



CITY OF SALISBURY

125 N. Division Street, Salisbury, MD 21801

WORK SESSION

125 N. Division Street, Room 301, Salisbury, MD 21801

Monday, February 2, 2026 7:00 PM

ANGELA M. BLAKE
Council President

APRIL R. JACKSON
Council Vice President

MICHELE R. GREGORY
Councilwoman

SHARON C. DASHIELL
Councilwoman

MELISSA D. HOLLAND
Councilwoman

CALL TO ORDER

PRESENTATION

- 2025 Year End Report of SFD

RESOLUTION

- Abandoned Vessel-Authorization for City Auction and Transfer of Ownership
Resolution accepting a 1980 Johnstone sailboat into the City inventory and adding such vessel to the City's asset inventory for the purpose of sale in lieu of delinquent slip holder fees.
- Amending Resolution No. 2972 – Reallocation of 2019 Bond Proceeds for 112 W. Church Street (City Hall)
Resolution Amending And Supplementing Resolution No. 2972, Adopted By The Council On September 9, 2019, Approved By The Mayor On September 9, 2019 And Effective On September 9, 2019 (“Resolution No. 2972”), As Amended And Supplemented To Date, In Order To (1) Authorize And Empower City Of Salisbury (The “City”) To Use And Apply A Portion Of The Principal Amount Of The \$11,225,000 City Of Salisbury Public Improvement Bonds Of 2019 Issued On October 8, 2019 (The “2019 Bonds”), Together With A Portion Of The Net Original Issue Premium Received By The City In Connection With The Sale Of The 2019 Bonds, If Applicable, To A Project Identified Herein As “112 W. Church Street – City Hall” In Addition To The Prior Authorized Projects Identified Herein, And (2) Identify Such Additional Project As A “Project” For All Purposes Of Resolution No. 2972, As Amended And Supplemented; Authorizing And Empowering City Officials And Employees To Take Certain Actions With Respect To The 2019 Bonds; Providing That The Provisions Of This Resolution Shall Be Liberally Construed; And Otherwise Generally Relating To The Use Of Proceeds Of The 2019 Bonds
- Amending Resolution No. 3117 – Reallocation of 2021 Tax-Exempt Bond Proceeds for 112 W. Church Street (City Hall)
Resolution Amending And Supplementing Resolution No. 3117, Adopted By The Council On August 9, 2021, Approved By The Mayor On August 10, 2021 And Effective On August 10, 2021 (“Resolution No. 3117”), In Order To (1) Authorize And Empower City Of Salisbury (The “City”) To Use And Apply A Portion Of The Principal Amount Of The \$8,965,000 City Of Salisbury Tax-Exempt Public Improvement And Refunding Bonds Of 2021 Issued On September 1, 2021 (The “2021 Tax-Exempt Bonds”), Together With A Portion Of The Net Original Issue Premium Received By The City In Connection With The Sale Of The 2021 Tax-Exempt Bonds, If Applicable, To A Project Identified Herein As “112 W. Church St. – City Hall” In Addition To The 2021 New Money Projects Identified In Resolution No. 3117, And (2) Identify Such Additional Project As A “2021 New Money Project” For All Purposes Of Resolution No. 3117; Authorizing And Empowering City Officials And Employees To Take

Certain Actions With Respect To The 2021 Tax-Exempt Bonds; Providing That The Provisions Of This Resolution Shall Be Liberally Construed; And Otherwise Generally Relating To The Use Of Proceeds Of The 2021 Tax-Exempt Bonds.

ORDINANCE

- Amending Use of 2019 Bond Proceeds to Add 112 W. Church Street – City Hall Project
Ordinance Amending And Supplementing Ordinance No. 2554, Passed By The Council On August 26, 2019, Approved By The Mayor Of City Of Salisbury (The “City”) On August 27, 2019 And Effective On August 27, 2019 (“Ordinance No. 2554”), As Amended And Supplemented To Date, In Order To (1) Authorize And Empower The City To Use And Apply A Portion Of The Principal Amount Of The \$11,225,000 City Of Salisbury Public Improvement Bonds Of 2019 Issued On October 8, 2019 (The “2019 Bonds”) To The Project Identified Herein As “112 W. Church Street – City Hall,” And (2) Identify Such Additional Project As A “Project” For All Purposes Of Ordinance No. 2554 (As Amended And Supplemented); Providing That This Title Is A Fair Statement Of The Substance Of This Ordinance; Authorizing Certain City Officials To Take Certain Actions In Connection With The Transactions Contemplated By This Ordinance; Providing That The Provisions Of This Ordinance Shall Be Liberally Construed; And Otherwise Generally Relating To The Use Of Proceeds Of The 2019 Bonds
- Amending Ordinance No. 2675 – Reallocation of 2021 Tax-Exempt Bond Proceeds for 112 W. Church Street – City Hall
Ordinance Amending And Supplementing Ordinance No. 2675, Passed By The Council On July 26, 2021, Approved By The Mayor Of City Of Salisbury (The “City”) On July 26, 2021 And Effective On July 26, 2021 (“Ordinance No. 2675”), In Order To (1) Authorize And Empower The City To Use And Apply A Portion Of The Principal Amount Of The \$8,965,000 City Of Salisbury Tax-Exempt Public Improvement And Refunding Bonds Of 2021 Issued On September 1, 2021 (The “2021 Tax-Exempt Bonds”) To The Project Identified Herein As “112 W. Church Street – City Hall,” And (2) Identify Such Additional Project As A “Project” For All Purposes Of Ordinance No. 2675 (As Amended And Supplemented); Providing That This Title Is A Fair Statement Of The Substance Of This Ordinance; Authorizing Certain City Officials To Take Certain Actions In Connection With The Transactions Contemplated By This Ordinance; Providing That The Provisions Of This Ordinance Shall Be Liberally Construed; And Otherwise Generally Relating To The Use Of Proceeds Of The 2021 Tax-Exempt Bonds.
- Additional Funds Request for Part-Time Zoo Staffing
Ordinance - amending the fiscal year 2026 annual budget to provide additional appropriations for the Salisbury Zoo Part-Time staffing needs.

COUNCIL DISCUSSION

- Election Reform and Appointment Process
- Receivership Properties Update
- Tax Abatement Follow up
- Fire Service Agreement Update
- Disparity Grant Update

PUBLIC COMMENT (Agenda Items Only)

ADMINISTRATION COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

City Council Meetings are conducted in Open Session unless otherwise indicated. All or part of the Council's meetings can be held in Closed Session under the authority of the Maryland Open Meetings Law, Annotated Code of Maryland General Provisions Article § 3-305(b) by vote of the City Council.



City of Salisbury

Memo

To: Mayor's Office
From: Rob Frampton, Fire Chief
Date: January 16, 2026
Subject: 2025 Year End Report of SFD



City of Salisbury

Memo

To: Mayor and City Council
From: Jordan Mann Assistant Director of Field Operations
Date: January 20, 2026
Subject: Abandoned Vessel-Authorization for City Auction and Transfer of Ownership

The Department of Field Operations is requesting authorization for the City of Salisbury to formally take possession of and auction an abandoned vessel currently located within the City's marina system after the slip holder failed to make payment, respond to multiple notices, or claim the vessel, resulting in a delinquent account and continued occupancy of a revenue-generating slip; after reasonable efforts were made to contact the registered owner, a family member was successfully reached and provided the vessel title to the Dock Master, allowing the City to lawfully assume ownership in accordance with applicable State and municipal procedures, and approval of this action will allow the City to remove the vessel, eliminate safety and environmental risks, recover lost marina revenue, and apply any proceeds from the vessel's sale toward outstanding charges or in accordance with City financial policy.

Attachment(s):
[Resolution - Slip 109.Rev.&App.CBM.AAB.12.30.25.doc](#)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7

RECITALS

Section 3. It is the intention of the Council of the City of Salisbury that each provision of this Resolution shall be deemed independent of all other provisions herein.

Section 4. It is further the intention of the Council of the City of Salisbury that if any section, paragraph, subsection, clause or provision of this Resolution shall be adjudged invalid, unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other provisions of this Resolution shall remain and shall be deemed valid and enforceable.

Section 5. The Recitals set forth hereinabove are incorporated into this section of this Resolution as if such recitals were specifically set forth at length in this Section 5.

Section 6. This Resolution shall take effect from and after its final passage.

THIS RESOLUTION was introduced, read and passed at the regular meeting of the Council of the City of Salisbury held on the _____, 2026.

_____	_____
Julie A. English,	Angela Blake,
City Clerk	Council President

APPROVED BY ME this ____ day of _____, 2026.

Randolph J. Taylor,
Mayor



City of Salisbury

Memo

To: Mayor and City Council
From: Sandra Green
Date: January 16, 2026
Subject: Amending Resolution No. 2972 – Reallocation of 2019 Bond Proceeds for 112 W. Church Street (City Hall)

Purpose of the Resolution

This resolution amends and supplements Resolution No. 2972, which governs the use of proceeds from the City of Salisbury Public Improvement Bonds of 2019. The purpose of the amendment is to authorize the reallocation of a portion of the 2019 bond proceeds to fund a new project identified as 112 W. Church Street – City Hall, and to formally include this project among the authorized bond-funded projects.

Background

In 2019, the City issued \$11,225,000 in general obligation public improvement bonds, supported by net original issue premium, to finance a total of \$12,482,977 in approved capital projects. Since issuance, Council has approved multiple reallocations of bond proceeds among authorized projects to reflect project needs, timing, and priorities. In 2022, Council also approved the addition of new projects (Rail Trail Master Plan Implementation and City Park Master Plan Improvements) through amendments to both the enabling ordinance and Resolution No. 2972.

2026 Additional Project – 112 W. Church Street (City Hall)

This resolution adds a new authorized project consisting of the acquisition, renovation, improvement, furnishing, and equipping of the former City Hall property located at 112 W. Church Street.

A total of \$482,718 in existing 2019 bond proceeds will be reallocated to this project from the following previously authorized projects:

- \$21 from Field Operations Facility Plan – Phase 2
- \$18,864 from Water Chiller & Heating and Air Conditioning
- \$328,325 from Building Lighting and Controls (ECM 1)
- \$29,597 from Building Management Systems (ECM 3)
- \$105,911 from Building Envelope Improvements (ECM 4)

No new debt is issued as part of this action; the resolution reallocates previously authorized bond proceeds.

Effect of the Resolution

- Updates the official project list and maximum allocations under Resolution No. 2972 to reflect all prior reallocations and the addition of the 112 W. Church Street project.
- Authorizes the use of principal, net original issue premium, and investment earnings from the 2019 bonds for the new project.

- Appropriates and reappropriates bond proceeds among projects while maintaining the original total authorization of \$12,482,977.
- Authorizes City officials to take all necessary actions to implement the reallocation and to amend bond tax and compliance documentation as needed.

Conditions for Effectiveness

Bond proceeds may not be used for the 112 W. Church Street project until:

1. The companion ordinance expanding the list of authorized projects becomes effective; and
2. This resolution is adopted by Council and approved by the Mayor.

Fiscal Impact

This action does not increase the City's outstanding debt or total bond authorization. It reallocates existing bond proceeds to align funding with current capital priorities.

Attachment(s):

[Resolution 2019 Bond](#)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

RESOLUTION No. _____

A RESOLUTION OF THE COUNCIL (THE “COUNCIL”) OF THE CITY OF SALISBURY AMENDING AND SUPPLEMENTING RESOLUTION NO. 2972, ADOPTED BY THE COUNCIL ON SEPTEMBER 9, 2019, APPROVED BY THE MAYOR ON SEPTEMBER 9, 2019 AND EFFECTIVE ON SEPTEMBER 9, 2019 (“RESOLUTION NO. 2972”), AS AMENDED AND SUPPLEMENTED TO DATE, IN ORDER TO (1) AUTHORIZE AND EMPOWER CITY OF SALISBURY (THE “CITY”) TO USE AND APPLY A PORTION OF THE PRINCIPAL AMOUNT OF THE \$11,225,000 CITY OF SALISBURY PUBLIC IMPROVEMENT BONDS OF 2019 ISSUED ON OCTOBER 8, 2019 (THE “2019 BONDS”), TOGETHER WITH A PORTION OF THE NET ORIGINAL ISSUE PREMIUM RECEIVED BY THE CITY IN CONNECTION WITH THE SALE OF THE 2019 BONDS, IF APPLICABLE, TO A PROJECT IDENTIFIED HEREIN AS “112 W. CHURCH STREET – CITY HALL” IN ADDITION TO THE PRIOR AUTHORIZED PROJECTS IDENTIFIED HEREIN, AND (2) IDENTIFY SUCH ADDITIONAL PROJECT AS A “PROJECT” FOR ALL PURPOSES OF RESOLUTION NO. 2972, AS AMENDED AND SUPPLEMENTED; AUTHORIZING AND EMPOWERING CITY OFFICIALS AND EMPLOYEES TO TAKE CERTAIN ACTIONS WITH RESPECT TO THE 2019 BONDS; PROVIDING THAT THE PROVISIONS OF THIS RESOLUTION SHALL BE LIBERALLY CONSTRUED; AND OTHERWISE GENERALLY RELATING TO THE USE OF PROCEEDS OF THE 2019 BONDS.

RECITALS

28
29
30
31
32
33
34

WHEREAS, City of Salisbury, a municipal corporation of the State of Maryland (the “City”), is authorized and empowered by Sections 19-301 to 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as replaced, supplemented or amended (the “Enabling Act”), and Sections SC7-45 and SC7-46 of the Charter of the City of Salisbury, as replaced, supplemented or amended (the “Charter”), to borrow money for any proper public purpose and to evidence such borrowing by the issuance and sale of its general obligation bonds; and

35
36
37
38
39
40
41
42
43
44

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, and Ordinance No. 2554, passed by the Council of the City (the “Council”) on August 26, 2019, approved by the Mayor of the City (the “Mayor”) on August 27, 2019 and effective on August 27, 2019 (“Ordinance No. 2554”), the City authorized general obligation bonds to be issued from time to time in one or more series in an original aggregate principal amount not to exceed Twelve Million Four Hundred Eighty-Two Thousand Nine Hundred Seventy-Seven Dollars (\$12,482,977) (the “Authorized Bonds”) in order to finance, reimburse or refinance “costs” and “Costs of the Projects” (each as defined in Section 3(b) of Ordinance No. 2554) of the projects identified in the table below (herein collectively referred to as the “Original Authorized Projects” or individually as an “Original Authorized Project,” and referred to as the “Projects” in Ordinance No.

2554) in the maximum principal amounts set forth opposite each such Original Authorized Project in such Section 3(b):

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 50,000
2.	Water Chiller & Heating and Air Conditioning ¹	300,000
3.	Main Street Master Plan ¹	6,740,000
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	200,000
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	300,000
15.	Urban Greenway Improvements ²	200,000
16.	Street Scaping ²	200,000
17.	Building Lighting and Controls (ECM 1) ³	711,426
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	183,237
20.	Building Envelope Improvement (ECM 4) ³	105,911
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	<u>30,000</u>
TOTAL		<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539).

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521; and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, Ordinance No. 2554 and Resolution No. 2972, adopted by the Council on September 9, 2019, approved by the Mayor on September 9, 2019 and effective on September 9, 2019 (“Resolution No. 2972”), the City determined to borrow money for the public purpose of financing or reimbursing “costs” and “Costs of the Projects” (each as defined in Section 2(b) of Resolution No. 2972, which definitions mirror the definitions of “costs” and “Costs of the Projects” set forth in Section 3(b) of Ordinance No. 2554) of the projects specified in Section

62 2(a) of Resolution No. 2972 (which included all of the Original Authorized Projects), and
63 evidenced this borrowing by the issuance on October 8, 2019 of a single series of the Authorized
64 Bonds in the original aggregate principal amount of Eleven Million Two Hundred Twenty-Five
65 Thousand Dollars (\$11,225,000) and designated as the “City of Salisbury Public Improvement
66 Bonds of 2019” (the “2019 Bonds”); and
67

68 **WHEREAS**, as authorized by Resolution No. 2972, due to net original issue premium
69 received by the City in connection with the sale of the 2019 Bonds (which were referred to as the
70 “Bonds” in Resolution No. 2972), the City was able to reduce the original aggregate principal
71 amount of the 2019 Bonds actually issued from the maximum original aggregate principal
72 amount of the 2019 Bonds provided for in Resolution No. 2972, and thereby to allocate a portion
73 of such net original issue premium, together with the par amount of the 2019 Bonds, to fund
74 costs of the Original Authorized Projects in the maximum aggregate principal amount of
75 \$12,482,977 contemplated by Ordinance No. 2554; and
76

77 **WHEREAS**, a portion of the principal amount of the 2019 Bonds, together with a
78 portion of net original issue premium, was originally appropriated and allocated to the Original
79 Authorized Projects identified in the table in the third preceding WHEREAS clause above, in the
80 amounts specified in such table (for a total of \$12,482,977); and
81

82 **WHEREAS**, references in the remaining Recitals and in the Sections of this Resolution to
83 the “principal amount” of the 2019 Bonds shall be construed to include any portion of net original
84 issue premium allocated to the costs of the Original Authorized Projects, except when references to
85 net original issue premium and/or investment earnings are made in addition to principal amount;
86 and
87

88 **WHEREAS**, pursuant to Ordinance No. 2571, passed by the Council on January 13, 2020
89 and approved by the Mayor on January 21, 2020, the City reallocated \$1,431 of the principal
90 amount of the 2019 Bonds originally allocated to the Original Authorized Project identified as
91 “Phone System Fire Department” to the Original Authorized Project identified as “Roof
92 Replacement Fire Station 1;” and
93

94 **WHEREAS**, pursuant to Ordinance No. 2593, passed by the Council on June 8, 2020 and
95 approved on June 10, 2020 (“Ordinance No. 2593”), the City contemplated the reallocation of
96 \$750,000 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized
97 Project identified as “Main Street Master Plan” to the Original Authorized Project identified as
98 “Street Scaping,” and provided for such reallocation by subsequent appropriate action; and
99

100 **WHEREAS**, pursuant to Ordinance No. 2593, the City also contemplated the reallocation
101 of \$250,000 of the principal amount of the 2019 Bonds originally allocated to the Original
102 Authorized Project identified as “Main Street Master Plan” to a project not included in Ordinance
103 No. 2554 or Resolution No. 2972 that is identified in Ordinance No. 2593 as “Rail Trail Master Plan
104 Implementation;” but prior to calendar year 2022, no proceeds of the 2019 Bonds were spent on
105 such additional project; and
106

107 **WHEREAS**, pursuant to (i) Ordinance No. 2596, passed by the Council on June 8, 2020
108 and approved on June 10, 2020, the Council allocated \$40,000 of interest earnings on proceeds of
109 the 2019 Bonds to the Original Authorized Project identified as “Zoo Admin Office Space,” and (ii)
110 Ordinance No. 2682, passed by the Council on September 27, 2021 and approved by the Mayor on
111 October 6, 2021, the Council allocated \$64,000 of interest earnings on proceeds of the 2019 Bonds
112 to the Original Authorized Project identified as “Zoo Admin Office Space;” and
113

114 **WHEREAS**, pursuant to Ordinance No. 2660, passed by the Council on June 14, 2021 and
115 approved by the Mayor on June 22, 2021 (“Ordinance No. 2660”), the City contemplated the
116 reallocation of an aggregate of \$1,143,674 of the principal amount of the 2019 Bonds originally
117 allocated to the Original Authorized Project identified as “Main Street Master Plan” to the following
118 Original Authorized Projects in the following amounts: (i) \$475,000 to the Original Authorized
119 Project identified as “Bicycle Master Plan Improvements,” (ii) \$450,000 to the Original Authorized
120 Project identified as “Urban Greenway Improvements,” and (iii) \$218,674 to the Original
121 Authorized Project identified as “Street Scaping,” and provided for such reallocation by subsequent
122 appropriate action; and
123

124 **WHEREAS**, pursuant to Ordinance No. 2660, the City also contemplated the reallocation
125 of an aggregate of \$700,000 of the principal amount of the 2019 Bonds originally allocated to the
126 Original Authorized Project identified as “Main Street Master Plan” to two projects not included in
127 Ordinance No. 2554 or Resolution No. 2972 that are identified in Ordinance No. 2660 as (i) “Rail
128 Trail Master Plan Implementation,” in the amount of \$300,000, and (ii) “City Park Master Plan
129 Improvements,” in the amount of \$400,000; prior to calendar year 2022, no proceeds of the 2019
130 Bonds were spent on either such additional project; and
131

132 **WHEREAS**, pursuant to (i) Ordinance No. 2708, passed by the Council on January 24,
133 2022 and approved by the Mayor on January 25, 2022 (“Ordinance No. 2708”) and (ii) Resolution
134 No. 3149, passed by the Council on February 14, 2022 and approved by the Mayor on February 15,
135 2022 (“Resolution No. 3149”), the Council respectively amended and supplemented Ordinance No.
136 2554 and Resolution No. 3972, in order to allow a portion of the principal amount of the 2019
137 Bonds as well as (by subsequent action) investment earnings on the 2019 Bonds to be applied to
138 costs of two projects respectively identified as “Rail Trail Master Plan Implementation” and “City
139 Park Master Plan Improvements” (collectively, the “2022 Additional Projects” and, individually, a
140 “2022 Additional Project”); and
141

142 **WHEREAS**, Ordinance No. 2708 amended Section 3(b) of Ordinance No. 2554, and
143 Resolution No. 3149 amended Section 2(a) of Resolution No. 2972, in order to provide that a
144 maximum of \$550,000 of the principal amount of the 2019 Bonds was reallocated to the 2022
145 Additional Project identified as “Rail Trail Master Plan Implementation” and a maximum of
146 \$400,000 of the principal amount of the 2019 Bonds was reallocated to the 2022 Additional Project
147 identified as “City Park Master Plan Improvements;” and
148

149 **WHEREAS**, pursuant to Ordinance No. 2740, passed by the Council on September 26,
150 2022 and approved by the Mayor on September 30, 2022, the City reallocated (i) \$135,000 of the
151 principal amount of the 2019 Bonds originally allocated to the Original Authorized Project
152 identified as “Main Street Master Plan” to the Original Authorized Project identified as “Street

Scaping” and (ii) \$398,859.64 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized Project identified as “Urban Greenway Improvements” to the Original Authorized Project identified as “Street Scaping;” and

WHEREAS, pursuant to Ordinance No. 2855, passed by the Council on February 26, 2024 and approved by the Mayor on March 25, 2024, the City reallocated \$149,000 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized Project identified as “Main Street Master Plan” to the Original Authorized Project identified as “Bicycle Master Plan Improvements;” and

WHEREAS, following the reallocations described above, the principal amount of the 2019 Bonds was reallocated and authorized to be applied to the Original Authorized Projects and the 2022 Additional Projects as follows:

	<u>Project Name</u>	<u>Maximum Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 51,431
2.	Water Chiller & Heating and Air Conditioning ¹	300,000
3.	Main Street Master Plan ¹	3,612,326
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	200,000
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	924,000
15.	Urban Greenway Improvements ²	251,140.36
16.	Street Scaping ²	1,702,533.64
17.	Building Lighting and Controls (ECM 1) ³	711,426
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	183,237
20.	Building Envelope Improvement (ECM 4) ³	105,911
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	28,569
24.	Rail Trail Master Plan Implementation ⁴	550,000
25.	City Park Master Plan Improvements ⁵	400,000
TOTAL		<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539).

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521.

⁴ Project was approved for funding from reallocation of par amount of the Bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁵ Project was approved for funding from reallocation of par amount of the Bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2660); and

WHEREAS, the City now desires to reallocate a portion of the principal amount of the 2019 Bonds to a project generally identified in City materials as “112 W. Church Street – City Hall,” which project consists of the acquisition of the property with a street address of 112 W. Church Street, Salisbury, Maryland which is improved with the old City Hall, and the renovation, improvement, furnishing and equipping of such property (the “2026 Additional Project”); and

WHEREAS, the City desires to reallocate a total of \$482,718.00 of the principal amount of the 2019 Bonds to the 2026 Additional Project as follows: (i) \$21.00 from the Original Authorized Project identified as “Field Operations Facility Plan – Phase 2” (which Original Authorized Project is now referred to by the City sometimes as the “Service Center” or by similar names), (ii) \$18,864.00 from the Original Authorized Project identified as “Water Chiller & Heating and Air Conditioning,” (iii) \$328,325.00 from the Original Authorized Project identified as “Building Lighting and Controls (ECM 1),” (iv) \$29,597.00 from the Original Authorized Project identified as “Building Management System (ECM 3),” and (v) \$105,911.00 from the Original Authorized Project identified as “Building Envelope Improvements (ECM 4);” and

WHEREAS, prior to the introduction of this Resolution, the Council passed an Ordinance expanding the list of the Original Authorized Projects set forth in Ordinance No. 2554, as amended and supplemented to date, to include the 2026 Additional Project and amending Ordinance No. 2554, as amended and supplemented to date, to allow a portion of the principal amount of the Authorized Bonds (meaning the 2019 Bonds), as well as net original issue premium of the 2019 Bonds and investment earnings on proceeds of the 2019 Bonds, to be applied to costs of the 2026 Additional Project (the “Companion Ordinance”); and

WHEREAS, accordingly, the City desires to expand the list of the Original Authorized Projects as set forth in Resolution No. 2972, as amended and supplemented to date, in order to allow a portion of the principal amount of the 2019 Bonds (which are referred to as the “Bonds” in Resolution No. 2972), together with net original issue premium and investment earnings, to be applied to costs of the 2026 Additional Project and to identify such 2026 Additional Project as part of the “Projects” for all purposes of Resolution No. 2972, as amended and supplemented; and

WHEREAS, the Original Authorized Projects, together with the 2022 Additional Projects, are referred to in this Resolution as the “Prior Authorized Projects.”

214 **SECTION 1. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL**
215 **OF THE CITY OF SALISBURY, MARYLAND** that:

216
217 (a) The Recitals hereto constitute an integral part of this Resolution and are incorporated
218 herein by reference. Capitalized terms used in the Recitals to this Resolution and not otherwise
219 defined herein shall have the meanings given to such terms in the Recitals.

220 (b) References in this Resolution to any official by title shall be deemed to refer (i) to
221 any official authorized under the Charter, the code of ordinances of the City (the “City Code”) or
222 other applicable law or authority to act in such titled official’s stead during the absence or disability
223 of such titled official, (ii) to any person who has been elected, appointed or designated to fill such
224 position in an acting or interim capacity under the Charter, the City Code or other applicable law or
225 authority, (iii) to any person who serves in a “deputy,” “associate” or “assistant” capacity as such an
226 official, provided that the applicable responsibilities, rights or duties referred to herein have been
227 delegated to such deputy, associate or assistant in accordance with the Charter, the City Code or
228 other applicable law or authority, and/or (iv) to the extent an identified official commonly uses
229 another title not provided for in the Charter or the City Code, the official, however known, who is
230 charged under the Charter, the City Code or other applicable law or authority with the applicable
231 responsibilities, rights or duties referred to herein.

232 (c) References in this Resolution to “investment earnings” shall be construed to include
233 interest income.

234 (d) References in this Resolution to “proceeds” of the 2019 Bonds shall be construed to
235 include the principal amount of the 2019 Bonds, net original issue premium received in connection
236 with the sale of the 2019 Bonds, and investment earnings on the principal amount of the 2019
237 Bonds and such net original issue premium.

238 (e) References in the Sections of this Resolution to Ordinance No. 2554 shall be
239 construed to mean Ordinance No. 2554 as the allocation of the principal amount of the Authorized
240 Bonds provided for therein (meaning the 2019 Bonds) has been reallocated as described in the
241 Recitals to this Resolution, as Ordinance No. 2554 has been amended and supplemented prior to the
242 date of passage of the Companion Ordinance, and as Ordinance No. 2554 has been further amended
243 and supplemented pursuant to the Companion Ordinance.

244 (f) References in the Sections of this Resolution to Resolution No. 2972 shall be
245 construed to mean Resolution No. 2972, as amended and supplemented to date, including as the
246 allocation of the proceeds of the 2019 Bonds provided for therein has been reallocated as described
247 in the Recitals to this Resolution and the Companion Ordinance.

248 (g) References in this Resolution to the application or use of proceeds of the 2019
249 Bonds to fund costs of the 2026 Revised Projects (as defined in Section 2(d) hereof) shall be
250 construed to mean for purposes of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter,
251 Ordinance No. 2554 and Resolution No. 2972, as the same may be amended, modified or
252 supplemented (including as provided for herein), use of such proceeds to finance or reimburse costs
253 of the 2026 Revised Projects.

SECTION 2. AND BE IT FURTHER RESOLVED that:

- (a) Pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, Ordinance No. 2554 and Resolution No. 2972, subsection (a) of Section 2 of Resolution No. 2972 is hereby deleted in its entirety and inserted in place thereof shall be the following:

“SECTION 2. BE IT FURTHER RESOLVED that:

(a) Pursuant to the authority of the Enabling Act, the Charter and the Ordinance, subject to any reallocation of proceeds of the Bonds made to date, the City hereby determines to borrow money and incur indebtedness for the public purpose of financing or reimbursing costs (as defined in subsection (b) below) of the following public purpose projects in the maximum amount set forth opposite each such project (which maximum amount may be comprised of principal of the Bonds and available net original issue premium that may be applied for such purposes, except as otherwise expressly provided herein):

	<u>Project Name</u>	<u>Maximum Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 51,431
2.	Water Chiller & Heating and Air Conditioning ¹	281,136
3.	Main Street Master Plan ¹	3,612,326
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	199,979
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	924,000
15.	Urban Greenway Improvements ²	251,140.36
16.	Street Scaping ²	1,702,533.64
17.	Building Lighting and Controls (ECM 1) ³	383,101
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	153,640
20.	Building Envelope Improvement (ECM 4) ³	0
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	28,569
24.	Rail Trail Master Plan Implementation ⁴	550,000
25.	City Park Master Plan Improvements ⁵	\$400,000

26.	112 W. Church Street – City Hall ⁶	\$482,718
TOTAL		<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539). This project is now also sometimes referred to as the “Service Center” or by similar names.

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521.

⁴ Project was approved for funding from reallocation of par amount of issued bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁵ Project was approved for funding from reallocation of par amount of issued bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2660).

⁶ This project may be referred to by other names in City materials, including budget materials.

The projects identified in items 1-26 above are collectively referred to herein as the “Projects” and individually as a “Project.” The Projects described in items 1-26 above are identified by approximately the same names as such Projects are identified in City budget or other materials.”

(b) As authorized by Section 3(c) of Resolution No. 2972, the par amount of the 2019 Bonds, as actually issued, was reduced from the maximum original aggregate par amount provided for in Resolution No. 2972 to \$11,225,000, due to the availability of a portion of the net original issue premium provided for in connection with the sale of the 2019 Bonds to be applied to Costs of the Projects (as defined in Resolution No. 2972). Resolution No. 2972 specified that original issue premium and any investment earnings on proceeds of the 2019 Bonds may be spent on Costs of the Projects (as defined therein), including issuance costs, and/or to pay debt service on the 2019 Bonds. In furtherance of Section 3(c) of Resolution No. 2972, the Tax and Section 148 Certificate dated October 8, 2019 executed by the City with respect to the 2019 Bonds (the “2019 Tax Certificate”) provides that (i) \$1,259,977.00 of the net original issue premium received by the City in connection with the sale of the 2019 Bonds, together with the \$11,225,000.00 par amount of the 2019 Bonds, would be applied to fund \$12,482,977.00 of Costs of the Projects (as defined therein), and (ii) any rounding amounts (due to the 2019 Bonds being issued in denominations of \$5,000 and integral multiples thereof) and any portion of what is identified in the 2019 Tax Certificate as the “Bond-Funded Costs of Issuance Portion” not needed for costs of issuance of the 2019 Bonds could be applied to Costs of the Projects (as defined in Resolution No. 2972) or to pay debt service on the 2019 Bonds within any limitations of the Code and the Treasury Regulations (each as defined in the 2019 Tax Certificate).

(c) By undertaking the amendments to Resolution No. 2972 provided for in this Section 2, the City is in effect (i) reflecting certain reallocations of the application of the principal amount of the 2019 Bonds to the costs of the Prior Authorized Projects made prior to the introduction of this Resolution; (ii) adding the Additional 2026 Project identified as item 26 in the table set forth in

subsection (a) above (which amends Section 2(a) of Resolution No. 2972) to the list of the Prior Authorized Projects the costs of which may be financed or reimbursed from the principal amount of the 2019 Bonds, net original issue premium allocated to such costs, and investment earnings; (iii) reallocating a portion of the principal amount of the 2019 Bonds previously allocated to costs of the Prior Authorized Projects to the Additional 2026 Project, in the amounts as described above; and (iv) specifying the maximum amount of the principal amount of the 2019 Bonds and net original issue premium allocated to costs of the Prior Authorized Projects that may be allocated to such 2026 Additional Project, subject to further reallocation in compliance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution. By undertaking such amendments to Resolution No. 2972, the City will also be able to allocate or reallocate investment earnings on the proceeds of the 2019 Bonds to costs of such 2026 Additional Project, in addition to allocating or reallocating such investment earnings on costs of the 2026 Revised Projects, in accordance with applicable City budgetary procedures or applicable law. The principal amounts of the 2019 Bonds are hereby appropriated/reappropriated in the maximum amounts set forth in the table in Section 2(a) above (which amends Section 2(a) of Resolution No. 2972).

(d) The Projects identified in items 1-26 in the table set forth in subsection (a) above (which amends Section 2(a) of Resolution No. 2972) are collectively referred to herein as the “2026 Revised Projects.” Subject to the provisions of subsection (e) below and Section 6 of this Resolution, from and after the effective date of this Resolution, all references to the Projects in Resolution No. 2972 shall be deemed to be references to the 2026 Revised Projects, as identified in this Resolution. From and after the effective date of this Resolution, the provisions of this Section 2 shall supersede the provisions of Resolution No. 2972 with respect to the application of proceeds of the 2019 Bonds.

(e) Notwithstanding the foregoing provisions of this Section 2, proceeds of the 2019 Bonds may not be applied to costs of the 2026 Additional Project, nor will the amendments to Resolution No. 2972 provided for in this Section 2 be applicable, until (i) the Companion Ordinance becomes effective in accordance with applicable law and (ii) this Resolution becomes effective in accordance with applicable law.

SECTION 3. AND BE IT FURTHER RESOLVED that, subject to the provisions of Section 2(e) and Section 6 of this Resolution, the following officials of the City: the Mayor, the City Administrator, the Director of Finance, the City Clerk and all other appropriate officials and employees of the City, as applicable, are hereby authorized and empowered to take any and all action necessary to provide for application of the proceeds of the 2019 Bonds to finance or reimburse the costs of the 2026 Revised Projects and to approve, execute and deliver all documents, certificates and instruments necessary or appropriate in connection therewith or in connection with the transactions contemplated by this Resolution. In particular, any one or more of the Mayor, the City Administrator and the Director of Finance may approve, execute and deliver a certificate supplementing the 2019 Tax Certificate.

SECTION 4. AND BE IT FURTHER RESOLVED that from and after the effective date of this Resolution, Resolution No. 2972 shall be deemed amended and supplemented as provided herein and all other terms and provisions of Resolution No. 2972 shall remain in full force and effect.

SECTION 5. AND BE IT FURTHER RESOLVED that the provisions of this Resolution shall be liberally construed in order to effectuate the transactions contemplated by this Resolution.

SECTION 6. AND BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption by the Council and approval by the Mayor; provided, however, that in the event the Companion Ordinance does not become effective in accordance with applicable law, the City may not apply proceeds of the 2019 Bonds to pay or reimburse Costs of the Projects of the Additional Projects. Pursuant to Charter Section SC7-46A, this Resolution may not be petitioned to referendum.

THIS RESOLUTION was introduced and duly adopted at a meeting of the Council of the City of Salisbury held on the _____ day of _____, 2026.

ATTEST:

Julie A. English, City Clerk

Angela M. Blake, City Council President

Approved by me, this _____ day of _____, 2026

Randolph J. Taylor, Mayor



City of Salisbury

Memo

To: Mayor and City Council
From: Sandra Green
Date: January 16, 2026
Subject: Amending Resolution No. 3117 – Reallocation of 2021 Tax-Exempt Bond Proceeds for 112 W. Church Street (City Hall)

Purpose of the Resolution

This resolution amends and supplements Resolution No. 3117 to authorize the reallocation of a portion of the City of Salisbury Tax-Exempt Public Improvement and Refunding Bonds of 2021 (“2021 Tax-Exempt Bonds”) to fund a new project identified as 112 W. Church Street – City Hall. The resolution formally adds this project to the list of authorized 2021 New Money Projects.

Background

In 2021, the City issued \$8,965,000 in tax-exempt general obligation bonds. A portion of the bonds was used for refunding prior debt, and the remaining “new money” portion—supported by net original issue premium—was allocated to finance up to \$6,124,076 in capital improvement projects approved by Council through Ordinance No. 2675 and Resolution No. 3117.

2026 Additional Project – 112 W. Church Street (City Hall)

This resolution adds a new authorized project consisting of the acquisition, renovation, improvement, furnishing, and equipping of the former City Hall property located at 112 W. Church Street.

To fund this project, the City will reallocate \$217,282 of the new-money portion of the 2021 Tax-Exempt Bonds from the following existing project:

- Northwood and Brewington Branch Culvert
 - o Original allocation: \$290,000
 - o Revised allocation: \$72,718
 - o Amount reallocated to City Hall project: \$217,282

No new debt is issued as part of this action.

Effect of the Resolution

- Amends Resolution No. 3117 to add 112 W. Church Street – City Hall as an authorized 2021 New Money Project.
- Updates the project allocation table to reflect the reallocation of bond proceeds.
- Authorizes the use of principal, allocable net original issue premium, and investment earnings from the new-money portion of the 2021 bonds for the **City Hall project**.
- Confirms that refunding bond proceeds may not be used for this project.
- Authorizes City officials to execute all necessary documents, including updates to tax and Section 148 compliance certificates.

Conditions for Use of Funds

Bond proceeds may not be applied to the 112 W. Church Street project until:

1. The companion ordinance expanding the authorized project list becomes effective; and
2. This resolution is adopted by Council and approved by the Mayor.

Fiscal Impact

This action does not increase the City's total debt or bond authorization. It reallocates existing 2021 bond proceeds to align capital funding with current priorities.

Attachment(s):

[Resolution 2021 Bond](#)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

28

29
30
31
32
33
34
35

36
37
38
39
40
41
42
43
44
45

maximum principal amounts set forth opposite each such Original Authorized New Money Project in such Section 3(b):

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	GOB Air Handler Replacement ⁽¹⁾	\$ 178,750
2.	Apparatus Replacement - Aerial Ladder ⁽¹⁾	1,400,000
3.	Field Operations Facility Plan – Phase 3 Garage ⁽¹⁾⁽²⁾	1,890,000
4.	Downtown Street Scaping ⁽¹⁾	381,326
5.	Market Street Shoreline Improvements ⁽¹⁾	330,000
6.	Northwood and Brewington Branch Culvert ⁽¹⁾	290,000
7.	ADA: Ramp and Bathroom Conversion ⁽³⁾	40,000
8.	Field Operations Facility Plan - Phase 2 ⁽³⁾⁽⁴⁾	1,500,000
9.	Port Exchange Riverwalk Replacement ⁽³⁾	<u>114,000</u>
TOTAL		<u>\$6,124,076</u>

¹ Project was approved for bond funding in the fiscal year 2022 budget ordinance (Ordinance No. 2660).

² Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase III New Vehicle Maintenance Facility.”

³ Project was approved for bond funding in fiscal year 2022 through the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁴ Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase II New Administrative Building;” and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, Ordinance No. 2675, certain other Ordinances of the City identified in Resolution No. 3117 (defined below) and Resolution No. 3117, adopted by the Council on August 9, 2021, approved by the Mayor on August 10, 2021 and effective on August 10, 2021 (“Resolution No. 3117”), the City determined to borrow money for the public purpose (in part) of financing or reimbursing “costs” and “Costs of the 2021 New Money Projects” (each as defined in Section 2(b) of Resolution No. 3117, which definitions mirror the definitions of “costs” and “Costs of the Projects” set forth in Section 3(b) of Ordinance No. 2675) of the projects specified in Section 2(b) of Resolution No. 3117 (which included all of the Original Authorized New Money Projects), and evidenced this borrowing by the issuance on September 1, 2021 of a single series of general obligation bonds of the City in the original aggregate principal amount of Eight Million Nine Hundred Sixty-Five Thousand Dollars (\$8,965,000) and designated as the “City of Salisbury Tax-Exempt Public Improvement and Refunding Bonds of 2021” (the “2021 Tax-Exempt Bonds”); and

WHEREAS, a portion of the original aggregate principal amount of the 2021 Tax-Exempt Bonds was issued for the purpose of currently refunding all or a portion of certain outstanding general obligation bonds of the City, which portion of the 2021 Tax-Exempt Bonds was not issued pursuant to the authority of Ordinance No. 2675; and

78 **WHEREAS**, as authorized by Resolution No. 3117, due to net original issue premium
79 received by the City in connection with the sale of the 2021 Tax-Exempt Bonds, the City was
80 able to reduce the portion of the original aggregate principal amount of the 2021 Tax-Exempt
81 Bonds actually issued to finance or reimburse costs of the Original Authorized New Money
82 Projects from the maximum original aggregate principal amount of the 2021 Tax-Exempt Bonds
83 provided for in Resolution No. 3117, and thereby to allocate a portion of such net original issue
84 premium, together with a portion of the par amount of the 2021 Tax-Exempt Bonds, to fund the
85 Original New Money Authorized Projects in the maximum aggregate principal amount of
86 \$6,124,076 contemplated by Ordinance No. 2675; and
87

88 **WHEREAS**, a portion of the principal amount of the 2021 Tax-Exempt Bonds, together
89 with a portion of net original issue premium, was originally appropriated and allocated to the
90 Original New Money Authorized Projects identified in the table in the fourth preceding WHEREAS
91 clause above, in the amounts specified in such table (for a total of \$6,124,076); and
92

93 **WHEREAS**, references in the remaining Recitals and in the Sections of this Resolution to
94 the “principal amount” of the 2021 Tax-Exempt Bonds shall be construed to include any portion of
95 net original issue premium allocated to the costs of the Original Authorized New Money Projects,
96 except when references to net original issue premium and/or investment earnings are made in
97 addition to principal amount; and
98

99 **WHEREAS**, the City now desires to reallocate a portion of the principal amount of the
100 2021 Tax-Exempt Bonds to a project generally identified in City materials as “112 W. Church
101 Street – City Hall,” which project consists of the acquisition of the property with a street address of
102 112 W. Church Street, Salisbury, Maryland which is improved with the old City Hall, and the
103 renovation, improvement, furnishing and equipping of such property (the “2026 Additional
104 Project”); and
105

106 **WHEREAS**, the City desires to reallocate \$217,282.00 of the principal amount of the 2021
107 Tax-Exempt Bonds originally allocated to the Original Authorized New Money Project identified in
108 Ordinance No. 2675 as “Northwood and Brewington Branch Culvert” to the 2026 Additional
109 Project; and
110

111 **WHEREAS**, prior to the introduction of this Resolution, the Council passed an Ordinance
112 expanding the list of the Original Authorized New Money Projects set forth in Ordinance No. 2675
113 to include the 2026 Additional Project and amending Ordinance No. 2675 to allow a portion of the
114 principal amount of the Authorized Bonds (meaning a portion of the 2021 Tax-Exempt Bonds), as
115 well as a portion of the net original issue premium of the 2021 Tax-Exempt Bonds and investment
116 earnings on a portion of the proceeds of the 2021 Tax-Exempt Bonds, to be applied to costs of the
117 2026 Additional Project (the “Companion Ordinance”); and
118

119 **WHEREAS**, accordingly, the City desires to expand the list of the Original Authorized
120 New Money Projects as set forth in Resolution No. 3117 in order to allow a portion of the principal
121 amount of the 2021 Tax-Exempt Bonds to be applied to the 2026 Additional Project and to identify
122 such 2026 Additional Project as part of the “2021 New Money Projects” for all purposes of
123 Resolution No. 3117, as amended and supplemented.

124
125 **SECTION 1. NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL**
126 **OF THE CITY OF SALISBURY, MARYLAND** that:
127

128 (a) The Recitals hereto constitute an integral part of this Resolution and are incorporated
129 herein by reference. Capitalized terms used in the Recitals to this Resolution and not otherwise
130 defined herein shall have the meanings given to such terms in the Recitals.

131 (b) References in this Resolution to any official by title shall be deemed to refer (i) to
132 any official authorized under the Charter, the code of ordinances of the City (the "City Code") or
133 other applicable law or authority to act in such titled official's stead during the absence or disability
134 of such titled official, (ii) to any person who has been elected, appointed or designated to fill such
135 position in an acting or interim capacity under the Charter, the City Code or other applicable law or
136 authority, (iii) to any person who serves in a "deputy," "associate" or "assistant" capacity as such an
137 official, provided that the applicable responsibilities, rights or duties referred to herein have been
138 delegated to such deputy, associate or assistant in accordance with the Charter, the City Code or
139 other applicable law or authority, and/or (iv) to the extent an identified official commonly uses
140 another title not provided for in the Charter or the City Code, the official, however known, who is
141 charged under the Charter, the City Code or other applicable law or authority with the applicable
142 responsibilities, rights or duties referred to herein.

143 (c) References in this Resolution to "investment earnings" shall be construed to include
144 interest income.

145 (d) References in this Resolution to "proceeds" of the 2021 Tax-Exempt Bonds shall be
146 construed to include the principal amount of the 2021 Tax-Exempt Bonds, net original issue
147 premium received in connection with the sale of the 2021 Tax-Exempt Bonds, and investment
148 earnings on the principal amount of the 2021 Tax-Exempt Bonds and such net original issue
149 premium, all to the extent allocated to the new money purposes of the 2021 Tax-Exempt Bonds.

150 (e) References in the Sections of this Resolution to Ordinance No. 2675 shall be
151 construed to mean Ordinance No. 2675, as amended and supplemented pursuant to the Companion
152 Ordinance.

153 (f) References in this Resolution to the application or use of proceeds of the 2021 Tax-
154 Exempt Bonds to fund costs of the 2026 Revised Projects (as defined in Section 2(d) hereof) shall
155 be construed to mean for purposes of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter,
156 Ordinance No. 2675 and Resolution No. 3117, as the same may be amended, modified or
157 supplemented (including as provided for herein), use of only the new money portion of such
158 proceeds to finance or reimburse costs of the 2026 Revised Projects.

159 **SECTION 2. AND BE IT FURTHER RESOLVED** that:
160

161 (a) Pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the
162 Charter, Ordinance No. 2675 and Resolution No. 3117, subsection (b) of Section 2 of Resolution
163 No. 3117 is hereby deleted in its entirety and inserted in place thereof shall be the following:
164

“(b) With respect to the projects listed below, the word “costs” shall include, as applicable, costs of the following activities and expenses: land and right-of-way acquisition and development; acquisition of other property rights; site and utility improvements, including, without limitation, grading, landscaping, paving and repaving, sidewalk, curb, gutter, storm water, water and sewer improvements, street lights, amenities, and related or similar activities and expenses; demolition, razing and removal; acquisition, construction, expansion, reconstruction, replacement, renovation, rehabilitation, upgrading, improvement, installation, furnishing and equipping activities and expenses, and related or similar activities and expenses; planning, design, engineering, testing, study, architectural, feasibility, surveying, document development, bidding, permitting, inspection, construction management, financial, administrative and legal expenses, and related or similar activities and expenses; contingencies; costs of issuance (which may include costs of bond insurance or other credit or liquidity enhancement); interest during construction and for a reasonable period thereafter (whether or not expressly so stated); and any such costs that may represent the City’s share or contribution to the financing, reimbursement or refinancing of any such project (collectively, “Costs of the 2021 New Money Projects”). The maximum amount of the 2021 Tax-Exempt Bonds to be appropriated or applied to the Costs of the 2021 New Money Projects (which maximum amount may be comprised of the new money portion of the 2021 Tax-Exempt Bonds and available allocable net original issue premium that may be applied for such purposes) shall be allocated among the following public purpose projects in the maximum amount set forth opposite each, except as otherwise herein provided:

	<u>Project Name</u>	<u>Maximum Amount</u>
1.	GOB Air Handler Replacement ⁽¹⁾	\$ 178,750
2.	Apparatus Replacement - Aerial Ladder ⁽¹⁾	1,400,000
3.	Field Operations Facility Plan – Phase 3 Garage ⁽¹⁾⁽²⁾	1,890,000
4.	Downtown Street Scaping ⁽¹⁾	381,326
5.	Market Street Shoreline Improvements ⁽¹⁾	330,000
6.	Northwood and Brewington Branch Culvert ⁽¹⁾	72,718
7.	ADA: Ramp and Bathroom Conversion ⁽³⁾	40,000
8.	Field Operations Facility Plan - Phase 2 ⁽³⁾⁽⁴⁾	1,500,000
9.	Port Exchange Riverwalk Replacement ⁽³⁾	114,000
10.	112 W. Church Street – City Hall ⁽⁵⁾	<u>217,282</u>
TOTAL		<u>\$6,124,076</u>

¹ Project was approved for bond funding in the fiscal year 2022 budget ordinance (Ordinance No. 2660).

² Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase III New Vehicle Maintenance Facility.”

³ Project was approved for bond funding in fiscal year 2022 through the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁴ Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase II New Administrative Building.”

⁵ This project may be referred to by other names in City materials, including budget materials.

The projects identified in items 1-10 above are collectively referred to herein as the “2021 New Money Projects.” The 2021 New Money Projects described in items 1-10 above are identified by approximately the same names as such 2021 New Money Projects are identified in the City budget and other materials. The City, without notice to or the consent of any registered owners of the 2021 Tax-Exempt Bonds, may allocate and reallocate the maximum amount of the 2021 Tax-Exempt Bonds (as described above) to be spent on Costs of the 2021 New Money Projects among any of the 2021 New Money Projects in compliance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution. Further, it is the intention of the Council that the proceeds of the 2021 Tax-Exempt Bonds issued with respect to the 2021 New Money Projects may be spent on any applicable Costs of the 2021 New Money Projects, notwithstanding the descriptive names used for the 2021 New Money Projects in the table above, including, without limitation, costs related to changes in the scopes of and/or names of the 2021 New Money Projects effected through applicable budgetary procedures or applicable law. The term “Costs of the 2021 New Money Projects” as used in this Resolution has the same meaning as the term “Costs of the Projects” as defined in Section 3(b) of Ordinance No. 2675, and the term “2021 New Money Projects” as used in this Resolution has the same meaning as the term “Projects” as defined in Section 3(b) of Ordinance No. 2675.

If the portion of the original aggregate principal amount of the 2021 Tax-Exempt Bonds allocated to the Costs of the 2021 New Money Projects is reduced prior to or in connection with the sale of the 2021 Tax-Exempt Bonds as contemplated by Section 4(c) of this Resolution, such reduction and the allocation of any net original issue premium to the uses specified in the table above may be reflected in the Section 148 Certificate provided for in Section 16 of this Resolution.”

(b) As authorized by Resolution No. 3117, the par amount of the 2021 Tax-Exempt Bonds, as actually issued, was reduced from the maximum original aggregate par amount provided for in Resolution No. 3117 to \$8,965,000, due to the availability of a portion of the net original issue premium provided for in connection with the sale of the 2021 Tax-Exempt Bonds to be applied to Costs of the 2021 New Money Projects (as defined in Resolution No. 3117) and the refunding purposes of the 2021 Tax-Exempt Bonds.

(c) By undertaking the amendments to Resolution No. 3117 provided for in this Section 2, the City is in effect (i) adding the Additional 2026 Project identified as item 10 in the table set forth in subsection (a) above (which amends Section 2(b) of Resolution No. 3117) to the list of the

241 projects the costs of which may be financed or reimbursed from the principal amount of the 2021
242 Tax-Exempt Bonds, net original issue premium allocated to such costs, and investment earnings; (ii)
243 reallocating a portion of the principal amount of the 2021 Tax-Exempt Bonds previously allocated
244 to costs of the Original Authorized New Money Projects to the Additional 2026 Project, in the
245 amounts as described above; and (iii) specifying the maximum amount of the principal amount of
246 the 2021 Tax-Exempt Bonds and net original issue premium allocated to costs of the Original
247 Authorized New Money Projects that may be reallocated to such 2026 Additional Project, subject to
248 further reallocation in compliance with applicable budgetary procedures or applicable law,
249 including, to the extent applicable, by resolution. By undertaking such amendments to Resolution
250 No. 3117, the City will also be able to allocate or reallocate investment earnings on the proceeds of
251 the new money portion of the 2021 Tax-Exempt Bonds to costs of such 2026 Additional Project, in
252 addition to allocating or reallocating such investment earnings on costs of the other 2026 Revised
253 Projects, in accordance with applicable City budgetary procedures or applicable law. The principal
254 amounts of the 2021 Tax-Exempt Bonds are hereby appropriated/reappropriated in the maximum
255 amounts set forth in the table in Section 2(a) above (which amends Section 2(b) of Resolution No.
256 3117).

257
258 (d) The Projects identified in items 1-10 in the table set forth in subsection (a) above
259 (which amends Section 2(b) of Resolution No. 3117) are collectively referred to herein as the “2026
260 Revised Projects.” Subject to the provisions of subsection (e) below and Section 6 of this
261 Resolution, from and after the effective date of this Resolution, all references to the 2021 New
262 Money Projects in Resolution No. 3117 shall be deemed to be references to the 2026 Revised
263 Projects, as identified in this Resolution. From and after the effective date of this Resolution, the
264 provisions of this Section 2 shall supersede the provisions of Resolution No. 3117 with respect to
265 the application of proceeds of the new money portion of the 2021 Tax-Exempt Bonds.

266
267 (e) Notwithstanding the foregoing provisions of this Section 2, proceeds of the 2021
268 Tax-Exempt Bonds may not be applied to costs of the 2026 Additional Project, nor will the
269 amendments to Resolution No. 3117 provided for in this Section 2 be applicable, until (i) the
270 Companion Ordinance becomes effective in accordance with applicable law and (ii) this Resolution
271 becomes effective in accordance with applicable law.

272
273 (f) References in this Resolution to applying principal or net original issue premium of
274 the 2021 Tax-Exempt Bonds and any investment earnings on the proceeds of the 2021 Tax-Exempt
275 Bonds to costs of the 2026 Additional Project shall be construed to refer solely to proceeds
276 constituting the new money portion of the 2021 Tax-Exempt Bonds and not to any proceeds of the
277 2021 Tax-Exempt Bonds issued for current refunding purposes.

278
279 **SECTION 3. AND BE IT FURTHER RESOLVED** that, subject to the provisions of
280 Section 2(e) and Section 6 of this Resolution, the following officials of the City: the Mayor, the
281 City Administrator, the Director of Finance, the City Clerk and all other appropriate officials and
282 employees of the City, as applicable, are hereby authorized and empowered to take any and all
283 action necessary to provide for application of the proceeds of the 2021 Tax-Exempt Bonds to
284 finance or reimburse the costs of the 2026 Revised Projects and to approve, execute and deliver all
285 documents, certificates and instruments necessary or appropriate in connection therewith or in
286 connection with the transactions contemplated by this Resolution. In particular, any one or more of

the Mayor, the City Administrator and the Director of Finance may approve, execute and deliver a certificate supplementing the Tax and Section 148 Certificate executed and delivered by the City in connection with the issuance of the 2021 Tax-Exempt Bonds.

SECTION 4. AND BE IT FURTHER RESOLVED that from and after the effective date of this Resolution, Resolution No. 3117 shall be deemed amended and supplemented as provided herein and all other terms and provisions of Resolution No. 3117 shall remain in full force and effect.

SECTION 5. AND BE IT FURTHER RESOLVED that the provisions of this Resolution shall be liberally construed in order to effectuate the transactions contemplated by this Resolution.

SECTION 6. AND BE IT FURTHER RESOLVED that this Resolution shall become effective upon adoption by the Council and approval by the Mayor; provided, however, that in the event the Companion Ordinance does not become effective in accordance with applicable law, the City may not apply proceeds of the 2021 Tax-Exempt Bonds to pay or reimburse costs of the 2026 Additional Project. Pursuant to Charter Section SC7-46A, this Resolution may not be petitioned to referendum.

THIS RESOLUTION was introduced and duly adopted at a meeting of the Council of the City of Salisbury held on the _____ day of _____, 2026.

ATTEST:

Julie A. English, City Clerk

Angela M. Blake, City Council President

Approved by me, this _____ day of _____, 2026

Randolph J. Taylor, Mayor



City of Salisbury

Memo

To: Mayor and City Council
From: Sandy Green
Date: January 16, 2026
Subject: Amending Use of 2019 Bond Proceeds to Add 112 W. Church Street – City Hall Project

Purpose of the Ordinance

This ordinance amends and supplements Ordinance No. 2554, which authorized the issuance and use of the City's 2019 Public Improvement Bonds, to add a new project—112 W. Church Street – City Hall—to the list of eligible projects and to reallocate existing bond proceeds to fund this project.

Background

In 2019, the City issued \$11,225,000 in general obligation Public Improvement Bonds to fund a series of capital projects totaling \$12,482,977, using a combination of bond principal and net original issue premium. Since issuance, the City Council has adopted multiple ordinances reallocating portions of bond proceeds among approved projects and adding additional projects, including the Rail Trail Master Plan Implementation and City Park Master Plan Improvements.

Key Action in This Ordinance

This ordinance authorizes the City to reallocate \$482,718 of the principal amount of the 2019 Bonds to fund a new capital project identified as “112 W. Church Street – City Hall.” The project includes acquisition of the former City Hall property and its renovation, improvement, furnishing, and equipping.

Source of Reallocated Funds

The \$482,718 reallocated to the City Hall project will come from the following existing projects:

- \$21 from Field Operations Facility Plan – Phase 2
- \$18,864 from Water Chiller & Heating and Air Conditioning
- \$328,325 from Building Lighting and Controls (ECM 1)
- \$29,597 from Building Management Systems (ECM 3)
- \$105,911 from Building Envelope Improvements (ECM 4)

No new debt is being issued; this action reallocates previously authorized bond principal.

Effect of the Amendment

- Section 3(b) of Ordinance No. 2554 is fully replaced with an updated project list reflecting revised maximum allocations for all projects and adding the new City Hall project as Item 26.
- The total authorized use of bond proceeds remains unchanged at \$12,482,977.
- The ordinance authorizes the use of bond principal, net original issue premium, and future investment earnings for the City Hall project, subject to additional required approvals.

Additional Required Action

Although this ordinance authorizes the reallocation under Ordinance No. 2554, bond proceeds may

not be spent on the 112 W. Church Street project until the City Council adopts a companion resolution amending Resolution No. 2972 to formally include the project.

Administrative Authority

The Mayor, City Administrator, Director of Finance, and other appropriate officials are authorized to take all actions necessary to implement the ordinance and execute related documents.

Effective Date

The ordinance becomes effective upon approval by the Mayor (or Council override, if applicable). It is not subject to referendum.

Attachment(s):

[2019 Bonds](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL (THE “COUNCIL”) OF THE CITY OF SALISBURY AMENDING AND SUPPLEMENTING ORDINANCE NO. 2554, PASSED BY THE COUNCIL ON AUGUST 26, 2019, APPROVED BY THE MAYOR OF CITY OF SALISBURY (THE “CITY”) ON AUGUST 27, 2019 AND EFFECTIVE ON AUGUST 27, 2019 (“ORDINANCE NO. 2554”), AS AMENDED AND SUPPLEMENTED TO DATE, IN ORDER TO (1) AUTHORIZE AND EMPOWER THE CITY TO USE AND APPLY A PORTION OF THE PRINCIPAL AMOUNT OF THE \$11,225,000 CITY OF SALISBURY PUBLIC IMPROVEMENT BONDS OF 2019 ISSUED ON OCTOBER 8, 2019 (THE “2019 BONDS”) TO THE PROJECT IDENTIFIED HEREIN AS “112 W. CHURCH STREET – CITY HALL,” AND (2) IDENTIFY SUCH ADDITIONAL PROJECT AS A “PROJECT” FOR ALL PURPOSES OF ORDINANCE NO. 2554 (AS AMENDED AND SUPPLEMENTED); PROVIDING THAT THIS TITLE IS A FAIR STATEMENT OF THE SUBSTANCE OF THIS ORDINANCE; AUTHORIZING CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE SHALL BE LIBERALLY CONSTRUED; AND OTHERWISE GENERALLY RELATING TO THE USE OF PROCEEDS OF THE 2019 BONDS.

RECITALS

WHEREAS, City of Salisbury, a municipal corporation of the State of Maryland (the “City”), is authorized and empowered by Sections 19-301 to 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as replaced, supplemented or amended (the “Enabling Act”), and Sections SC7-45 and SC7-46 of the Charter of the City of Salisbury, as replaced, supplemented or amended (the “Charter”), to borrow money for any proper public purpose and to evidence such borrowing by the issuance and sale of its general obligation bonds; and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, and Ordinance No. 2554, passed by the Council of the City (the “Council”) on August 26, 2019, approved by the Mayor of the City (the “Mayor”) on August 27, 2019 and effective on August 27, 2019 (“Ordinance No. 2554”), the City authorized general obligation bonds to be issued from time to time in one or more series in an original aggregate principal amount not to exceed Twelve Million Four Hundred Eighty-Two Thousand Nine Hundred Seventy-Seven Dollars (\$12,482,977) (the “Authorized Bonds”) in order to finance, reimburse or refinance “costs” and “Costs of the Projects” (each as defined in Section 3(b) of Ordinance No. 2554) of the projects identified in the table below (herein collectively referred to as the “Original Authorized Projects” or individually as an “Original Authorized Project,” and referred to as the “Projects” in Ordinance No. 2554) in the maximum principal amounts set forth opposite each such Original Authorized Project in such Section 3(b):

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 50,000
2.	Water Chiller & Heating and Air Conditioning ¹	300,000
3.	Main Street Master Plan ¹	6,740,000
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	200,000
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	300,000
15.	Urban Greenway Improvements ²	200,000
16.	Street Scaping ²	200,000
17.	Building Lighting and Controls (ECM 1) ³	711,426
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	183,237
20.	Building Envelope Improvement (ECM 4) ³	105,911
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	<u>30,000</u>
	TOTAL	<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539).

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521; and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, Ordinance No. 2554 and Resolution No. 2972, adopted by the Council on September 9, 2019, approved by the Mayor on September 9, 2019 and effective on September 9, 2019 (“Resolution No. 2972”), the City determined to borrow money for the public purpose of financing or reimbursing “costs” and “Costs of the Projects” (each as defined in Section 2(b) of Resolution No. 2972, which definitions mirror the definitions of “costs” and “Costs of the Projects” set forth in Section 3(b) of Ordinance No. 2554) of the projects specified in Section 2(a) of Resolution No. 2972 (which included all of the Original Authorized Projects), and evidenced this borrowing by the issuance on October 8, 2019 of a single series of the Authorized Bonds in the original aggregate principal amount of Eleven Million Two Hundred Twenty-Five Thousand Dollars (\$11,225,000) and designated as the “City of Salisbury Public Improvement Bonds of 2019” (the “2019 Bonds”); and

65
66 **WHEREAS**, due to net original issue premium received by the City in connection with
67 the sale of the 2019 Bonds, the City was able to reduce the original aggregate principal amount of
68 the 2019 Bonds actually issued from the maximum original aggregate principal amount of the
69 Authorized Bonds provided for in Ordinance No. 2554, and thereby to allocate a portion of such
70 net original issue premium, together with the par amount of the 2019 Bonds, to fund the Original
71 Authorized Projects in the maximum aggregate principal amount of \$12,482,977 contemplated by
72 Ordinance No. 2554; and
73

74 **WHEREAS**, a portion of the principal amount of the 2019 Bonds, together with a portion
75 of net original issue premium, was originally appropriated and allocated to the Original Authorized
76 Projects identified in the table in the third preceding WHEREAS clause above, in the amounts
77 specified in such table (for a total of \$12,482,977); and
78

79 **WHEREAS**, pursuant to Ordinance No. 2571, passed by the Council on January 13, 2020
80 and approved by the Mayor on January 21, 2020 (“Ordinance No. 2571”), the City reallocated \$1,431
81 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized Project
82 identified as “Phone System Fire Department” to the Original Authorized Project identified as “Roof
83 Replacement Fire Station 1”; and
84

85 **WHEREAS**, pursuant to Ordinance No. 2593, passed by the Council on June 8, 2020 and
86 approved on June 10, 2020 (“Ordinance No. 2593”), the City contemplated the reallocation of
87 \$750,000 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized
88 Project identified as “Main Street Master Plan” to the Original Authorized Project identified as “Street
89 Scaping,” and provided for such reallocation by subsequent appropriate action; and
90

91 **WHEREAS**, pursuant to Ordinance No. 2593, the City also contemplated the reallocation of
92 \$250,000 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized
93 Project identified as “Main Street Master Plan” to a project not included in Ordinance No. 2554 that
94 is identified in Ordinance No. 2593 as “Rail Trail Master Plan Implementation;” but prior to calendar
95 year 2022, no proceeds of the 2019 Bonds were spent on such additional project; and
96

97 **WHEREAS**, pursuant to (i) Ordinance No. 2596, passed by the Council on June 8, 2020 and
98 approved on June 10, 2020, the Council allocated \$40,000 of interest earnings on proceeds of the
99 2019 Bonds to the Original Authorized Project identified as “Zoo Admin Office Space”, and (ii)
100 Ordinance No. 2682, passed by the Council on September 27, 2021 and approved by the Mayor on
101 October 6, 2021, the Council allocated \$64,000 of interest earnings on proceeds of the 2019 Bonds to
102 the Original Authorized Project identified as “Zoo Admin Office Space;” and
103

104 **WHEREAS**, pursuant to Ordinance No. 2660, passed by the Council on June 14, 2021 and
105 approved by the Mayor on June 22, 2021 (“Ordinance No. 2660”), the City contemplated the
106 reallocation of an aggregate of \$1,143,674 of the principal amount of the 2019 Bonds originally
107 allocated to the Original Authorized Project identified as “Main Street Master Plan” to the following
108 Original Authorized Projects in the following amounts: (i) \$475,000 to the Original Authorized
109 Project identified as “Bicycle Master Plan Improvements,” (ii) \$450,000 to the Original Authorized
110 Project identified as “Urban Greenway Improvements,” and (iii) \$218,674 to the Original Authorized
111 Project identified as “Street Scaping,” and provided for such reallocation by subsequent appropriate
112 action; and
113

114 **WHEREAS**, pursuant to Ordinance No. 2660, the City also contemplated the reallocation of
115 an aggregate of \$700,000 of the principal amount of the 2019 Bonds originally allocated to the
116 Original Authorized Project identified as “Main Street Master Plan” to two projects not included in
117 Ordinance No. 2554 that are identified in Ordinance No. 2660 as (i) “Rail Trail Master Plan
118 Implementation,” in the amount of \$300,000, and (ii) “City Park Master Plan Improvements,” in the
119 amount of \$400,000; prior to calendar year 2022, no proceeds of the 2019 Bonds were spent on either
120 such additional project; and
121

122 **WHEREAS**, pursuant to (i) Ordinance No. 2708, passed by the Council on January 24, 2022
123 and approved by the Mayor on January 25, 2022 (“Ordinance No. 2708”) and (ii) Resolution No.
124 3149, passed by the Council on February 14, 2022 and approved by the Mayor on February 15, 2022
125 (“Resolution No. 3149”), the Council respectively amended and supplemented Ordinance No. 2554
126 and Resolution No. 3972, in order to allow a portion of the principal amount of the 2019 Bonds as
127 well as (by subsequent action) net original issue premium on the 2019 Bonds and investment earnings
128 on the 2019 Bonds to be applied to costs of two projects respectively identified as “Rail Trail Master
129 Plan Implementation” and “City Park Master Plan Improvements” (collectively, the “2022 Additional
130 Projects” and, individually, a “2022 Additional Project”); and
131

132 **WHEREAS**, Ordinance No. 2708 amended Section 3(b) of Ordinance No. 2554 to provide
133 that a maximum of \$550,000 of the principal amount of the 2019 Bonds was reallocated to the 2022
134 Additional Project identified as “Rail Trail Master Plan Implementation” and a maximum of \$400,000
135 of the principal amount of the 2019 Bonds was reallocated to the 2022 Additional Project identified
136 as “City Park Master Plan Improvements;” and
137

138 **WHEREAS**, pursuant to Ordinance No. 2740, passed by the Council on September 26, 2022
139 and approved by the Mayor on September 30, 2022, the City reallocated (i) \$135,000 of the principal
140 amount of the 2019 Bonds originally allocated to the Original Authorized Project identified as “Main
141 Street Master Plan” to the Original Authorized Project identified as “Street Scaping” and (ii)
142 \$398,859.64 of the principal amount of the 2019 Bonds originally allocated to the Original Authorized
143 Project identified as “Urban Greenway Improvements” to the Original Authorized Project identified
144 as “Street Scaping;” and
145

146 **WHEREAS**, pursuant to Ordinance No. 2855, passed by the Council on February 26, 2024
147 and approved by the Mayor on March 25, 2024, the City reallocated \$149,000 of the principal amount
148 of the 2019 Bonds originally allocated to the Original Authorized Project identified as “Main Street
149 Master Plan” to the Original Authorized Project identified as “Bicycle Master Plan Improvements;”
150 and
151

152 **WHEREAS**, following the reallocations described above, the principal amount of the 2019
153 Bonds was reallocated and authorized to be applied to the Original Authorized Projects and the 2022
154 Additional Projects as follows:
155

156 [CONTINUED ON FOLLOWING PAGE]
157

	<u>Project Name</u>	<u>Maximum Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 51,431
2.	Water Chiller & Heating and Air Conditioning ¹	300,000
3.	Main Street Master Plan ¹	3,612,326
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	200,000
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	924,000
15.	Urban Greenway Improvements ²	251,140.36
16.	Street Scaping ²	1,702,533.64
17.	Building Lighting and Controls (ECM 1) ³	711,426
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	183,237
20.	Building Envelope Improvement (ECM 4) ³	105,911
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	28,569
24.	Rail Trail Master Plan Implementation ⁴	550,000
25.	City Park Master Plan Improvements ⁵	400,000
TOTAL		<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539).

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521.

⁴ Project was approved for funding from reallocation of par amount of the Bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁵ Project was approved for funding from reallocation of par amount of the Bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2660); and

WHEREAS, the City now desires to reallocate a portion of the principal amount of the 2019 Bonds to a project generally identified in City materials as “112 W. Church Street – City Hall”, which project consists of the acquisition of the property with a street address of 112 W. Church Street,

Salisbury, Maryland which is improved with the old City Hall, and the renovation, improvement, furnishing and equipping of such property (the “2026 Additional Project”); and

WHEREAS, the City desires to reallocate a total of \$482,718.00 of the principal amount of the 2019 Bonds to the 2026 Additional Project as follows: (i) \$21.00 from the Original Authorized Project identified as “Field Operations Facility Plan – Phase 2” (which Original Authorized Project is now referred to by the City sometimes as the “Service Center” or by similar names), (ii) \$18,864.00 from the Original Authorized Project identified as “Water Chiller & Heating and Air Conditioning,” (iii) \$328,325.00 from the Original Authorized Project identified as “Building Lighting and Controls (ECM 1),” (iv) \$29,597.00 from the Original Authorized Project identified as “Building Management System (ECM 3),” and (v) \$105,911.00 from the Original Authorized Project identified as “Building Envelope Improvements (ECM 4);” and

WHEREAS, accordingly, the City desires to expand the list of the Original Authorized Projects as set forth in Ordinance No. 2554, as amended and supplemented to date, in order to allow a portion of the principal amount of the Authorized Bonds (meaning the 2019 Bonds) to be applied to the 2026 Additional Project and to identify such 2026 Additional Project as part of the “Projects” for all purposes of Ordinance No. 2554, as amended and supplemented.

Section 1. NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

(a) The Recitals to this Ordinance are incorporated by reference herein and deemed a substantive part of this Ordinance. Capitalized terms used in the Sections of this Ordinance that are not defined therein shall have the meanings given to such terms in the Recitals.

(b) References in this Ordinance to any official by title shall be deemed to refer (i) to any official authorized under the Charter, the code of ordinances of the City (the “City Code”) or other applicable law or authority to act in such titled official’s stead during the absence or disability of such titled official, (ii) to any person who has been elected, appointed or designated to fill such position in an acting or interim capacity under the Charter, the City Code or other applicable law or authority, (iii) to any person who serves in a “deputy,” “associate” or “assistant” capacity as such an official, provided that the applicable responsibilities, rights or duties referred to herein have been delegated to such deputy, associate or assistant in accordance with the Charter, the City Code or other applicable law or authority, and/or (iv) to the extent an identified official commonly uses another title not provided for in the Charter or the City Code, the official, however known, who is charged under the Charter, the City Code or other applicable law or authority with the applicable responsibilities, rights or duties referred to herein.

(c) References in this Ordinance to “investment earnings” shall be construed to include interest income.

(d) References in this Ordinance to “par amount” shall be construed to mean principal amount. In addition, references in this Ordinance to “principal amount” shall be construed to refer to the original aggregate principal amount of the 2019 Bonds.

Section 2. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

(a) Pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter and Ordinance No. 2554 (as amended and supplemented to date), from and after the effective date of this Ordinance, and subject to Sections 2(d) and 7 hereof, Section 3(b) of Ordinance No. 2554 (as amended and supplemented to date) is hereby deleted in its entirety and inserted in place thereof shall be the following:

“(b) With respect to the projects listed below, the word “costs” as used in Section 2 hereof shall include, as applicable, costs of the following activities and expenses: land and right-of-way acquisition and development; acquisition of other property rights; site and utility improvements, including, without limitation, grading, landscaping, paving, sidewalk, curb, gutter, storm water, water and sewer improvements, and related or similar activities and expenses; demolition, razing and removal; acquisition, construction, expansion, reconstruction, replacement, renovation, rehabilitation, improvement, installation, furnishing and equipping activities and expenses, and related or similar activities and expenses; planning, design, engineering, architectural, feasibility, surveying, document development, bidding, permitting, inspection, construction management, financial, administrative and legal expenses, and related or similar activities and expenses; contingencies; costs of issuance (which may include costs of bond insurance or other credit or liquidity enhancement); interest during construction and for a reasonable period thereafter (whether or not expressly so stated); and any such costs that may represent the City’s share or contribution to the financing, reimbursement or refinancing of any such project (collectively, “Costs of the Projects”). The maximum original aggregate principal amount of the Bonds (or the BANs, as identified in Section 6 hereof) to be appropriated or applied to the Costs of the Projects (exclusive of any premium realized upon sale or investment earnings that may be applied for such purposes) shall be allocated among the following public purpose projects in the maximum principal amount set forth opposite each, except as otherwise herein provided:

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	Roof Replacement Fire Station 1 ¹	\$ 51,431
2.	Water Chiller & Heating and Air Conditioning ¹	281,136
3.	Main Street Master Plan ¹	3,612,326
4.	Bicycle Master Plan Implementation ¹	550,000
5.	Urban Greenway Implementation ¹	775,000
6.	Wayfinding and Signage ¹	50,000
7.	Bridge Maintenance and Replacement ¹	162,000
8.	Street Scaping ¹	206,000
9.	Zoo Admin Office Space ²	100,000
10.	Field Operations Facility Plan – Phase 2 ²	199,979
11.	Field Operations Facility Plan – Phase 3 ²	125,000
12.	Mill Street Bridge Rehabilitation ²	45,000
13.	Naylor Mill Road Bridge Replacement ²	70,000
14.	Bicycle Master Plan Improvements ²	924,000
15.	Urban Greenway Improvements ²	251,140.36
16.	Street Scaping ²	1,702,533.64

17.	Building Lighting and Controls (ECM 1) ³	383,101
18.	Mechanical (ECM 2) ³	387,403
19.	Building Management Systems (ECM 3) ³	153,640
20.	Building Envelope Improvement (ECM 4) ³	0
21.	Garage (Bearing Pad Replacement) ¹	400,000
22.	Parking Garage Structural Repairs ²	592,000
23.	Phone System Fire Department	28,569
24.	Rail Trail Master Plan Implementation ⁴	550,000
25.	City Park Master Plan Improvements ⁵	\$400,000
26.	112 W. Church Street – City Hall ⁶	\$482,718
TOTAL		<u>\$12,482,977</u>

¹ Project was approved for bond funding in the fiscal year 2019 budget ordinance (Ordinance No. 2482).

² Project was approved for bond funding in the fiscal year 2020 budget ordinance (Ordinance No. 2539). This project is now also sometimes referred to as the “Service Center” or by similar names.

³ Projects were approved for bond funding by Ordinance No. 2521. Projects are further broken down by project components on Schedule B to Ordinance No. 2521.

⁴ Project was approved for funding from reallocation of par amount of issued bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁵ Project was approved for funding from reallocation of par amount of issued bonds in the fiscal year 2021 budget ordinance (Ordinance No. 2660).

⁶ This project may be referred to by other names in City materials, including budget materials.

The projects identified in items 1-26 above are collectively referred to herein as the “Projects”. The Projects described in items 1-26 above are identified by approximately the same names as such Projects are identified in City budget or other materials. The City, without notice to or the consent of any registered owners of the Bonds (or the registered owners of any of the BANs, as applicable), may reallocate the maximum principal amount of the Bonds (and of any of the BANs, as applicable) (exclusive of any premium realized upon sale or investment earnings that may be applied for such purposes) to be spent on Costs of the Projects among any of the Projects (including, without limitation, the components of the Projects approved by Ordinance No. 2521) in compliance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution. Further, it is the intention of the Council that proceeds of the Bonds (or of any of the BANs, as applicable) may be spent on any applicable Costs of the Projects, notwithstanding the descriptive names used for the Projects in the table above, including, without limitation, costs related to changes in the scopes of and/or names of the Projects effected through applicable budgetary procedures or applicable law.”

(b) By undertaking the amendments to Section 3(b) of Ordinance No. 2554, as amended supplemented to date, provided for in subsection (a) of this Section 2, the City is in effect adding the 2026 Additional Project identified as item 26 “112 W. Church Street – City Hall” in the table set forth in subsection (a) above to the list of projects the costs of which may be financed or reimbursed from

the principal amount of the 2019 Bonds and investment earnings thereon, without taking into account the fact that a portion of net original issue premium allocated to the sale proceeds of the 2019 Bonds is or was being applied to pay costs of the Original Authorized Projects. By adding the 2026 Additional Project identified in item 26 in the table set forth in subsection (a) to the list of Projects set forth in Section 3(b) of Ordinance No. 2554, the City is also providing authorization for net original issue premium of the 2019 Bonds and investment earnings on proceeds of the 2019 Bonds to be applied to the costs of the 2026 Additional Project once the provisions of subsection (d) below and Section 7 hereof have been complied with. While to date no proceeds of the New Money Portion of the 2019 Bonds have been spent on the Original Authorized Project identified as "Building Envelope Improvement (ECM 4)" in Ordinance No. 2554, the City is not removing that Original Authorized Project from the list of Projects identified in Ordinance No. 2554, as amended and supplemented, including by this Ordinance. The principal amounts of the 2019 Bonds are hereby appropriated/re-appropriated in the maximum principal amounts set forth in the table in Section 2(a) above.

(c) The projects identified in the table set forth in subsection (a) above (which amends and supplements Section 3(b) of Ordinance No. 2554, as amended and supplemented to date) are collectively referred to herein as the "2026 Revised Projects." Subject to the provisions of subsection (d) below and Section 7 of this Ordinance, from and after the effective date of this Ordinance, all references to the Projects in Ordinance No. 2554, as amended and supplemented to date, shall be deemed to be references to the 2026 Revised Projects, as identified in this Ordinance. Subject to the provisions of subsection (d) below and Section 7 of this Ordinance, from and after the effective date of this Ordinance, the provisions of this Section 2 shall supersede the provisions of Section 3(b) of Ordinance No. 2554, as amended and supplemented to date, with respect to the application of the principal amount of the Authorized Bonds as authorized by Ordinance No. 2554.

(d) Notwithstanding the foregoing provisions of this Section 2, the principal amount of the 2019 Bonds (including investment earnings thereon) may not be applied to costs of the 2026 Additional Project unless and until the City adopts a resolution making corresponding amendments to the provisions of Section 2(a) of Resolution No. 2972 (as amended and supplemented to date) to include the 2026 Additional Project in the list of Projects identified in Resolution No. 2972, thereby allowing a portion of the principal amount of the 2019 Bonds to be applied to costs of the 2026 Additional Project.

(e) Subject to the provisions of the subsections above and Section 7 of this Ordinance, it is the intention of the Council that any investment earnings earned on the proceeds of the 2019 Bonds (i) prior to the effective date of this Ordinance, to the extent not already spent in accordance with the provisions of the Ordinance No. 2554 (as amended and supplemented to date), Resolution No. 2972 (as amended and supplemented to date) or applicable budgetary procedures or applicable law, and (ii) on and after the effective date of this Ordinance, shall be applied to costs of any of the 2026 Revised Projects; provided that, any such investment earnings may be allocated otherwise in accordance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution.

Section 3. **BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND,** that, subject to the provisions of Sections 2(d) and 7 of this Ordinance, any of the Mayor, the City Administrator, the Director of Finance and all other appropriate officials and employees of the City, to the extent acting within the scope of their respective authority, are hereby authorized and empowered to take any and all action necessary or appropriate to provide for the application of the proceeds of the 2019 Bonds to finance or reimburse costs of the 2026 Revised Projects and to approve, execute and deliver all documents, certificates or

instruments necessary or appropriate in connection therewith or in connection with the transactions contemplated by this Ordinance, including, without limitation, any amendments, modifications or supplements to any documents, certificates or instruments delivered in connection with the 2019 Bonds.

Section 4. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that from and after the effective date of this Ordinance, Ordinance No. 2554 (as amended and supplemented to date) shall be deemed amended and supplemented as provided herein and all other terms and provisions of Ordinance No. 2554 (as amended and supplemented to date) shall remain in full force and effect.

Section 5. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the title of this Ordinance shall be deemed to be, and is, a fair statement of the substance of this Ordinance for posting and all other purposes.

Section 6. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the provisions of this Ordinance shall be liberally construed in order to effectuate the transactions contemplated by this Ordinance.

Section 7. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall become effective following approval by the Mayor or subsequent passage by the Council following the Mayor's veto in accordance with the provision of Section SC2-12 of the Charter; provided, however, that, notwithstanding the effective date of this Ordinance, no portion of the principal amount of the 2019 Bonds or investment earnings thereon may be applied to costs of the 2026 Additional Project unless Resolution No. 2972 (as amended and supplemented to date) is amended and supplemented as described herein. Pursuant to Charter Section SC2-16, this Ordinance shall not be subject to petition to referendum.

[CONTINUED ON FOLLOWING PAGE]

362
363 **THIS ORDINANCE** was introduced and read at a meeting of the Council of the City of
364 Salisbury held on the _____ day of
365 _____, 2026, and thereafter, a statement of the substance of this
366 Ordinance having been posted or published as required by law, was finally passed by the Council
367 _____ [as introduced] _____ [as amended] [CHECK APPLICABLE LINE] on the
368 _____ day of _____, 2026.

369
370
371 **ATTEST:**

372
373
374 _____
375 **Julie A. English, City Clerk**

_____ **Angela M. Blake, City Council President**

376
377
378 Approved by me, this _____ day of _____, 2026:
379
380

381 _____
382 **Randolph J. Taylor, Mayor**



City of Salisbury

Memo

To: Mayor and City Council
From: Sandy Green
Date: January 16, 2026
Subject: Amending Ordinance No. 2675 – Reallocation of 2021 Tax-Exempt Bond Proceeds for 112 W. Church Street – City Hall

Purpose of the Ordinance

This ordinance amends and supplements Ordinance No. 2675 to authorize the reallocation of a portion of the City's 2021 Tax-Exempt Public Improvement and Refunding Bonds to fund a new capital project identified as 112 W. Church Street – City Hall.

Background

In July 2021, the City adopted Ordinance No. 2675 authorizing the issuance of general obligation bonds to finance or reimburse costs associated with several capital improvement projects approved in the FY 2022 budget. Pursuant to this authority, the City issued \$8,965,000 in Tax-Exempt Public Improvement and Refunding Bonds on September 1, 2021. Of this amount, a portion represented “new money” used to fund the projects listed in Ordinance No. 2675, while the remainder was issued for refunding purposes.

Key Action in This Ordinance

This ordinance authorizes the City to reallocate \$217,282 of the new money portion of the 2021 Tax-Exempt Bonds to a new project—112 W. Church Street – City Hall. The project includes the acquisition of the former City Hall property at 112 W. Church Street and the renovation, improvement, furnishing, and equipping of the building.

Source of Reallocated Funds

The \$217,282 will be reallocated from the following existing project authorized under Ordinance No. 2675:

- Northwood and Brewington Branch Culvert
 - o Original allocation: \$290,000
 - o Revised allocation: \$72,718

No new debt is being issued as part of this action.

Effect of the Amendment

- Section 3(b) of Ordinance No. 2675 is fully replaced with an updated project list that:
 - o Reduces the allocation for the Northwood and Brewington Branch Culvert project, and
 - o Adds 112 W. Church Street – City Hall as a newly authorized project with a maximum allocation of \$217,282.
- The total authorized use of bond proceeds remains unchanged at \$6,124,076.
- The ordinance authorizes the use of new money bond principal, net original issue premium, and investment earnings for the City Hall project, subject to additional required approvals.

Additional Required Action

Although this ordinance authorizes the reallocation under Ordinance No. 2675, no bond proceeds may be spent on the City Hall project until the City Council adopts a companion resolution amending Resolution No. 3117 to include the project in the list of authorized 2021 New Money Projects.

Administrative Authority

The ordinance authorizes the Mayor, City Administrator, Director of Finance, and other appropriate City officials to take all actions necessary to implement the reallocation and to execute any related documents.

Effective Date

The ordinance becomes effective upon approval by the Mayor (or Council override, if applicable). The ordinance is not subject to referendum.

Attachment(s):

[2021 Bonds](#)

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL (THE "COUNCIL") OF THE CITY OF SALISBURY AMENDING AND SUPPLEMENTING ORDINANCE NO. 2675, PASSED BY THE COUNCIL ON JULY 26, 2021, APPROVED BY THE MAYOR OF CITY OF SALISBURY (THE "CITY") ON JULY 26, 2021 AND EFFECTIVE ON JULY 26, 2021 ("ORDINANCE NO. 2675"), IN ORDER TO (1) AUTHORIZE AND EMPOWER THE CITY TO USE AND APPLY A PORTION OF THE PRINCIPAL AMOUNT OF THE \$8,965,000 CITY OF SALISBURY TAX-EXEMPT PUBLIC IMPROVEMENT AND REFUNDING BONDS OF 2021 ISSUED ON SEPTEMBER 1, 2021 (THE "2021 TAX-EXEMPT BONDS") TO THE PROJECT IDENTIFIED HEREIN AS "112 W. CHURCH STREET – CITY HALL," AND (2) IDENTIFY SUCH ADDITIONAL PROJECT AS A "PROJECT" FOR ALL PURPOSES OF ORDINANCE NO. 2675 (AS AMENDED AND SUPPLEMENTED); PROVIDING THAT THIS TITLE IS A FAIR STATEMENT OF THE SUBSTANCE OF THIS ORDINANCE; AUTHORIZING CERTAIN CITY OFFICIALS TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE TRANSACTIONS CONTEMPLATED BY THIS ORDINANCE; PROVIDING THAT THE PROVISIONS OF THIS ORDINANCE SHALL BE LIBERALLY CONSTRUED; AND OTHERWISE GENERALLY RELATING TO THE USE OF PROCEEDS OF THE 2021 TAX-EXEMPT BONDS.

RECITALS

WHEREAS, City of Salisbury, a municipal corporation of the State of Maryland (the "City"), is authorized and empowered by Sections 19-301 to 19-309, inclusive, of the Local Government Article of the Annotated Code of Maryland, as replaced, supplemented or amended (the "Enabling Act"), and Sections SC7-45 and SC7-46 of the Charter of the City of Salisbury, as replaced, supplemented or amended (the "Charter"), to borrow money for any proper public purpose and to evidence such borrowing by the issuance and sale of its general obligation bonds; and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, and Ordinance No. 2675, passed by the Council of the City (the "Council") on July 26, 2021, approved by the Mayor of the City (the "Mayor") on July 26, 2021 and effective on July 26, 2021 ("Ordinance No. 2675"), the City authorized general obligation bonds to be issued from time to time in one or more series in an original aggregate principal amount not to exceed Six Million One Hundred Twenty-Four Thousand Seventy-Six Dollars (\$6,124,076) (the "Authorized Bonds") in order to finance, reimburse or refinance "costs" and "Costs of the Projects" (each as defined in Section 3(b) of Ordinance No. 2675) of the projects identified in the table below (herein collectively referred to as the "Original Authorized New Money Projects" or individually as an "Original Authorized New Money Project," and referred to as the "Projects" in Ordinance No. 2675) in the maximum principal amounts set forth opposite each such Original Authorized New Money Project in such Section 3(b):

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	GOB Air Handler Replacement ⁽¹⁾	\$ 178,750
2.	Apparatus Replacement - Aerial Ladder ⁽¹⁾	1,400,000
3.	Field Operations Facility Plan – Phase 3 Garage ⁽¹⁾⁽²⁾	1,890,000
4.	Downtown Street Scaping ⁽¹⁾	381,326
5.	Market Street Shoreline Improvements ⁽¹⁾	330,000
6.	Northwood and Brewington Branch Culvert ⁽¹⁾	290,000
7.	ADA: Ramp and Bathroom Conversion ⁽³⁾	40,000
8.	Field Operations Facility Plan - Phase 2 ⁽³⁾⁽⁴⁾	1,500,000
9.	Port Exchange Riverwalk Replacement ⁽³⁾	<u>114,000</u>
TOTAL		<u>\$6,124,076</u>

¹ Project was approved for bond funding in the fiscal year 2022 budget ordinance (Ordinance No. 2660).

² Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase III New Vehicle Maintenance Facility.”

³ Project was approved for bond funding in fiscal year 2022 through the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁴ Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase II New Administrative Building;” and

WHEREAS, pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter, Ordinance No. 2675, certain other Ordinances of the City identified in Resolution No. 3117 (defined below) and Resolution No. 3117, adopted by the Council on August 9, 2021, approved by the Mayor on August 10, 2021 and effective on August 10, 2021 (“Resolution No. 3117”), the City determined to borrow money for the public purpose (in part) of financing or reimbursing “costs” and “Costs of the 2021 New Money Projects” (each as defined in Section 2(b) of Resolution No. 3117, which definitions mirror the definitions of “costs” and “Costs of the Projects” set forth in Section 3(b) of Ordinance No. 2675) of the projects specified in Section 2(b) of Resolution No. 3117 (which included all of the Original Authorized Projects), and evidenced this borrowing by the issuance on September 1, 2021 of a single series of general obligation bonds of the City in the original aggregate principal amount of Eight Million Nine Hundred Sixty-Five Thousand Dollars (\$8,965,000) and designated as the “City of Salisbury Tax-Exempt Public Improvement and Refunding Bonds of 2021” (the “2021 Tax-Exempt Bonds”); and

WHEREAS, a portion of the original aggregate principal amount of the 2021 Tax-Exempt Bonds was issued for the purpose of currently refunding all or a portion of certain outstanding general obligation bonds of the City, which portion of the 2021 Tax-Exempt Bonds was not issued pursuant to the authority of Ordinance No. 2675; and

WHEREAS, due to net original issue premium received by the City in connection with the sale of the 2021 Tax-Exempt Bonds, the City was able to reduce the portion of the original aggregate principal amount of the 2021 Tax-Exempt Bonds actually issued to finance or reimburse costs of the Original Authorized New Money Projects from the maximum original aggregate principal amount of the Authorized Bonds provided for in Ordinance No. 2675, and thereby to

allocate a portion of such net original issue premium, together with a portion of the par amount of the 2021 Tax-Exempt Bonds, to fund the Original New Money Authorized Projects in the maximum aggregate principal amount of \$6,124,076 contemplated by Ordinance No. 2675; and

WHEREAS, a portion of the principal amount of the 2021 Tax-Exempt Bonds, together with a portion of net original issue premium, was originally appropriated and allocated to (i) the Original New Money Authorized Projects identified in the table in the fourth preceding WHEREAS clause above, in the amounts specified in such table (for a total of \$6,124,076); and

WHEREAS, the City now desires to reallocate a portion of the principal amount of the 2021 Tax-Exempt Bonds to a project generally identified in City materials as “112 W. Church Street – City Hall,” which project consists of the acquisition of the property with a street address of 112 W. Church Street, Salisbury, Maryland which is improved with the old City Hall, and the renovation, improvement, furnishing and equipping of such property (the “2026 Additional Project”); and

WHEREAS, the City desires to reallocate \$217,282.00 of the principal amount of the 2021 Tax-Exempt Bonds originally allocated to the Original Authorized New Money Project identified in Ordinance No. 2675 as “Northwood and Brewington Branch Culvert” to the 2026 Additional Project; and

WHEREAS, accordingly, the City desires to expand the list of the Original Authorized New Money Projects as set forth in Ordinance No. 2675, in order to allow a portion of the principal amount of the Authorized Bonds (meaning a portion of the 2021 Tax-Exempt Bonds) to be applied to the 2026 Additional Project and to identify such 2026 Additional Project as part of the “Projects” for all purposes of Ordinance No. 2675, as amended and supplemented.

Section 1. NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

(a) The Recitals to this Ordinance are incorporated by reference herein and deemed a substantive part of this Ordinance. Capitalized terms used in the Sections of this Ordinance that are not defined therein shall have the meanings given to such terms in the Recitals.

(b) References in this Ordinance to any official by title shall be deemed to refer (i) to any official authorized under the Charter, the code of ordinances of the City (the “City Code”) or other applicable law or authority to act in such titled official’s stead during the absence or disability of such titled official, (ii) to any person who has been elected, appointed or designated to fill such position in an acting or interim capacity under the Charter, the City Code or other applicable law or authority, (iii) to any person who serves in a “deputy,” “associate” or “assistant” capacity as such an official, provided that the applicable responsibilities, rights or duties referred to herein have been delegated to such deputy, associate or assistant in accordance with the Charter, the City Code or other applicable law or authority, and/or (iv) to the extent an identified official commonly uses another title not provided for in the Charter or the City Code, the official, however known, who is charged under the Charter, the City Code or other applicable law or authority with the applicable responsibilities, rights or duties referred to herein.

(c) References in this Ordinance to “investment earnings” shall be construed to include interest income.

(d) References in this Ordinance to “par amount” shall be construed to mean principal amount. In addition, references in this Ordinance to “principal amount” shall be construed to refer to the original aggregate principal amount of the 2021 Bonds issued for new money purposes.

Section 2. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, as follows:

(a) Pursuant to the authority of the Enabling Act, Sections SC7-45 and SC7-46 of the Charter and Ordinance No. 2675, from and after the effective date of this Ordinance, and subject to Sections 2(d) and 7 hereof, Section 3(b) of Ordinance No. 2675 is hereby deleted in its entirety and inserted in place thereof shall be the following:

“(b) With respect to the projects listed below, the word “costs” as used in Section 2 hereof shall include, as applicable, costs of the following activities and expenses: land and right-of-way acquisition and development; acquisition of other property rights; site and utility improvements, including, without limitation, grading, landscaping, paving and repaving, sidewalk, curb, gutter, storm water, water and sewer improvements, street lights, amenities, and related or similar activities and expenses; demolition, razing and removal; acquisition, construction, expansion, reconstruction, replacement, renovation, rehabilitation, upgrading, improvement, installation, furnishing and equipping activities and expenses, and related or similar activities and expenses; planning, design, engineering, testing, study, architectural, feasibility, surveying, document development, bidding, permitting, inspection, construction management, financial, administrative and legal expenses, and related or similar activities and expenses; contingencies; costs of issuance (which may include costs of bond insurance or other credit or liquidity enhancement); interest during construction and for a reasonable period thereafter (whether or not expressly so stated); and any such costs that may represent the City’s share or contribution to the financing, reimbursement or refinancing of any such project (collectively, “Costs of the Projects”). The maximum original aggregate principal amount of the Bonds (or the BANs, as identified in Section 6 hereof) to be appropriated or applied to the Costs of the Projects (exclusive of any net original issue premium realized upon sale or investment earnings that may be applied for such purposes) shall be allocated among the following public purpose projects in the maximum principal amount set forth opposite each, except as otherwise herein provided:

	<u>Project Name</u>	<u>Maximum Principal Amount</u>
1.	GOB Air Handler Replacement ⁽¹⁾	\$ 178,750
2.	Apparatus Replacement - Aerial Ladder ⁽¹⁾	1,400,000
3.	Field Operations Facility Plan – Phase 3 Garage ⁽¹⁾⁽²⁾	1,890,000
4.	Downtown Street Scaping ⁽¹⁾	381,326
5.	Market Street Shoreline Improvements ⁽¹⁾	330,000
6.	Northwood and Brewington Branch Culvert ⁽¹⁾	72,718
7.	ADA: Ramp and Bathroom Conversion ⁽³⁾	40,000
8.	Field Operations Facility Plan - Phase 2 ⁽³⁾⁽⁴⁾	1,500,000
9.	Port Exchange Riverwalk Replacement ⁽³⁾	114,000
10.	112 W. Church Street – City Hall ⁽⁵⁾	217,282
TOTAL		<u>\$6,124,076</u>

¹ Project was approved for bond funding in the fiscal year 2022 budget ordinance (Ordinance No. 2660).

² Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase III New Vehicle Maintenance Facility.”

³ Project was approved for bond funding in fiscal year 2022 through the fiscal year 2021 budget ordinance (Ordinance No. 2593).

⁴ Project is also referred to in certain City budgetary materials as “Field Operations Master Plan – Phase II New Administrative Building.”

⁵ This project may be referred to by other names in City materials, including budget materials.

The projects identified in items 1-10 above are collectively referred to herein as the “Projects.” The Projects described in items 1-10 above are identified by approximately the same names as such Projects are identified in the City budget and related materials. The City, without notice to or the consent of any registered owners of any issued Bonds (or the registered owners of any issued BANs, as applicable), may allocate and reallocate the maximum principal amount of any issued Bonds (and of any issued BANs, as applicable) (exclusive of any net original issue premium realized upon sale or investment earnings that may be applied for such purposes) to be spent on Costs of the Projects among any of the Projects in compliance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution. Further, it is the intention of the Council that the principal amount of any issued Bonds (or of any issued BANs, as applicable) may be spent on any applicable Costs of the Projects, notwithstanding the descriptive names used for the Projects in the table above, including, without limitation, costs related to changes in the scopes of and/or names of the Projects effected through applicable budgetary procedures or applicable law.”

(b) By undertaking the amendments to Section 3(b) of Ordinance No. 2675 provided for in subsection (a) of this Section 2, the City is in effect adding the 2026 Additional Project identified as item 10 “112 W. Church Street – City Hall” in the table set forth in subsection (a) above to the list

of the Original Authorized New Money Projects the costs of which may be financed or reimbursed from the original principal amount of the new money portion of the 2021 Tax-Exempt Bonds and investment earnings thereon, without taking into account the fact that a portion of net original issue premium allocated to the sale proceeds of the new money portion of the 2021 Tax-Exempt Bonds is or was being applied to pay costs of the Original Authorized New Money Projects. By adding the 2026 Additional Project identified in item 10 in the table set forth in subsection (a) to the list of Projects set forth in Section 3(b) of Ordinance No. 2675, the City is also providing authorization for net original issue premium of the 2021 Tax-Exempt Bonds and investment earnings on proceeds of the 2021 Tax-Exempt Bonds to be applied to the costs of the 2026 Additional Project once the provisions of subsection (d) below and Section 8 hereof have been complied with. The principal amounts of the 2021 Tax-Exempt Bonds are hereby appropriated/re-appropriated in the maximum principal amounts set forth in the table in Section 2(a) above.

(c) The projects identified in the table set forth in subsection (a) above (which amends and supplements Section 3(b) of Ordinance No. 2675) are collectively referred to herein as the “2026 Revised Projects.” Subject to the provisions of subsection (d) below and Section 7 of this Ordinance, from and after the effective date of this Ordinance, all references to the Projects in Ordinance No. 2675 shall be deemed to be references to the 2026 Revised Projects, as identified in this Ordinance. Subject to the provisions of subsection (d) below and Section 7 of this Ordinance, from and after the effective date of this Ordinance, the provisions of this Section 2 shall supersede the provisions of Section 3(b) of Ordinance No. 2675 with respect to the application of the principal amount of the Authorized Bonds as authorized by Ordinance No. 2675.

(d) Notwithstanding the foregoing provisions of this Section 2, the principal amount of the 2021 Tax-Exempt Bonds (including investment earnings thereon) may not be applied to costs of the 2026 Additional Project unless and until the City adopts a resolution making corresponding amendments to the provisions of Section 2(b) of Resolution No. 3117 to include the 2026 Additional Project in the list of the 2021 New Money Projects identified in Resolution No. 3117, thereby allowing a portion of the principal amount of the 2021 Tax-Exempt Bonds to be applied to costs of the 2026 Additional Project.

(e) Subject to the provisions of the subsections above and Section 7 of this Ordinance, it is the intention of the Council that any investment earnings earned on the new money portion of the proceeds of the 2021 Tax-Exempt Bonds (i) prior to the effective date of this Ordinance, to the extent not already spent in accordance with the provisions of the Ordinance No. 2675, Resolution No. 3117 or applicable budgetary procedures or applicable law, and (ii) on and after the effective date of this Ordinance, shall be applied to costs of any of the 2026 Revised Projects; provided that, any such investment earnings may be allocated otherwise in accordance with applicable budgetary procedures or applicable law, including, to the extent applicable, by resolution.

(f) References in this Ordinance to applying principal or net original issue premium of the 2021 Tax-Exempt Bonds and any investment earnings on the proceeds of the 2021 Tax-Exempt Bonds to costs of the 2026 Additional Project shall be construed to refer solely to proceeds constituting the new money portion of the 2021 Tax-Exempt Bonds and not to any proceeds of the 2021 Tax-Exempt Bonds issued for current refunding purposes.

Section 3. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that, subject to the provisions of Sections 2(d) and 7 of this Ordinance, any of the Mayor, the City Administrator, the Director of Finance and all

other appropriate officials and employees of the City, to the extent acting within the scope of their respective authority, are hereby authorized and empowered to take any and all action necessary or appropriate to provide for the application of the proceeds of the 2021 Tax-Exempt Bonds to finance or reimburse costs of the 2026 Revised Projects and to approve, execute and deliver all documents, certificates or instruments necessary or appropriate in connection therewith or in connection with the transactions contemplated by this Ordinance, including, without limitation, any amendments, modifications or supplements to any documents, certificates or instruments delivered in connection with the 2021 Tax-Exempt Bonds.

Section 4. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that from and after the effective date of this Ordinance, Ordinance No. 2675 shall be deemed amended and supplemented as provided herein and all other terms and provisions of Ordinance No. 2675 shall remain in full force and effect.

Section 5. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the title of this Ordinance shall be deemed to be, and is, a fair statement of the substance of this Ordinance for posting and all other purposes.

Section 6. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that the provisions of this Ordinance shall be liberally construed in order to effectuate the transactions contemplated by this Ordinance.

Section 7. BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF SALISBURY, MARYLAND, that this Ordinance shall become effective following approval by the Mayor or subsequent passage by the Council following the Mayor's veto in accordance with the provision of Section SC2-12 of the Charter; provided, however, that, notwithstanding the effective date of this Ordinance, no portion of the principal amount of the 2021 Tax-Exempt Bonds or investment earnings thereon may be applied to costs of the 2026 Additional Project unless Resolution No. 3117 is amended and supplemented as described herein. Pursuant to Charter Section SC2-16, this Ordinance shall not be subject to petition to referendum.

[CONTINUED ON FOLLOWING PAGE]

271 **THIS ORDINANCE** was introduced and read at a meeting of the Council of the City of
272 Salisbury held on the _____ day of
273 _____, 2026, and thereafter, a statement of the substance of this
274 Ordinance having been posted or published as required by law, was finally passed by the Council
275 _____ [as introduced] _____ [as amended] [CHECK APPLICABLE LINE] on the
276 _____ day of _____, 2026.

277
278
279 **ATTEST:**

280
281
282 _____
283 **Julie A. English, City Clerk**

_____ **Angela M. Blake, City Council President**

284
285
286 Approved by me, this _____ day of _____, 2026:

287
288
289 _____
290 **Randolph J. Taylor, Mayor**
291



City of Salisbury

Memo

To: Nick Rice
From: Chuck Eicholz
Date: January 15, 2026
Subject: Additional Funds Request for Part-Time Zoo Staffing

The purpose of this ordinance is to amend the Fiscal Year 2026 Annual Budget to provide additional appropriations for part-time staffing at the Salisbury Zoo in order to maintain safe, efficient, and effective Zoo operations.

The Salisbury Zoo relies heavily on part-time employees to support animal care and maintenance, guest services, and educational programming. Based on current financial projections, the Zoo will not have sufficient funding remaining in its part-time salary accounts to continue operations at required service levels for the remainder of the fiscal year.

In the prior fiscal year, similar staffing shortfalls were addressed through internal transfers from unspent Zoo expense accounts and full-time salary lines. Those options are not available in FY 2026 due to higher utilization of existing appropriations.

Based on projections prepared by City staff, the following additional appropriations are required:

- \$107,500 to Account 40000-501006 (Salaries, Part-Time) to support animal care and maintenance staffing needs; and
- \$60,000 to Account 40000-501011 (Part-Time Zoo Commission) to support guest services and education staffing. This increase is expected to be offset by additional Zoo-related revenues.

The total requested additional appropriation is \$167,500 to be funded from surplus.

Attachment(s):

[Ordinance - Appropriate Additional Funding Zoo Part time Staff.docx](#)

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 0
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 31
- 32
- 33
- 34
- 35
- 36
- 37
- 38
- 39
- 40

3
4
5
6

89

1
2
315
1618
1921
2224
2527
28

30

32
3335
3638
39

10

43
4446
47

49 **Section 3.** It is further the intention of the Mayor and Council of the City of Salisbury that if any
50 section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid,
51 unconstitutional or otherwise unenforceable under applicable Maryland or federal law, such adjudication
52 shall apply only to the section, paragraph, subsection, clause or provision so adjudged and all other
53 provisions of this Ordinance shall remain and shall be deemed valid and enforceable.

54
55 **Section 4.** The recitals set forth hereinabove are incorporated into this section of the Ordinance as
56 if such recitals were specifically set forth at length in this Section 4.

57
58 **Section 5.** This Ordinance shall take effect from and after the date of its final passage.
59

60 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of
61 Salisbury held on the _____ day of _____, 2026 and thereafter, a statement of the substance
62 of the Ordinance having been published as required by law, in the meantime, was finally passed by the
63 Council of the City of Salisbury on the _____ day of _____, 2026.

64
65 **ATTEST:**

66
67
68 _____
69 **Julie English, City Clerk**

Angela Blake, City Council President

70
71 Approved by me, this _____ day of _____, 2026.

72
73 _____
74 **Randolph J. Taylor, Mayor**