003, for the City of Salisbury Parking Lot No. 1 Development is selected as the winning concept proposal and the parties hereby agree to a twelve (12) month study and negotiation period for a Disposition Agreement with Palmer Gillis and Tony Gilkerson.

BE IT FURTHER ENACTED AND RESOLVED that this Resolution does not create a Disposition Agreement, and the operation and effect of this Resolution shall terminate twelve (12) months from the effective date hereof, if a Disposition Agreement is not adopted by the City of Salisbury in that time period.


AND BE IT FURTHER ENACTED AND RESOLVED that this Resolution shall take effect from and after its passage.

The above resolution was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this 27<sup>th</sup> day of October, 2003.

  
Brenda J. Colegrove  
City Clerk

  
Lavonzella Siggers  
President, Salisbury City Council

APPROVED BY ME THIS 5<sup>th</sup> day of  
NOVEMBER 2003.

  
Barrie P. Tilghman  
Mayor of the City of Salisbury

**RESOLUTION No. 1162**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALISBURY TO AMEND RESOLUTION NO. 1031 TO EXTEND THE TIME OF THE STUDY AND NEGOTIATION PERIOD FOR A DISPOSITION AGREEMENT WITH PALMER GILLIS AND TONY GILKERSON.**

WHEREAS, on the 27<sup>th</sup> day of October, 2003 the Council of the City of Salisbury accepted the concept plan of Palmer Gillis and Tony Gilkerson, dated March 12, 2003, for the City of Salisbury Parking Lot No. 1 Development, and

WHEREAS, the parties agreed to a twelve (12) month study and negotiation period for a Disposition Agreement, and

WHEREAS, Resolution No. 1031 was enacted but did not create a Disposition Agreement and the operation and effect of that Resolution would terminate twelve (12) months from the effective date thereof, if a Disposition Agreement is not adopted by the City of Salisbury in that time period, and

WHEREAS, by letter dated October 11, 2004, Mr. Gillis and Mr. Gilkerson have requested a six (6) month extension in order to entertain negotiations with an interested developer for pursuing the concept presented to the City Council;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Salisbury, Maryland to extend the time period for an additional six (6) months from the effective date hereof and the operation and effect of this extension shall terminate if a Disposition Agreement is not adopted by the City of Salisbury in that time period..

THE ABOVE RESOLUTION was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on this \_\_\_\_ day of \_\_\_\_\_, 2004, and is to become effective immediately upon adoption.

ATTEST:

\_\_\_\_\_  
Brenda J. Colegrove  
CITY CLERK

\_\_\_\_\_  
Michael P. Dunn  
CITY COUNCIL PRESIDENT

APPROVED by me this \_\_\_\_\_  
day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
Barrie P. Tilghman  
MAYOR, City of Salisbury