



## **BERLIN MAYOR AND COUNCIL**

### **Meeting Agenda**

**Berlin Town Hall**

**10 William Street**

**Monday, May 23, 2022**

#### **6:00 PM EXECUTIVE SESSION – Public viewing of meeting closure via Facebook.**

1. Statement of closure – Mayor Zack Tyndall
2. Public comments or questions regarding the purpose for closure.
3. Motion to close and adjournment to Executive Session
4. Executive Session Agenda: STATUTORY AUTHORITY TO CLOSE SESSION, Maryland Code, General Provisions Article, Section 3-305(b)(1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals
  - Discussion item #1 re: Town Administrator
  - Discussion item #2 re: Administrative Manager

#### **7:00 PM REGULAR SESSION – Council Chambers**

1. Approval of the Minutes for:
  - a. Regular Session of 04.25.22
  - b. Executive Session of 05.09.22
  - c. Statement of Closure for Executive Session 05.09.22
  - d. Regular Session of 05.09.22
2. Eastern Shore Regional GIS Cooperative (ESRGC) Housing Study Presentation – Logan Hall, GIS Analyst
3. Appointment of Board, Commission, or Committee members – Mayor Zack Tyndall
4. Proclamation 2022-05: Proclaiming June 20-26, 2022, as our Municipality's Observance of National Pollinator Week as an affiliate of Bee City, USA – Mayor Zack Tyndall and Economic and Community Development Director Ivy Wells
5. Motion 2022-04: Approval of applying for the DHCD Community Legacy Grant for additional façade grant funding – Economic and Community Development Director Ivy Wells
6. Review of Appraisal and Request to Move Forward with an Extended Negotiation Period with proposer(s) - Heron Park RFP – Mayor Zack Tyndall
7. Motion 2022-05: Approval of ARPA Spending Plan – Mayor Zack Tyndall
8. Public Hearings:
  - a. Ordinance 2022-04: Approving the Amendments of Chapter 108 Entitled Zoning, Article VI – District Regulations, Division 5, Section 108-403, Entitled Lot Area, Width and Yard Requirements as Submitted – Planning Director David Engelhart
  - b. Ordinance 2022-05: Approving the FY 2023 Budget as Submitted – Mayor Zack Tyndall and Finance Director Natalie Saleh
9. Third Quarter Financial Highlights for FY 2022 – Finance Director Natalie Saleh

10. Acting Town Administrator's Report
11. Departmental Reports
12. Comments from the Council
13. Comments from the Mayor
14. Comments from the Public
15. Comments from the Press
16. Adjournment

To access the Meeting via Facebook, please click the blue Facebook icon at the top of any page on [www.berlinmd.gov](http://www.berlinmd.gov), or type @townofberlinmd in the Facebook search bar. QR code links to online packet.

Anyone having questions about the meetings mentioned above or needing special accommodations should contact Deputy Town Administrator Mary Bohlen at (410) 641-2770. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland/outside Maryland dial 1-800-735-2258.





## BERLIN MAYOR AND COUNCIL

## Meeting Minutes

Monday, April 25, 2022

7:00 PM REGULAR SESSION – Berlin Town Hall Council Chambers

Present: Mayor Zackery Tyndall, Vice-President Dean Burrell, Councilmembers Jack Orris, Shaneka Nichols, and Jay Knerr.

Absent: Councilmember Troy Purnell.

Staff Present: Deputy Town Administrator Mary Bohlen, Police Chief Arnold Downing, Electric Utility Director Tim Lawrence, Planning Director Dave Engelhart, Water Resources Director Jamey Latchum, Public Works Director Jimmy Charles, Senior Accountant Rondell Wise, Town Attorney David Gaskill, and Administrative Manager Kelsey Jensen.

This meeting was also broadcast live via Facebook. Following a moment of silence and the Pledge of Allegiance, Mayor Tyndall called the meeting to order at approximately 7:00 PM.

## 1. Approval of the Minutes for:

## a. Work Session of 04.04.22:

On the motion of Councilmember Knerr, second by Councilmember Orris, the Work Session Minutes of Monday, April 4, 2022, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				<i>1</i>

## b. Work Session of 04.11.22:

On the motion of Councilmember Orris, second by Councilmember Nichols, the Work Session Minutes of Monday, April 11, 2022, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				<i>1</i>

## c. Regular Session of 04.11.22:

On the motion of Councilmember Orris, second by Councilmember Knerr, the Regular Session Minutes of Monday, April 11, 2022, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

## 2. Operational Announcement

Mayor Zack Tyndall provided an operational announcement regarding the departure of Town Administrator Mr. Jeff Fleetwood.

## 3. Board of Supervisors of Elections

## a. Nomination of Gina Velong

Mayor Zack Tyndall recommended Gina Velong to serve on the Board of Supervisors of Elections.

On the motion of Councilmember Orris, second by Vice-President Burrell, the nomination of Gina Velong to serve on the Board of Supervisors of Elections, was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

## b. Swearing in Preston Whaley, Linda Bowen, Tony Bowen

No members were present. Mayor Zack Tyndall said to move them to the next agenda.

## 4. Special One Day Permit Application: Taylor House Museum

Board President Melissa Reid explained that the reasoning for requesting the permit was for a performer they will have at one of their concerts on the lawn.

On the motion of Councilmember Knerr, second by Councilmember Nichols, the Special One Day Permit, was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1



## 5. Past Mayor's Presentation

Samantha Steltzer, Communications Intern from Salisbury University, presented her project on the past Mayor's of Berlin and a few other social media items she had worked on. The Mayor and Council complimented her project and asked her questions about what she learned during her time working in Berlin; they thanked her and wished her well with her future.

## 6. Approval of Town Flag, Seal and Anchor

Mayor Zack Tyndall and Brian Robertson of Brian Robertson Designs presented the flag, seal, and anchor they proposed the Town approve.

Resident Carol Rose asked why it needed changed, where the money was coming from, and why the Council was not aware of the changes until after they were completed. Mayor Tyndall said it was to have a more uniform and clearer logo, it came from administration's budget and was around \$100, and that he informed the Council once there was something to present to them. Councilmember Knerr said they did not approve any funding for it; Mayor Tyndall said prior administration did.

On the motion of Councilmember Nichols, second by Councilmember Knerr, the new Town Flag, Seal, and Anchor, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

## 7. Contract Award Recommendation: Smart Water Meter Procurement

Josh Taylor with Davis, Bowen, and Friedel, Inc., and Water Resources Director Jamey Latchum presented the recommendation for the Smart Water Meter Procurement and discussed the units of measure. Ms. Bohlen indicated that if the Council decided to change the bases of billing as far as minimum usage, it would need to be done by resolution. Mayor Tyndall said Ms. Holloway recommended waiting six-months after installation to determine the best method for billing. The question arose as to if the \$1 million budget would be enough to cover the installation as well; Mr. Latchum said he could not say with inflation being so high.

On the motion of Councilmember Nichols, second by Councilmember Knerr, the recommendation for the Smart Water Meter Procurement project being awarded to Core and Main, LP, was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

## 8. Discussions:

## a. Stephen Decatur Walking Path Resurfacing

Deputy Town Administrator Mary Bohlen explained that there were discussions about asphalt versus stone dust, and while stone dust may be cheaper, the upkeep and lifespan would not outweigh the cost of asphalt. Mr. Charles added that the lifespan of asphalt is usually 20-25 years, especially if kept in the shade, which most of the path is, he then added that a smooth surface would be better for mobility. Councilmember Orris asked to hear from the Parks Commission; both Laura Stern and Mike Wiley voiced their opinions on the pathway surface, and both agreed with a solid surface like asphalt. Mayor Tyndall said the current plan for the pathway was asphalt, so they would move forward with that.

## b. American Rescue Plan Act (ARPA) Funding

Mayor Zack Tyndall asked Senior Accountant Rondell Wise to go over the qualifying factors of ARPA funding expenditure categories. Mayor Tyndall said the total amount of the ARPA funds the Town will be receiving is \$4,794,272.69. The Mayor and Council discussed several possible uses for the funds and said they would need to determine priorities. The Council ultimately requested that the Mayor provide them with a list of all possible uses and how much each would cost to the Town; Resident Carol Rose said the Council should be able to vote on the list before any funds are spent. Mayor Tyndall said on May 9<sup>th</sup> he plans to present a budget and the ARPA funding requests separately for a decision by the body.

## 9. Motion 2022-02: Motion approving the recommended health care renewal with CareFirst

Administrative Manager Kelsey Jensen explained that during the last budget work session, she presented several options for renewals and was looking for approval on her recommended option of remaining with CareFirst for a 3.71% increase.

On the motion of Councilmember Orris, second by Councilmember Nichols, the Health Care Renewal Recommendation of Care First, was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

## 10. Berlin Fire Company and Emergency Medical Services Quarterly Report

President David Fitzgerald and Fire Chief R.J. Rhode presented the Fire Company and the Emergency Medical Service's quarterly report. Mayor Tyndall asked them to provide the budget requests they have by close of business on May 3<sup>rd</sup>.

## 11. Deputy Town Administrator's Report – Mary Bohlen

Ms. Bohlen reported that the Parks Commission participated in Clean Up Day on Saturday, April 23<sup>rd</sup> and will hold Spring Just Walk on Saturday, May 7<sup>th</sup> at Stephen Decatur Park. Ms. Bohlen then thanked the Mayor, Council, and Residents for their patience during the next few weeks of transitions.



12. Departmental Reports:

a. Planning and Zoning Director – David Engelhart

Mr. Engelhart said they issued three certificates of occupancy and seven building permits. The Historic District Commission will meet on Wednesday, May 4, 2022 at 5:30 PM, this meeting will include an application to add the Dr. Charles Tindley mural to the Bruder Hill building on Broad Street. Lastly, he indicated that he attended the Worcester County Commissioner's meeting on April 19<sup>th</sup> regarding the Worcester County Sports Complex and expressed concerns he had.

b. Electric Utility Director – Tim Lawrence

Mr. Lawrence said they installed a new underground service at 205 Broad Street. They assisted Public Works with removing dead trees at Stephen Decatur Park. They preformed disconnects for upgrades at 545 Assateague Rd. They completed the prep work to replace a transformer at Gull Creek. They de-energized the overhead primary for tree removal at 202 William Street. They performed breaker maintenance at Savage Substation. They disconnected, to re-attach, the meter base and perform transformer maintenance at 509 Bay Street Apartments. Lastly, they are working to complete street light repairs and tree trimming throughout town.

c. Police Chief – Arnold Downing

Chief Downing indicated that he and Lieutenant Fisher were in attendance at the Maryland Police Executive Association Meeting in Ocean City all week. He also shared that they will have a few officers in attendance at a funeral for a past Berlin Officer who lost his spouse and mother to his children. Councilmember Orris asked where they stand with staffing; Chief Downing indicated that they have vacancies for Police Officers and Police Communications Officers. He said they had a few individuals that they are hopeful to get through testing and join the academy in July.

d. Finance Director – Senior Accountant Rondell Wise on behalf of Natalie Saleh

Mr. Wise indicated they have been working on FY 23 Budget reports, bonds and loans balances review, water, stormwater, and sewer rates and recommendations, past due accounts and collections, PCA submission and review, PSC reconciliation reports, check processing and payable register review, billing, and that a department meetings was scheduled to discuss projects, planning, and going paperless for utility billing.

e. Water Resources Director – Jamey Latchum

Mr. Latchum said he was unable to get a report in on time due to a busy schedule last week, but they have been working on the Maple Avenue storm drain, bulk pick up, and maintenance at the spray sites. He also reminded customers that they will be doing meter reads this week and that cutoffs will take place at 9am on the 26<sup>th</sup> if you can make payments before that time.

f. Public Works Superintendent – Jimmy Charles

Mr. Charles reported that on April 20<sup>th</sup> they had Bulk pickup, they made 91 residential stops and collected 4.82 tons of trash. On April 23<sup>rd</sup> Public works assisted with the Berlin cleanup day. Public Works power washed the Welcome Center to be repainted, they used the new sweeper for it because it has a power wash system on the truck; Mayor Tyndall asked if it could be used to water flowers in Town and Mr. Charles said it could not, it has too much pressure. Lastly, he said they assisted the Berlin Electric Department to install two poles and six frame runners for the new billboard.

g. Administrative Manager – Kelsey Jensen

Ms. Jensen said she has been working to update signature pages and various accesses for staff portals. She said they held three interviews for the Public Works Superintendent on 04/21/22, one interviewee had an emergency come up and his interview was moved to 04/26/22, after that

interview they will make a decision. She said she has been working with Administration and Finance to set up the new payments for Maryland State Retirement System (MSRS). She said speaking of MSRS, she needed to have the Mayor and Council approve Ms. Bohlen to submit bi-weekly payments for MSRS, she said they usually range from \$9,000 to \$11,000 if the Town is fully staffed. Mayor Tyndall asked if it would be safe to say the payment is not to exceed \$12,000; Ms. Jensen said that would be plenty.

On the motion of Vice-President Burrell, second by Councilmember Nichols, Ms. Bohlen being authorized to make bi-weekly payments to MSRS in an amount not to exceed \$12,000, was approved by the following vote:

Name	Counted toward Quorum			Recused	Absent
	Aye	No	Abstain		
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

She continued on to say they held random drug testing for April. She attended the United Way Kickoff Meeting at UMES on April 21<sup>st</sup>. She is working to determine vendor availability for Open Enrollment May 17-19, she will continue to remind staff of those dates because they are mandatory, if you are unable to attend, she asked that you inform her as soon as possible so other arrangements may be made. She worked with Delaware Elevator and ATIS to schedule the Annual Elevator Inspection on June 1<sup>st</sup>, she mentioned that it would be out of commission during the day but should be up and running by the evening. She is working on the Loss Control Survey for LGIT to determine our credit eligibility for liability insurance. Lastly, she was able to schedule five sessions of CPR, AED, and First Aid Training for employees. Councilmember Nichols asked if the CPR training was a requirement of staff; Ms. Jensen said it is for some based on their position with the Town, but they would like for as many staff members as possible to have the knowledge and training for emergency situations.

### 13. Comments from the Council:

Vice-President Burrell said he is disappointed in how the County handled the sports complex and he would like to see the County representatives come to a meeting to share the plans for the project; it is a taxpayer burden so they should be involved in the process. He also asked when the sidewalks on Flower Street would be opened back up; Mr. Charles said hopefully this week, the Town will assist them with flaggers.

Councilmember Nichols said she agreed with Mr. Burrell on how the process was handled with the sports complex and said she was disappointed that the County did not reach out to the Mayor and Council, or the residents of Briddelltown. She said placing a sports complex there gives no space for the high school to grow and she thinks it will be needed at some point. Lastly, she expressed that Mr. Fleetwood would be missed and she is here for Ms. Bohlen if needed through this transition.

Councilmember Knerr said ditto on Mr. Fleetwood, he was one of the best Town Administrators he knew and was a good friend, but he did look forward to working with Ms. Bohlen.

Councilmember Orris echoed the comments about the sports complex and thanked Mr. Engelhart, the Mayor, and residents for speaking out at the meeting. He would like to see a letter



sent and the County Representatives attend a meeting in Berlin. Mayor Tyndall asked if they wanted to see this done in a regular meeting or a special meeting; the Council agreed with during a regular meeting to give residents a chance to speak as well.

14. Comments from the Mayor:

Mayor Tyndall thanked everyone who spoke up about the complex and thanked the County for holding the meeting. He thanked the staff and public for their assistance with Take Pride. He said he and Councilmember Nichols attended the LESMA dinner, he appreciated her attending with him. Lastly, he said a student of Ms. Shimko's class at Worcester Preparatory School was a district winner of the 'If I were Mayor' contest; he will arrange a time for them to come read the essay during a meeting.

15. Comments from the Public

Resident Laura Stern read a letter from Mr. John Fager who was unable to be present this evening regarding the New Year's Eve Event and their opposition to doing away with it. Councilmember Nichols said they are not trying to do away with it, they are trying to have the merchants take it over; Ms. Stern said they wouldn't have the staff because it is their busiest night, so the Town would essentially be getting rid of the event if the merchants were required to take it over because they would not be able to.

Resident Ron Cascio said he was very frustrated with how the county handled the sport complex meeting and cannot believe they did not include the Mayor and Council in the decision; he also said he could not believe that the Mayor was subject to the three minute cut off rule.

Resident Carol Rose said the Mayor and Council need to think long and hard about the budget and giving employees raises, she feels 10% is needed, so taxes need to raise. She said staff, especially ones with young families, need the increase. Staff members are facing inflation too.

16. Comments from the Press – none.

17. Adjournment:

On the motion of Vice-President Burrell, second by Councilmember Nichols, the Mayor and Council meeting was adjourned at approximately 9:32 PM.

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP	X				
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	4				1

Respectfully Submitted,



Kelsey Jensen  
Administrative Manager

CLOSED SESSION  
MAYOR AND COUNCIL OF BERLIN MARYLAND  
Monday, May 9, 2022

**Present:** Mayor Zackery Tyndall, Councilmembers Jay Knerr, Shaneka Nichols, and Jack Orris

**Staff Present:** Acting Town Administrator Mary Bohlen, Town Attorney David Gaskill

**Absent:** Council Vice-President Dean Burrell and Councilmember Troy Purnell

**Others present:** None

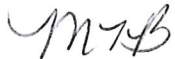
The start of the meeting and vote to close the session was streamed live via Facebook.

On Monday, May 9, 2022, at approximately 6:30 PM, Mayor Tyndall noted that the purpose of the Closed Session was to discuss a personnel matter pursuant to Maryland General Provisions Article; Sec 3-305(b)(1): To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals.

REMAINDER OF MINUTES REDACTED FOR INCLUSION IN OPEN RECORD
------------------------------------------------------------

Mayor Tyndall asked for a motion to adjourn the Closed Session. Councilmember Knerr so moved, Councilmember Nichols seconded, and approval was unanimous. The meeting adjourned at approximately 8:40 PM.

Respectfully Submitted,



Mary T. Bohlen  
Deputy Town Administrator





Closed Session Summary  
To be included in the minutes in the next Open Meeting

**1. Statement of the time, place, and purpose of the closed session:**

- a. Date/Time of closed session: Monday, May 9, 2022 at 6:30 PM
- b. Place (location) of closed session: Council Chambers for closing vote; Conference Room for Discussion
- c. Purpose of the closed session: Discussion re: Acting Town Administrator
- d. Date and time to return to public meeting: May 9, 2022 at 7:00 PM

**2. Record of the vote of each member as to closing the session:**

- a. Motion to close meeting made by: Orris
- b. Seconded by: Nichols
- c. Members voting in favor: Knerr, Nichols, Orris
- d. Members opposed: none
- e. Members abstaining: none
- f. Members absent: Burrell and Purnell

**3. Statutory authority to close session: General Provisions Article, §3-305(b):**

- (1) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects one or more specific individuals

**4. Listing of each topic actually discussed, persons present, and each action taken in the session:**

Topic description	Persons present for discussion	Action taken/each recorded vote
Discussion re: Acting Town Administrator	Z. Tyndall, J. Knerr, S. Nichols, J. Orris, M. Bohlen, D. Gaskill	Temporary title change of Deputy Town Administrator to Acting Town Administrator; change in compensation; retroactive to April 24, 2022 – unan. (3-0-0 with Burrell/Purnell absent)

**This statement was made by: Mayor Zack Tyndall, presiding officer**

**List members who have received open meetings training (at least one member must be in attendance during closed session):** Mayor Zack Tyndall, Acting Town Administrator Mary Bohlen, Administrative Manager Kelsey Jensen, and Town Attorney David Gaskill



**BERLIN MAYOR AND COUNCIL**  
**Meeting Minutes**  
**Monday, May 9, 2022**

**7:00 PM      REGULAR SESSION – Berlin Town Hall Council Chambers**

**Present:** Mayor Zackery Tyndall, Councilmembers Jack Orris, Shaneka Nichols, and Jay Knerr.

**Absent:** Vice-President Dean Burrell and Councilmember Troy Purnell.

**Staff Present:** Acting Town Administrator Mary Bohlen, Finance Director Natalie Saleh, Police Chief Arnold Downing, Electric Utility Director Tim Lawrence, Planning Director Dave Engelhart, Water Resources Director Jamey Latchum, Public Works Director Jimmy Charles, Town Attorney David Gaskill, and Administrative Manager Kelsey Jensen.

This meeting was also broadcast live via Facebook. Following a moment of silence and the Pledge of Allegiance, Mayor Tyndall called the meeting to order at approximately 7:00 PM.

**1. Approval of the Minutes for:**

**a. Work Session of April 18, 2022:**

On the motion of Councilmember Orris, second by Councilmember Nichols, the Regular Session Minutes of Monday, April 18, 2022, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

**b. Special Executive Session of April 19, 2022:**

On the motion of Councilmember Knerr, second by Councilmember Orris, the Executive Session minutes of Tuesday, April 19, 2022, with amendments, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

**c. Statement of Closure for Special Executive Session of April 19, 2022:**

Mayor Tyndall read the Statement of Closure.

**d. Executive Session of April 25, 2022:**

On the motion of Councilmember Orris, second by Councilmember Nichols, the Executive Session minutes of Monday, April 25, 2022, were approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

e. Statement of Closure for Executive Session of April 25, 2022:  
Mayor Tyndall read the Statement of Closure.

f. Regular Session of April 25, 2022:

Councilmember Orris asked for clarification on page three, item six, as far as who approved the transaction when it says prior administration. Ms. Jensen said she believed it to be in reference to Mr. Fleetwood but cannot confirm or replay the audio at this moment. Mayor Tyndall said prior administration would not refer to the prior Council. Ms. Bohlen said she recalls it being Mr. Fleetwood as well.

On the motion of Councilmember Orris, second by Councilmember Nichols, postponing the approval of the Regular Session Minutes of Monday, April 25, 2022, to the next meeting on May 23<sup>rd</sup>, was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

2. Board of Supervisors of Elections swearing in Linda Bowen, Tony Bowen, and Gina Velong  
Mayor Zack Tyndall swore in Linda Bowen, Tony Bowen, and Gina Velong to the Board of Supervisors of Elections.
3. Appointment of Board, Commission, or Committee members  
Mayor Zack Tyndall recommended the appointment of Sunny Aroh, Casandra Brown, and Sara Hambury to the Arts and Entertainment Committee for a two-year term.

On the motion of Councilmember Orris, second by Councilmember Knerr, the recommendation of appointing Sunny Aroh, Casandra Brown, and Sara Hambury to the Arts and Entertainment Committee for a two-year term was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2



On the motion of Councilmember Knerr, second by Councilmember Orris, the recommendation of appointing Opal Hambury as a youth liaison to the Arts and Entertainment Committee was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

Mayor Zack Tyndall recommended the appointment of Susan Beaman, Georgiana McElroy, Victoria Spice, and Andrea Weeg to the Berlin Beautification Committee for a two-year term.

On the motion of Councilmember Orris, second by Councilmember Nichols, the recommendation of appointing Susan Beaman, Georgiana McElroy, Victoria Spice, and Andrea Weeg to the Berlin Beautification Committee for a two-year term was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

4. Special Event Request: Memorial Day Basketball Tournament for Henry Park  
Adrian Bowen presented his event request and mentioned that the fee for each team to participate was to be used to pay the officials, any remaining money would be donated to the Stephen Decatur High School Basketball program.

On the motion of Councilmember Knerr, second by Councilmember Orris, the special event request application and the request to waive fees was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

## 5. Approval of the Draft RFP for William Street Lift Station

Water Resources Director Jamey Latchum explained the need for the RFP approval.

On the motion of Councilmember Nichols, second by Councilmember Orris, the Draft RFP for the William Street Lift Station was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

## 6. PJM Quarterly Report

Electric Utility Director Tim Lawrence explained that this report needs to be presented quarterly. Councilmember Orris asked about the jump in fuel costs; Mr. Lawrence said it was when they re-fueled for the plant. Mr. Lawrence then said they received the Auction Revenue Rights (ARR) and said the Town is looking at a revenue increase; Mayor Tyndall asked him to share the email about the ARR and Mr. Lawrence said he would email it to them, and Mayor Tyndall asked him to have it included in the minutes as well. \*\* Document is incorporated at the end of these minutes per Mayor Tyndall's request. \*\*

## 7. Motion 2022-03: Motion Approving the Billboard for Route 611

Mayor Zack Tyndall presented the proposed billboard to the Council. Public Works Director Jimmy Charles said the structure is already in place, they just need billboard approval before install. Councilmember Orris asked where the funding came from and who authorized the design; Mayor Tyndall said there have not been any costs yet and the design was completed by Brian Robertson. Councilmember Knerr indicated that he spoke with Ms. Wells, and she said funding came from the State, County, and grants.

On the motion of Councilmember Nichols, second by Councilmember Knerr, the billboard for Route 611 was approved by the following vote:

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

## 8. First Readings:

- a. Ordinance 2022-04: Approving the Amendments of Chapter 108 Entitled Zoning, Article VI – District Regulations, Division 5, Section 108-403, Entitled Lot Area, Width and Yard Requirements as Submitted

Planning Director David Engelhart read the ordinance aloud and indicated that several developers have asked for clarity on this, so they felt a text amendment would be best. The Public Hearing on this will take place on Monday, May 23, 2022.



b. Ordinance 2022-05: Approving the FY 2023 Budget as Submitted

Mayor Zack Tyndall presented the ordinance and explained changes that have been made to the budget since it was last presented. Finance Director Natalie Saleh went over the total revenues for each fund. The Public Hearing on this will take place on Monday, May 23, 2022.

The Council then discussed the ARPA funding list; Councilmember Knerr expressed his objections to the purchase of radios, with an exception to the ones requested by the Police Department, and his objection to the business grant funds. Councilmember Orris said he agrees with Councilmember Knerr and would like to see the funds be allocated to more stormwater projects. Councilmember Nichols said she agrees that only the police radios should be purchased, and she disagrees with a new audio-visual system. Councilmember Orris asked if there needs to be a motion for the ARPA funding list; Mayor Tyndall said not this evening, these are ideas to be incorporated into the budget to transparency, they would vote on the budget next meeting. Mayor Tyndall asked if they would like to see Darl Kolar be present to discuss stormwater; Councilmember Orris said it would help, but they already know where the main priorities are. Resident Carol Rose said the radios are not needed and the Police Chief stated he did not need that many, she also said she would rather see the \$1 million for the Broad Street Lift Station come from the first round of ARPA funds; Mayor Tyndall said some of those funds have already been committed, so there is not enough in the first round. Ms. Rose then indicated that digitizing files is not a priority. Resident Gina Velong said that cell phones have walkie talkie apps and would be sufficient in a storm or emergency, she agrees with installing an AV system, and she does not agree with giving the businesses license fees back. Ms. Velong then expressed concerns with West Street; Mayor Tyndall discussed trying to leverage funds and said she should share concerns with Jamey Latchum in Water Resources. Resident Steve Green asked if this budget includes fee increases for the utility funds; Mayor Tyndall said the recommendation was not for a fee increase, but to increase the capital level fee assessments which would fund some of the improvements that need to be made. Mayor Tyndall added that it will need to be re-explored once the smart meters are in place for at least six-months to obtain a historical reference, per the recommendations from Ms. Holloway.

9. Acting Town Administrator's Report – Mary Bohlen

Mayor Tyndall said during the Executive Session Ms. Bohlen was promoted to Acting Town Administrator on a six-month basis.

Ms. Bohlen said sidewalk work on Flower Street was completed and that town forces provided flagging, she said there is also an agreement to provide \$5,000 in monetary consideration as the sidewalk in question connects to Town-owned sidewalk in front of Henry Park. DBF will review to ensure that work meets the requirements as agreed upon. She is waiting to hear from George & Lynch regarding scheduling for the paving projects on Graham Ave-east, Stevenson Ln, Decatur St from Bay to Burley and SDP walking path, she and Mr. Charles met on site with the Contractor on Monday, May 2<sup>nd</sup>, he believes he has an option for the park pathway that will hopefully save some money. At this time, his plan is to delay all work until after school ends for the summer so that he can come in and do everything, rather than starting on some areas while waiting for school to end on E. Graham Ave. This will also increase the chances of dry, favorable weather. She said unfortunately the Spring Just Walk Event with the Worcester Health Department that was scheduled for Saturday, May 7<sup>th</sup> was cancelled due to weather, they will hold the next one in the fall. She hopes to begin her annual review of the website content within the next few weeks. She tries to review for relevant/timely content within the general website, each Department is responsible for letting her know if there are changes/additions to their individual areas of the site. Because several departments have vacancies which are in the process of being filled, she will look



for their updates later in the summer. Lastly, she will be out of the office on Wednesday, May 11<sup>th</sup>, Monday, May 16<sup>th</sup>, and Thursday May 26<sup>th</sup>.

10. Departmental Reports:

a. Planning and Zoning Director – David Engelhart

Mr. Engelhart reported that they issued five permits and two Notices of Violation. The Historic District Commission met on May 4<sup>th</sup> and approved an application from the Beach to Bay Heritage Area for the addition of the Reverend Dr. Charles A. Tindley mural to the façade of the Bruder Hill store on Broad Street. They also approved applications for a pole building on South Main Street, sunshades at the J&M Meat Market, landscaping at Sotheby's Real estate, and signage for the Beach Gypsy on Main Street. The Planning Commission will meet on Wednesday, May 11<sup>th</sup> at 5:30 PM to consider Site Plan Approval for the Westview Town House community at Purnell Crossing, and to discuss the proposed Worcester County Sports Complex on Seahawk Road. Councilmember Orris asked if the County would be present; Mr. Engelhart said not yet because they have no real plan yet. Mayor Tyndall said he is going to be drafting a letter to the County and a few Commissioners have already agreed to come to a work session. Mr. Engelhart said it is a good project, but not a good site.

b. Electric Utility Director – Tim Lawrence

Mr. Lawrence said they repaired the 220 breaker at Savage Substation, performed disconnects and reconnects for non-payments, installed underground service on North Main Street, reinstalled reclosures at the Power Plant, conducted meter reads and re-reads, performed the annual dielectric testing on their vehicles, repaired street lights, completed tree trimming, and performed maintenance at the Power Plant. They performed the prep work for the scheduled outage on Tuesday, May 10<sup>th</sup> from 8:00am-6:00pm at Gull Creek, all appropriate agencies have been notified. He then said they will be bringing a crane through the construction on Bay Street and will coordinate with the contractors to get through there. Lastly, he mentioned that they will receive \$425,000 in grant funding for the replacement of two engines, they will need about \$4 million more, but it will assist in getting some necessary upgrades before install going; he said they are a preferred anchor customer and will continue to apply for the funds when they can. Mayor Tyndall added that there is a rate study in the electric department budget, they can only adjust rates with a study and the approval of the Public Service Commission.

c. Police Chief – Arnold Downing

Chief Downing said that on he forgot to mention that at the annual MML training conference for law enforcement Governor Larry Hogan was the keynote speaker and the Maryland Municipal "Top Cop" was introduced. On April 25<sup>th</sup>, he met with the Department of Juvenile Justice and other local law enforcement agencies regarding the new intake process and intake point system. On April 26<sup>th</sup>, he attended the Law Enforcement Assisted Diversion (LEAD) Expansion meeting. The Worcester County States Attorney, Worcester County Health Staff, Ocean Pines PD, Maryland State Police and Berlin Police Department discussed ways to divert some individuals from the criminal law system into a treatment environment (court ordered if necessary). On April 28<sup>th</sup>, Lt Lawson attended the Crisis Response Team and Crisis Intervention Team (joint) Advisory Board monthly meeting. Also, on April 28<sup>th</sup>, he, Lt Fisher, and Sgt O'Connor attended funeral for the wife (Jessica Burnett) of former Cpl Jason Burnett (9 plus years) in Sharon, PA. On May 2<sup>nd</sup>, Lt Lawson qualified Lt Fisher, Cpl Collins, A/Cpl Bireley, Pfc Lloyd and Pfc Marshall for bi-annual long gun, duty and off-duty at the Worcester County Firing Range. On May 4<sup>th</sup>, he and Lt Fisher reviewed the third section of policies with Lexipol and were assigned the next section. On May 5<sup>th</sup>, Lt Lawson is teaching the entry level police recruits (Eastern Shore Criminal Justice Academy) excited delirium, prevention of in-custody deaths and traumatic brain injuries. And on May 5<sup>th</sup>, Chief Downing participated in the National Day of Prayer. Between the dates of April 7<sup>th</sup> and May 5<sup>th</sup>

there were 12 accidents and 11 arrests. Councilmember Nichols asked why the juvenile detainees process will take longer; Chief Downing said it would require more transport time and more manpower.

d. Finance Director – Natalie Saleh

Ms. Saleh thanked Senior Accountant Rondell Wise for assisting with the budget while she was out of the country. She said her they have been working on the FY 23 Budget reports for introduction and adoption which will occur on May 23<sup>rd</sup>, please contact her with any changes. She said her department has been working on bond and loan balance reviews, past due accounts and collections, PCA submission and review, PSC reconciliation reports, check processing and payable register review, monthly billing, department meetings, and the going paperless project for utility billing. She also indicated that they have been working in Tyler to close out FY 2022 the best they can to prepare for FY 2023 and the audit.

e. Water Resources Director – Jamey Latchum

Mr. Latchum said he and a few other staff members attended the Maryland rural water conference, they hauled sludge, completed re-reads, pulled Flower ST pumps, cleaned the septic tank, worked on Consumer Confidence Report, and that a few employees took their test for MDE certifications.

f. Public Works Superintendent – Jimmy Charles

Mr. Charles said he is excited to announce that Public Works hired a new superintendent Cody Chesser who will begin working down there on May 16<sup>th</sup>. He said the Flower Street sidewalk project was done and that Town staff helped with traffic control to offset some of the costs. Wednesday May 4<sup>th</sup>, they had the first spring Yard cleanup collection, and it went well. The second spring yard cleanup collection will be on Wednesday, May 11<sup>th</sup>. Public Works crew pulled the weeds and spread mulch in the town parking lot at the post office, they will continue the efforts throughout town. Mr. Charles then read an email from a resident about a ring her father lost, and the Public Works crew found and returned. Lastly, he said the Maple Avenue project should wrap up this week; discussion ensued around the project and Mayor Tyndall asked if they should see major improvements on that road when the project is done; he said they should. Councilmember Nichols then discussed a few ditch concerns and the need to maintain them; Ms. Bohlen stated that we maintain some ditches in town, but many are resident owned, or county owned.

g. Administrative Manager – Kelsey Jensen

Ms. Jensen said she has been working out the final details of Open Enrollment on May 17-19, she said all employees must attend to sign the enrollment paperwork, even if you are not changing or electing benefits, including the Mayor and Council. She said if you are unable to attend, please contact her to determine a time to meet. She mentioned that the elevator inspection/testing will take place June 1<sup>st</sup> and the elevator will be out of order for a portion of the day, likely from 8am-11am. She has worked with departments to schedule several interviews over the next few weeks for various vacancies. She completed the LGIT Loss Control Survey to determine credit eligibility for liability insurance and the renewal application for FY 2023. The Rite-Aid Flu Clinic has been scheduled for Wednesday, September 21, 2022, more information to follow. MML sent some information and resources for the Council's request to establish a compensation survey and step/grade system, she will let them know what she finds to be the best course of action. She registered the Mayor and two Councilmembers for the MML Summer Conference as well as herself and Ms. Bohlen for the Municipal EXPO day on June 14<sup>th</sup>. Lastly, she mentioned that CPR classes will begin this week. Chief Downing added that speaking of vacancies, they have a few potential recruits that will be testing this month. He also relayed a thank you message his



department received from an elderly woman who had been sleep walking in Town, she specifically thanked Kristen McLaren, Merle Bragg, and Kevin Lloyd for helping her and making her feel safe.

11. Comments from the Council:

Councilmember Knerr said May is national bike month and there will be a ride in town on May 20<sup>th</sup> at 7pm, he hopes to see everyone there.

Councilmember Orris said he is happy to hear the staff compliments tonight. He then thanked Mr. Latchum for meeting him onsite at the lift station and Ms. Jensen for looking into the step and grade system; he said he could send her some state information, she said please do. Lastly, he said he was happy to see beautification committee appointments.

12. Comments from the Mayor:

Mayor Tyndall said he is working on the letter for review about the sports complex and he thanked staff for their work on the budget.

13. Comments from the Public

Resident Carol Rose informed everyone that National Museum Day is on May 18<sup>th</sup>, and she encouraged everyone to visit the Calvin B. Taylor House Museum on that date and check out the new exhibits.

14. Comments from the Press – none.

15. Adjournment:

On the motion of Councilmember Knerr, second by Councilmember Orris, the Mayor and Council meeting was adjourned at approximately 9:00 PM.

Name	Counted toward Quorum				
	Aye	No	Abstain	Recused	Absent
Dean Burrell, VP					X
Troy Purnell					X
Jack Orris	X				
Shaneka Nichols	X				
Jay Knerr	X				
<i>Voting Tally</i>	3				2

Respectfully Submitted,



Kelsey Jensen

Administrative Manager

# 2022-2023 ARR Allocation Review: Berlin

---

The following is a summary of the events that occurred in the 2022-2023 Auction Revenue Rights (ARR) and Financial Transmission Rights (FTR) Auction. The ARR allocation gives each municipality a revenue stream from PJM's sale of FTRs to help offset congestion costs that occur throughout the year. These auctions occur each spring and are effective for the next planning year (June 1, 2022 to May 31, 2023).

## Auction Revenue Rights (ARR) Allocation:

In the 2022-2023 ARR auction allocation, the amount of MW's available to Berlin decreased from the previous year (4.7 MW compared to 5.6 MW last year) due to a lower 1CP. Of the Stage 1 resources (4.1 MW) requested in the 2022-2023 auction 49% (2.0 MW) were awarded. Stage 1 ARRs represented 2.0 MW of the 4.7 MW available to Berlin. The MWs not awarded in Stage 1 then carry over to Stage 2. 52% of Stage 2 resources (2.7 MW) were awarded in the 2022-2023 auction making for an overall award of 72%.

Berlin will receive \$213,989 in annual revenue from the 2022-2023 ARR allocation process **(Based on the 4 FTR round clearing results)**. This is an increase of \$122,238 from the previous year's allocation. This increase in revenue is due to ARR values increasing because of higher sale prices of FTRs. This was caused by increased expected congestion costs in PJM.

## ARR Dollar Summary

The following table represents an estimation of the revenue that Berlin will receive in the 2022-2023 PJM Planning Year as well as a comparison to last year.

Source of Revenue	Revenue Type	21/22 \$	22/23 \$
Stage 1A ARRs	Fixed	\$91,229	\$175,961
Stage 1B ARRs	Fixed	\$522	\$0
Stage 2 ARRS	Fixed	\$0	\$38,028
Total		\$91,751	\$213,989

## FTR Auction Summary

The following table represents the FTRs that have cleared for the 2022-2023 PJM Planning Year (based on the 3 FTR round clearing results of the 4 total). FTRs clearing means that we are locking in the congestion cost at a lower cost than what we were willing to pay (bid price). For FTRs that did not clear (cost of FTR was more expensive than what we were willing to pay), we will bid into the monthly auction or just pay the actual congestion costs if the monthly bids do not clear.

Auction	MW	Product	Max Price (\$/MWh)	Source Point	Resource	Cleared MW	Clearing Price
Annual 2022-2023	0.3	7x24	\$2.61	DPL	Exelon Rem. Req. 7x24	0	\$4.15
Annual 2022-2023	0.3	7x24	\$3.06	DPL	Exelon Rem. Req. 7x24	0	\$4.15
Annual 2022-2023	0.3	7x24	\$4.32	DPL	Exelon Rem. Req. 7x24	0.3	\$4.15
Annual 2022-2023	0.3	7x24	\$5.05	DPL	Exelon Rem. Req. 7x24	0.3	\$4.98
Annual 2022-2023	0.2	On-Peak	\$3.47	DPL	Exelon Rem. Req. on-peak	0	\$5.44
Annual 2022-2023	0.2	On-Peak	\$4.23	DPL	Exelon Rem. Req. on-peak	0	\$5.44
Annual 2022-2023	0.1	On-Peak	\$5.08	DPL	Exelon Rem. Req. on-peak	0	\$5.44
Annual 2022-2023	0.1	On-Peak	\$6.80	DPL	Exelon Rem. Req. on-peak	0.1	\$6.52

## Previously Purchased FTRs

- Berlin-MD currently owns the following FTRs purchased in previous Long Term FTR Auctions:
  - 2022-2023
    - 0.7 MW On-Peak from DPL to Berlin DPL at \$2.56/MWh for Exelon Remaining Requirements
    - 1.5 MW 7x24 from DPL to Berlin DPL at \$1.58/MWh
  - 2023-2024
    - 0.5 MW On-Peak from DPL to Berlin DPL at \$1.79/MWh
    - 0.8 MW 7x24 from DPL to Berlin DPL at \$1.52/MWh
  - 2024-2025
    - 0.2 MW On-Peak from DPL to Berlin DPL at \$3.08/MWh
    - 0.4 MW 7x24 from DPL to Berlin DPL at \$2.32/MWh

### **Eastern Shore Regional GIS Cooperative**

The Eastern Shore Regional GIS Cooperative will be conducting a field data collection this summer starting June 1<sup>st</sup> and ending July 15<sup>th</sup>. This data collection effort aims at identify contributing factors leading to property degradation. Student interns will be walking around town with tablets using a customized digital survey application to collect data on property structure conditions. They will be measuring a variety of risk variables leading to property degradation, included infrastructure damage, property accessibility for emergency services, and various site attributes and conditions such as estimated foundation heights.

This initiative began in the Fall of 2016 when Salisbury University collaborated with the City of Cambridge to pilot a study area to identify and measure property degradation. The City of Cambridge has since been awarded over \$1.7 million toward housing rehabilitation and revitalization. The grant proposals and applications that led to this funding were heavily reliant on the data collected and results analyzed by the City of Cambridge, confirming the need for assistance.

Funding has been through the Rural Maryland Council and the Rural Maryland Prosperity Investment Fund to conduct this research. Over the past 5 years, the Eastern Shore's three regional councils have supported the Eastern Shore Regional GIS Cooperative in this effort. To date, 35 towns/municipalities/cities across the mid and lower shore have been collected, with the Town of Berlin and Chestertown scheduled for this summer.

Through its partnership with the Tri County Council for the Lower Eastern Shore, the ESRGC will continue in aiding with this data collection in 2022. This data will be provided back to the Town of Berlin as a GIS database to be used in future analyses. In addition, the town will receive a brief report summarizing their cumulative results.



Funding for data collection this summer will be provided, in full, by the Tri County Council for the Lower Eastern Shore, through the Rural Maryland Council and the Rural Maryland Prosperity Investment Fund.



# **TOWN OF BERLIN, MARYLAND**

## **Office of the Mayor**

**May 18, 2022**

Councilmembers Burrell, Knerr, Nichols, Orris, and Purnell,

As Mayor, I am honored to make the following nominations:

### **Board of Supervisors of Elections (Four Year Term)**

- **Betty Tustin:** New Appointment

Please let me know if you have any questions regarding my nominations. I respectfully ask for your support in appointing the above member during the Mayor and Council Meeting on Monday, May 23, 2022.

Respectfully,

Zack Tyndall, Mayor



# Mayor & Council of Berlin, Maryland

MAY 23, 2022

## PROCLAMATION 2022 - 05

### **A PROCLAMATION OF THE MAYOR AND COUNCIL OF THE TOWN OF BERIN**

**PROCLAIMING JUNE 20 - 26, 2022 AS OUR MUNICIPALITY'S OBSERVANCE OF  
NATIONAL POLLINATOR WEEK AS AN AFFILIATE OF BEE CITY, USA**

*WHEREAS, pollinator species such as thousands of species of bees are essential partners in producing much of our food supply; and*

*WHEREAS, pollinator species provide significant environmental benefits that are necessary for maintaining healthy, biodiverse urban and suburban ecosystems; and*

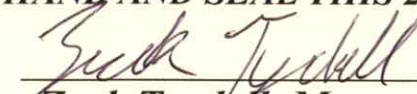
*WHEREAS, pollination plays a vital role for the trees and plants of our community, enhancing quality of life, creating recreational economic development opportunities; and*

*WHEREAS, for decades, the Town of Berlin has managed town landscapes and public lands that include parks, as well wildlife habitats; and*

*WHEREAS, the town of Berlin provides recommendations to developers and residents regarding landscaping to promote wise conservation, stewardship, and protection of pollinators, and maintenance of their habitat's and environment; and*

*NOW, THEREFORE, I, Zack Tyndall, Mayor of the Town of Berlin, do hereby proclaim June 20 - 26, 2022 as National Pollinator Week and urge all our citizens to recognize this observance*

**WITNESS MY HAND AND SEAL THIS 23RD DAY OF MAY, 2022**

  
Zack Tyndall, Mayor



**MOTION TO APPROVE NO. 2022-04**

A MOTION OF THE MAYOR AND COUNCIL OF THE TOWN OF BERLIN APPROVING APPLYING FOR THE DHCD COMMUNITY LEGACY GRANT FOR ADDITIONAL FAÇADE GRANT FUNDING.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Mayor and Council of the Town of Berlin, Maryland by affirmative vote of \_\_\_\_\_ to \_\_\_\_\_opposed, with \_\_\_\_\_abstaining and \_\_\_\_\_ absent.

\_\_\_\_\_  
Dean Burrell  
Vice-President of the Council

Approved this \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_ by the Mayor of the Town of Berlin.

\_\_\_\_\_  
Zack Tyndall, Mayor  
President of the Council

ATTEST: \_\_\_\_\_  
Mary Bohlen  
Acting Town Administrator



**Appraisal Report Of**  
Parcels 52, 57, 191, and 410  
Old Ocean City Boulevard  
Berlin, MD 21811

**Property Class/Type**  
Land/Commercial

**As Of**  
April 14, 2022

**Prepared For**  
Town of Berlin  
10 William Street  
Berlin, MD 21811

**Prepared by**  
Opteon Appraisal, Inc.

**Opteon File Number**  
VALU-22-03-1618





Opteon Appraisal, Inc.  
600 Glen Avenue, Suite 103  
Salisbury, MD 21804

844-825-8236  
commercial@opteonusa.com  
www.opteonusa.com

April 27, 2022

Mr. David Engelhart  
Planning Director  
Town of Berlin  
10 William Street  
Berlin, MD 21811

Re: Appraisal Report  
Parcels 52, 57, 191, and 410  
Old Ocean City Boulevard  
Berlin, Worcester County, MD 21811

Dear Mr. Engelhart:

At your request, we have prepared an appraisal for the above referenced property, which is briefly described as follows: The subject includes four parcels totaling 63.67 acres of residential/commercial land. There are multiple buildings on the site including a 66,954 SF former poultry processing facility, 3,000 SF warehouse, 1,296 SF warehouse, 1,200 SF shed, and a 3,025 SF warehouse. The improvements were given no contributory value due to their age and condition. In addition, there are approximately 25 acres of ponds located on Parcel 52. The requested scope of work is to provide seven market values for the subject as shown on the next page.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed herein. It was prepared solely for the intended use and intended user(s) explicitly identified in the attached report. This appraisal report is intended to conform with Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations.





Opteon Appraisal, Inc.  
600 Glen Avenue, Suite 103  
Salisbury, MD, 21804

Mr. Engelhart  
Town of Berlin  
April 27, 2022  
Page 2

Based on the appraisal described in the accompanying report, subject to the limiting conditions and assumptions, extraordinary assumptions and hypothetical conditions (if any), the following value conclusion(s) are as follows:

<i>Appraisal Premise</i>	<i>Interest Appraised</i>	<i>Date of Value</i>	<i>Value Conclusion</i>	<i>Exposure Time</i>
Current As Is Entire Subject (R-1/B-2)	Fee Simple	April 14, 2022	\$2,900,000	12 months
Current As Is Entire Subject (R-1)	Fee Simple	April 14, 2022	\$2,700,000	12 months
Current As Is Entire Subject (B-2)	Fee Simple	April 14, 2022	\$3,300,000	12 months
Current As Is Parcel 52	Fee Simple	April 14, 2022	\$180,000	12 months
Current As Is Parcel 57	Fee Simple	April 14, 2022	\$800,000	12 months
Current As Is Parcel 191	Fee Simple	April 14, 2022	\$200,000	12 months
Current As Is Parcel 410	Fee Simple	April 14, 2022	\$700,000	12 months

Part of the subject was previously appraised by our team in 2015 and 2021 for the client.

Please reference Scope of Work section (page 12) of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology. We also direct your attention to the impacts of COVID-19 Pandemic section (page 10) and Limiting Conditions and Assumptions section (page 121). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

Extraordinary Assumptions:

- The Town of Berlin will be receiving a \$500,000 grant to demolish the existing improvements. There is an extraordinary assumption that the land will be cleared of all existing improvements.



Opteon Appraisal, Inc.  
600 Glen Avenue, Suite 103  
Salisbury, MD, 21804

Mr. Engelhart  
Town of Berlin  
April 27, 2022  
Page 2

Hypothetical Conditions:

- For the purposes of this analysis, we have utilized the extraordinary assumption that the entire subject would be rezoned residential or commercial. For the residential valuations, we have based our analysis on the hypothetical condition that the sites would have residential zoning that permits both single-family and multi-family uses.
- There is a hypothetical condition that there are access easements for Parcels 52 and 410.

The use of hypothetical/extraordinary assumptions may affect assignment results.

Thank you for your business. If you have any specific questions or concerns regarding the attached appraisal report, or if we can be of additional assistance, please let us know.

Respectfully submitted,

Opteon Appraisal, Inc.

A handwritten signature in black ink, appearing to read 'Jill Jeffery', written in a cursive style.

Jill Jeffery  
Certified General Real Estate Appraiser  
MD #04-11613  
Exp: December 6, 2022

A handwritten signature in black ink, appearing to read 'Kayla Miller', written in a cursive style.

Kayla Miller  
Appraiser Trainee  
MD #06-34159  
Exp: February 3, 2023

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## Subject Photographs



Parcel 57



Parcel 57



Parcel 57



Parcel 57



Parcel 57



Parcel 57



Parcel 57



Parcel 410



Parcel 410/191



Parcel 410



Parcel 410



Parcel 52





Parcel 52



Parcel 52



Parcel 52



Parcel 52



Old Ocean City Blvd- Subject to the Left



Old Ocean City Blvd- Subject to the Right



## Executive Summary

### Salient Information

**Subject:** Parcels 52, 57, 191, and 410  
Old Ocean City Boulevard,  
Berlin, Worcester County, MD 21811

The subject includes four parcels totaling 63.67 acres of residential/commercial land. There are multiple buildings on the site including a 66,954 SF former poultry processing facility, 3,000 SF warehouse, 1,296 SF warehouse, 1,200 SF shed, and a 3,025 SF warehouse. The improvements were given no contributory value due to their age and condition. In addition, there are approximately 25 acres of ponds located on Parcel 52. The requested scope of work is to provide seven market values for the subject as shown on the next page.

**GPS Coordinates:** 38.337205 -75.21603

**Site Size:** 63.67 acres (Combined)

**Owner:** Mayor and Council of Berlin

**Report Preparation Date:** April 27, 2022

**Effective Value Date:** April 14, 2022

**Zoning:** R-1 Residence District/ B-2 Shopping District

**Highest and Best Use:** As Though Vacant: Commercial/Residential Use

**Last Sale:** Sale Price / Sale Date \$2,500,000 / February 12, 2016

<i>Appraisal Premise</i>	<i>Interest Appraised</i>	<i>Date of Value</i>	<i>Value Conclusion</i>	<i>Exposure Time</i>
Current As Is Entire Subject (R-1/B-2)	Fee Simple	April 14, 2022	\$2,900,000	12 months
Current As Is Entire Subject (R-1)	Fee Simple	April 14, 2022	\$2,700,000	12 months
Current As Is Entire Subject (B-2)	Fee Simple	April 14, 2022	\$3,300,000	12 months
Current As Is Parcel 52	Fee Simple	April 14, 2022	\$180,000	12 months
Current As Is Parcel 57	Fee Simple	April 14, 2022	\$800,000	12 months
Current As Is Parcel 191	Fee Simple	April 14, 2022	\$200,000	12 months
Current As Is Parcel 410	Fee Simple	April 14, 2022	\$700,000	12 months

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## Impact of COVID-19

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It has now been two years since the COVID-19 pandemic unfolded globally. COVID will likely endure in some form for the foreseeable future; however, society is learning to adapt to life with the virus and the ability to manage its effects has improved considerably. This is largely due to broader vaccine availability and the emergence of antiviral and antibody therapeutics. So, while COVID-19 remains present in 2022, its impact on people, health-care systems and the economy should be more subdued than in 2020 and 2021. The following discussion provides insight and analysis to the current health crisis and macroeconomic market trends by CBRE titled 2022 U.S. Real Estate Market Outlook

CBRE is maintaining a positive outlook for the economy and commercial real estate in 2022, despite uncertainty over potential impacts of the COVID omicron variant and other risks. While the new variant will impact the timing of a large-scale return to the office, fiscal and monetary policy remains highly supportive of economic growth. Real estate's recovery is generally in full swing, with some sectors progressing faster than others. CBRE foresees a record year for commercial real estate investment, enabled by high levels of low-cost debt availability and new players drawn to real estate debt's attractive risk-adjusted returns.

U.S. office market activity strengthened in the second half of 2021, and the momentum likely will continue in 2022. Although demand will be greater in 2022, the U.S. office market will contend with the highest vacancy in nearly three decades and lower rental rates until the second half of the year. The retail sector is recovering relatively well from the pandemic's major disruptions. The mall sector, thought to be in deep peril, is experiencing foot traffic above pre-pandemic levels and reporting double-digit sales growth.

On the heels of record transaction volume and rent growth amid extremely tight supply and high demand, the industrial real estate market will remain very strong in 2022. Demand will primarily be driven by growing e-commerce sales, the improving economy, population migration and the need for onshore "safety stock" inventory to avoid the supply chain disruptions of the past 18 months.

Multifamily will continue its recovery in 2022, with downtown locations returning to pre-pandemic occupancy levels. While certain markets face challenges, the overall health of the sector will lead to a record 2022. Even though hotel demand plummeted by 57% early in the pandemic, leisure travel was enough to double the overall hotel occupancy rate from its pandemic low by late summer 2020. As business and tourist travel picks up, CBRE expects to see a sharp revival in the hotel sector in gateway cities, alongside the already recovering food & beverage sector.

As of the date of this report, the nation, region, and market area are still impacted by COVID-19 given that the virus is here to stay in the near term. Nevertheless, the major impacts on the U.S. economy from the pandemic appears to have come to pass. Many are now shifting their focus on the geopolitical crisis that is currently unfolding. Our analysis and conclusions consider any perceived risk associated with the coronavirus pandemic as of the effective date of the report.



## Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s).

Scope of work is the type and extent of research and analyses involved in an assignment. To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the relevant characteristics of the subject property, and other pertinent factors. Our concluded scope of work is summarized below, and in some instances, additional scope details are included in the appropriate sections of the report.

Scope of Work	
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.
Client	Town of Berlin 10 William Street Berlin, MD 21811
Intended Use	To assist the client with internal business decisions.
Intended User(s)	Client
Other Intended User(s)	None
Property Identification:	The subject has been identified by the assessor's parcel identification number(s), legal description, and its common and civic address.
Inspection:	An adequate interior and exterior observation of the subject property was performed by one or more appraisers signing this report.
Analysis:	A review of the micro and/or macro market environments with respect to physical and economic factors relevant to the valuation process. This process included, but was not limited to, interviews with regional and/or local market participants, available published data, and other various resources. Also researched the regional and/or local market with respect to applicable real estate tax data, zoning requirements, flood zone

status, demographics, income and expense data, comparable listing, sale, and rental information, as applicable. Information gathered was analyzed through the use of appropriate and accepted appraisal methodology to arrive at a probable market value indication via each applicable approach to value.

**Highest and Best Use Analysis:** An inferred highest and best use analysis of the subject as though vacant and as improved has been made. An inferred analysis uses local trends and patterns to infer a general highest and best use for the subject. For this analysis, market dynamics that are considered include prices, market exposure times, rents, vacancy, and listings of similar real estate.

**Type of Value:** Market Value

#### Valuation Analyses

**Cost Approach:**

A cost approach was not applied as the highest and best use is to raze the improvements and make the site ready for redevelopment.

**Sales Comparison Approach:**

A sales comparison approach was applied as there is adequate market data to develop a value estimate and this approach reflects market behavior for this property type.

**Income Approach:**

An income approach was not applied as the subject's highest and best use is to raze the improvements and prepare the site for redevelopment.

Comments:

Per the requested scope of work, we have provided seven different valuation scenarios for the subject parcels. These are as follows:

1. As Is value of Parcels 52, 57, 191 and 410 as one, w/current zoning (R-1/B-2)
2. As Is value of Parcels 52, 57, 191 and 410 as one, w/residential zoning
3. As Is value of Parcels 52, 57, 191 and 410 as one, w/commercial zoning
4. As Is value Parcel 52 (43.36 acres/R-1)
5. As Is value Parcel 57 (9.35 acres/R-1)
6. As Is value Parcel 191 (1.58 acres/B-2)

The reconciled value conclusions for #1, #4, #5 and # 6 are "as is" market values based on the current zoning. The value conclusions for Parcels 52 and 410 are subject to the extraordinary assumption that these properties have deeded access easements since there is no direct access. Rather, the parcels are access from Parcel 57, which is adjacent to these parcels

The valuation scenarios for #2 and #3 are based on hypothetical conditions. For valuation scenario #2, we have assumed for the purposes of analysis that these parcels have residential zoning that allows for both single family and multi-family use. For valuation scenario #3, we have assumed that the properties have commercial zoning. A hypothetical condition is something that is contrary to what exists but is assumed for the purposes of analysis.

Finally, we note that Parcel 57 is currently improved with a former processing plant of no contributory value. The Town of Berlin has obtained a \$500,000 grant to demolish the existing improvements. We understand that the total demolition costs may exceed this amount. Nevertheless, we have based our value conclusion on the extraordinary assumption that the site is free and clear and available for development.



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## Reporting Requirements

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This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP)
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute
- Applicable state appraisal regulations
- Appraisal requirements of Title XI of the Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7, 1994 v) Interagency Appraisal and Evaluation Guidelines
- Appraisal guidelines of the client/lender

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## Extraordinary Assumptions

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An extraordinary assumption is defined by the USPAP to be "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinion or conclusions." Extraordinary assumptions presume as fact otherwise uncertain information. In other words, this type assumption involves uncertainty about an underlying premise. An example is new construction. If the improvements are built to different standards or with different materials, then the value conclusion may be negatively affected.

USPAP Standard Rule 1-2(f) requires the identification of all extraordinary assumptions that are necessary for credible assignment results.

- The Town of Berlin will be receiving a \$500,000 grant to demolish the existing improvements. There is an extraordinary assumption that the land will be cleared of all existing improvements.

The use of extraordinary assumptions may affect assignment results.

This appraisal does not address unforeseeable events that could alter the proposed subject property and/or the market conditions reflected in these analyses

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## Hypothetical Conditions

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USPAP defines a hypothetical condition as "a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis."

Hypothetical conditions assume conditions that are contrary to known fact. An illustration is the current valuation of a proposed home. For the purpose of a rational analysis, it is assumed the home exists on the effective as is value date, but it is known the home is nonexistent. Another example is a new zoning classification, that a property does not have today, but the new zoning is assumed for the purpose of a logical current valuation. Uncertainty is not involved with a hypothetical condition. An essential premise underlying the valuation is known not to exist on the effective value date.

USPAP Standard Rule 1-2(g) requires the identification of all Hypothetical Conditions that are necessary for a credible value opinion.

- For the purposes of this analysis, we have utilized the extraordinary assumption that the entire subject would be rezoned residential or commercial. For the residential valuations, we have based our analysis on the hypothetical condition that the sites would have residential zoning that permits both single-family and multi-family uses.
- There is a hypothetical condition that there are access easements for Parcels 52 and 410.

The above Extraordinary Assumptions and/or Hypothetical Conditions as well as other assumptions anywhere herein are integral premises upon which the conclusions in this document are based. If any of these assumptions are later found to be materially untrue or inaccurate, then this report's assignment results may or may not be affected.

### Personal Property and Intangibles

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Personal property is movable and not permanently affixed to the real estate. Examples of personal property are freestanding ranges, refrigerators, tables, desks, chairs, beds, linen, silverware, hand tools, and small utensils. An intangible is a nonphysical asset like franchises, trademarks, patents, goodwill, and mineral rights. Personal and intangible property included in this appraisal's value opinion, if any, is considered typical for this type real estate, yet insignificant to the value opinion. Therefore, non-realty is not itemized or valued herein. Moreover, this report's final value conclusion(s) excludes unaffixed equipment, detached trade fixtures, and chattel unless specifically stated to the contrary.

### Competency

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The persons signing this report are licensed to appraise real property in the state in which the subject is located. They affirm they have the experience, knowledge, and education to value this type property sufficient to produce a credible report. They have previously appraised similar real estate.

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## Definition of Market Value

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The definition of *market value* is used in all federally regulated transactions that exceed a minimum amount. This definition is mandated by Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989. The exact same definition was published in the Federal Register several times by different federal agencies. (Some printings are: 12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; and 59 Federal Register 29499, June 7, 1994.)

Market Value is defined as:

*"the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

- buyer and seller are both typically motivated;*
- both parties are well informed or well advised and acting in what they consider their own best interests;*
- a reasonable time is allowed for exposure in the open market;*
- payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Virtually the same definition is also cited in the most recent version of the USPAP.



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## Market Analysis

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### Vicinity Description

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The subject property is situated on Old Ocean City Boulevard within the town limits of Berlin, Maryland. It is located east of Main Street which runs north to south through downtown Berlin. The representative zip code for Berlin is 21811. Route 50 is located less than a mile north of the subject. The Route 50/Route 113 ramp is adjacent to Parcel 52 to the north and Route 113 runs along the east side of the subject. There is visibility, but no direct access from the highways.

The Town of Berlin, Maryland is located on the Eastern Shore, just minutes west from the resort Town of Ocean City and Assateague Island. The Town of Berlin is known for being "historically charming and artistically alive" and was recently voted the "coolest small town in America".

Berlin's commercial land uses are very diverse. Small retail activities, professional business, highway commercial strips and public or private medical offices co-exist throughout the Town. The Downtown area consists of primarily small retail and professional businesses. Along U.S. Route 113, "highway commercial" land uses such as retail shopping plazas, pharmacies and convenience stores line the roadway. Part of Maryland Route 346 consists mainly of medical-related businesses such as Atlantic General Hospital, a number of private medical practices and medical specialist offices. In addition, there are mixed use residential/commercial uses interspersed throughout the Town.

The immediate neighborhood is primarily commercial with some residential uses interspersed. Commercial facilities within the immediate neighborhood include the CC Customs, Burn Wood Fired Pizza, Burley Oak Brewing Company, The Boulevard, Berlin Activities Depot, and American Legion.

All indications are that the commercial market is stable as well as commercial property values. Supply and demand are in balance. Vacancy rates for all properties in the immediate marketing area appear to be between 3% to 10%. Marketing time in the subject's neighborhood is generally less than twelve months for office and retail facilities. Overall, the economic forecast for the Berlin area can be described as one of optimistic, continued growth and diversification.

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## Real Estate Cycles

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Real estate markets are characterized by cycles. Real estate cycles typically involve successive periods of expansion, peak levels of activity, contraction, and troughs. Factors that cause markets to change are distinctly different from symptoms of change. Examples of symptoms of change include changes in vacancy rates (a leading indicator), falling or rising property prices, increases in the frequency of concessions and seller financing, sales prices exceeding listing price, and other conditions symptomatic of larger, more basic problems. Factors that cause markets to change are generally the product of macro-level forces. They influence market psychology and drive behavior in profound, sometimes dramatic ways. Such causative factors can involve a single defining event or a slower moving series of events that are evolutionary in nature and sometimes not readily apparent to real time observers. Whether they consist of a single defining event or series of related events, these causative factors are indicative of shifts in underlying political and social as well as economic conditions. The subject's market, as of the effective date of the report, is considered to be in a 'recovery', which is characterized by strengthening demand, decreasing vacancy, rental rates starting to increase, less concessions, and evidence of new construction beginning to occur. However, we refer back to the COVID-19 discussion earlier in the report which discusses the current crisis & potential for disrupting the current market trends.

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## Subject Property

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### Site Details

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Location:	Old Ocean City Boulevard, Berlin, Worcester County, MD 21811
Site Size:	Parcel 52: 43.36 acres Parcel 57: 9.35 acres Parcel 191: 1.58 acres Parcel 410: 9.38 acres Total: 63.67 acres
Shape:	Irregular
Frontage/Access:	The subject property has average access with frontage as follows: <ul style="list-style-type: none"><li>• Old Ocean City Boulevard: 475 feet</li><li>• Route 113: 900 feet</li></ul>
Visibility:	Average
Topography:	The subject has level topography at grade. There are multiple ponds located on Parcel 52 that cover approximately 25.00 acres of the total 43.36 acres.
Soil Conditions:	The soil conditions observed at the subject appear to be typical of the region and adequate to support development.
Utilities:	Sewer: Public Water: Public Overall Utilities: The subject's utilities are typical and adequate for the market area.
Environmental/ Encumbrance / Easement Issues:	There are no known adverse encumbrance or easement issues. Please reference the Limiting Conditions and Assumptions section of this report. Parcel 52 was once utilized as a wastewater treatment plant with multiple large ponds to supplement a long vacant poultry processing plant. There was an environmental clean-up of the site, and it is assumed the property is free of contamination. The plant is no longer functional in its current state. There is a utility line easement running through the middle of Parcel 52, which is considered typical.
Excess / Surplus Land:	The existing improvements maximize the use of the site with no

excess or surplus land.

Surrounding Uses: The subject's immediate vicinity includes mostly commercial, residential, and agricultural uses.

Site Comments: The subject site has typical physical features and locational attributes relative to competitive parcels. There are multiple buildings located on site which were once utilized to operate a former poultry processing plant. These improvements include a 66,954 SF former poultry processing facility, 3,000 SF warehouse, 1,296 SF warehouse, 1,200 SF shed, and a 3,025 SF warehouse. The improvements were given no contributory value due to their age and condition. There is a railroad track situated adjacent to the property to the west as well as utility lines running through the middle of Parcel 52.



## Legal Description

A professional surveyor and / or legal counsel should verify the following legal description before relying upon, or using it as part of any conveyance, or any other document. This legal description was obtained from sources deemed reliable and is assumed accurate. Copies of the deed are attached.

Parcels 52, 57, and 410- 6717/453

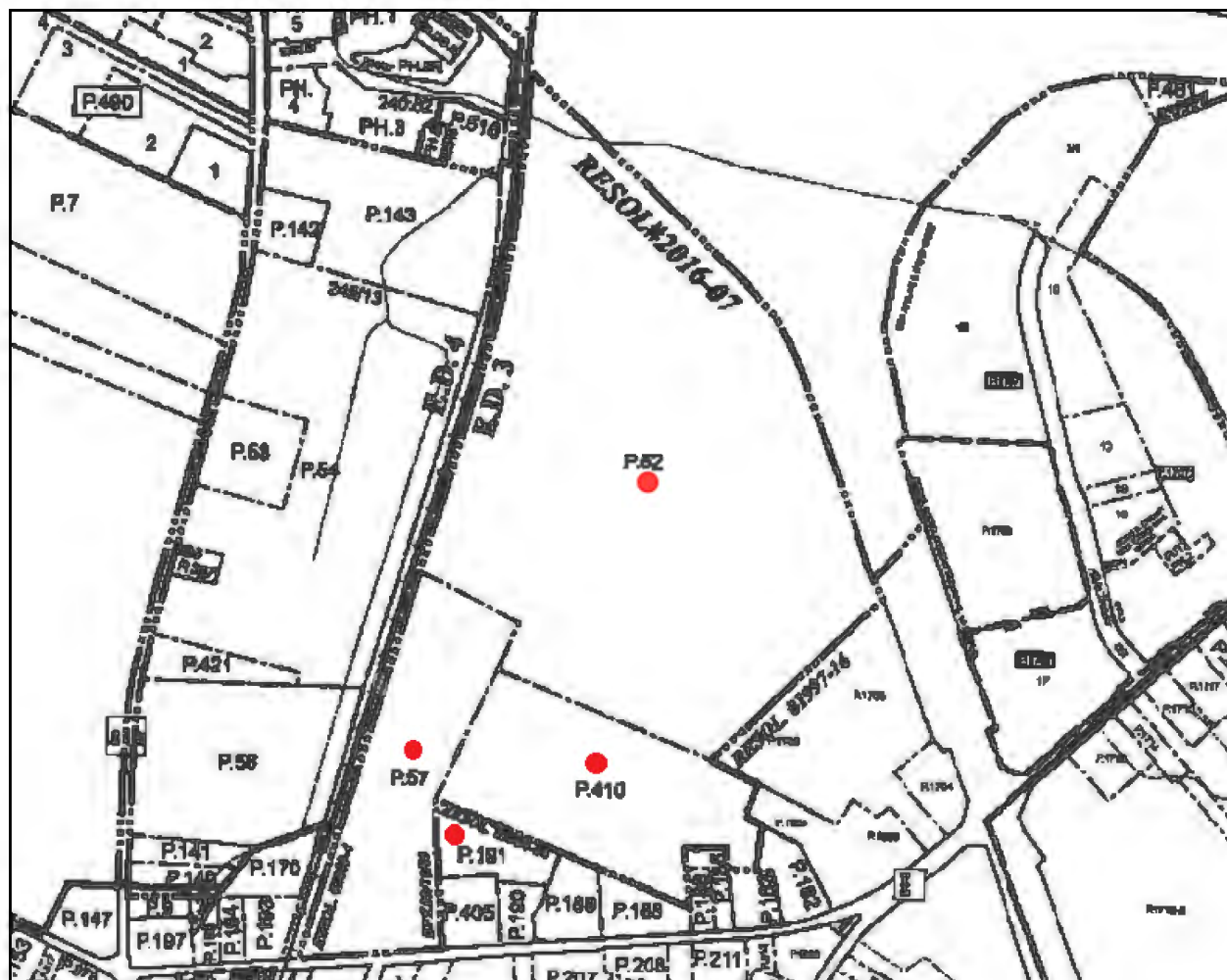
Beginning for this description at a point located on the northerly right-of-way line of Maryland Route 346 (old Rte 50), being 30 feet wide, and the easterly right-of-way line of the Maryland & Delaware Railroad company, 33 feet from the centerline of the main track, thence with the easterly right-of-way line of said railroad 1) North 25 degrees 36 minutes 10 seconds East, 1974.38 feet to a point and the beginning of a curve to the left having a radius of 3354.24 feet, the following chord bearing and distance, 2) North 19 degrees 44 minutes 54 seconds East, 684.29 feet to a point, thence 3) North 13 degrees 53 minutes 38 seconds east, 324.72 feet to an iron pipe located on the southerly right-of-way line of U.S. Route 113; thence with said U. S. Route 113, 4) South 38 degrees 17 minutes 40 seconds East, 1000.79 feet to a point, thence 5) South 23 degrees 34 minutes 00 seconds east, 248.62 feet to a point, thence 6) South 07 degrees 46 minutes 00 seconds East, 363.87 feet to a point; thence 7) North 82 degrees 09 minutes 15 seconds East, 42.00 feet to a point and the beginning of a curve to the left having a radius of 7739.46 feet, the following chord bearing and distance, 8) South 10 degrees 04 minutes 00 seconds East, 599.85 feet to a point, thence 9) South 12 degrees 17 minutes 15 seconds East, 381.15 feet to a point and the lands of Pariraj, LLC, formerly owned by Muhanad and Khitam Hamad; thence with said lands 10) South 58 degrees 05 minutes 36 seconds West, 168.52 feet to an iron rod and cap; thence 11) South 32 degrees 08 minutes 58 seconds East, 271.59 feet to a point located on the northerly right-of-way line of Maryland Route 346 (old Rte. 50); thence with said road 12) South 57 degrees 43 minutes 36 seconds West, 84.35 feet to a point and the lands of Berlin Land Associates, LLC; thence with said lands 13) North 32 degrees 04 minutes 24 seconds West, 194.00 feet to a point; thence 14) South 62 degrees 08 minutes 09 seconds West, 47.39 feet to an iron rod and cap; thence 15) North 48 degrees 45 minutes 01 seconds West, 97.80 feet to an iron rod and cap; thence 16) South 39 degrees 34 minutes 59 seconds West, 97.00 feet to a point; thence 17) North 55 degrees 03 minutes 43 seconds West, 300.82 feet to an iron rod and cap; thence 18) South 30 degrees 53 minutes 36 seconds West, 114.24 feet to a concrete marker and the lands now or formerly of Katharine E. Birch; thence with said lands 19) South 89 degrees 59 minutes 03 seconds West, 198.78 feet to a concrete marker; thence 20) South 30 degrees 50 minutes 49 seconds West, 236.53 feet to a concrete marker and the lands of William G. Williams III and David C. Williams; thence with said lands 21) North 58 degrees 55 minutes 21 seconds West, 204.45 feet to a concrete marker and the lands of Old OC Blvd. Partners; thence with said lands part way and then with the lands of the Mayor and Council of Berlin 22) North 59 degrees 14 minutes 16 seconds West, 580.60 feet to a point; thence continuing with the lands of the Mayor and Council of Berlin part way and with the lands of Park Oak-Kwang & Soon-Ae 23) South 05 degrees 19 minutes 26 seconds West, 486.51 feet to a point located on the northerly right-of-way line of Maryland Route 346; thence with said road 24) North 85 degrees 46 minutes 35 seconds West, 465.40 feet to a point and the place of beginning, containing 68.22 acres of land, be the same more or less, EXCEPTING THEREFROM ALL THAT LOT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS "Lot A" on the plat entitled "Subdivision Plat of Lands of Berlin Properties North, LLC", by L. E. Bunting Surveys, Inc., Surveyor, dated May 6, 2008, and recorded among the Land Records of Worcester County, Maryland, in Plat Book 226, page 70, containing 6.527 acres, more or less, said parcel having been granted unto County Commissioners of Worcester County, Maryland, by Berlin Properties North, LLC, by Deed dated October 29, 2008, and recorded among the Land Records of Worcester County, Maryland, in Liber S.V.H. No. 5166, folio 010, *et seq.* Said property having the Tax Identification Nos. 03-014819, 03-035107, 03-~~14800~~ 014800.

Parcel 191- 3689/21

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-five Thousand Dollars (\$275,000.00) and other good and valuable considerations, the said Grantor does hereby grant and convey unto MAYOR AND COUNCIL OF BERLIN, a municipal corporation of the State of Maryland, its successors and assigns, forever in fee simple, All lot, part of a lot, tract or parcel of land situate, lying and being north of the corporate limits of the Town of Berlin in the Third Tax District of Worcester County, Maryland, located north of but not binding upon Maryland Route No. 346 and being more particularly designated and distinguished as Parcel 3 on a plat entitled "Plat Showing Subdivision of Land of George/Suzanne Hurley, Third Election District, Worcester County, Maryland", which said plat is recorded among the Land Records of Worcester County, Maryland in Plat Book F.W.H. No. 61, folio 46; and BEING ALL AND THE SAME property which was granted and conveyed unto the Grantors herein from George Hurley and Suzanne Hurley, his wife, by deed dated June 29, 1979 and recorded among the Land Records of Worcester County, Maryland in Liber F.W.H. No. 670, folio 66, et seq.

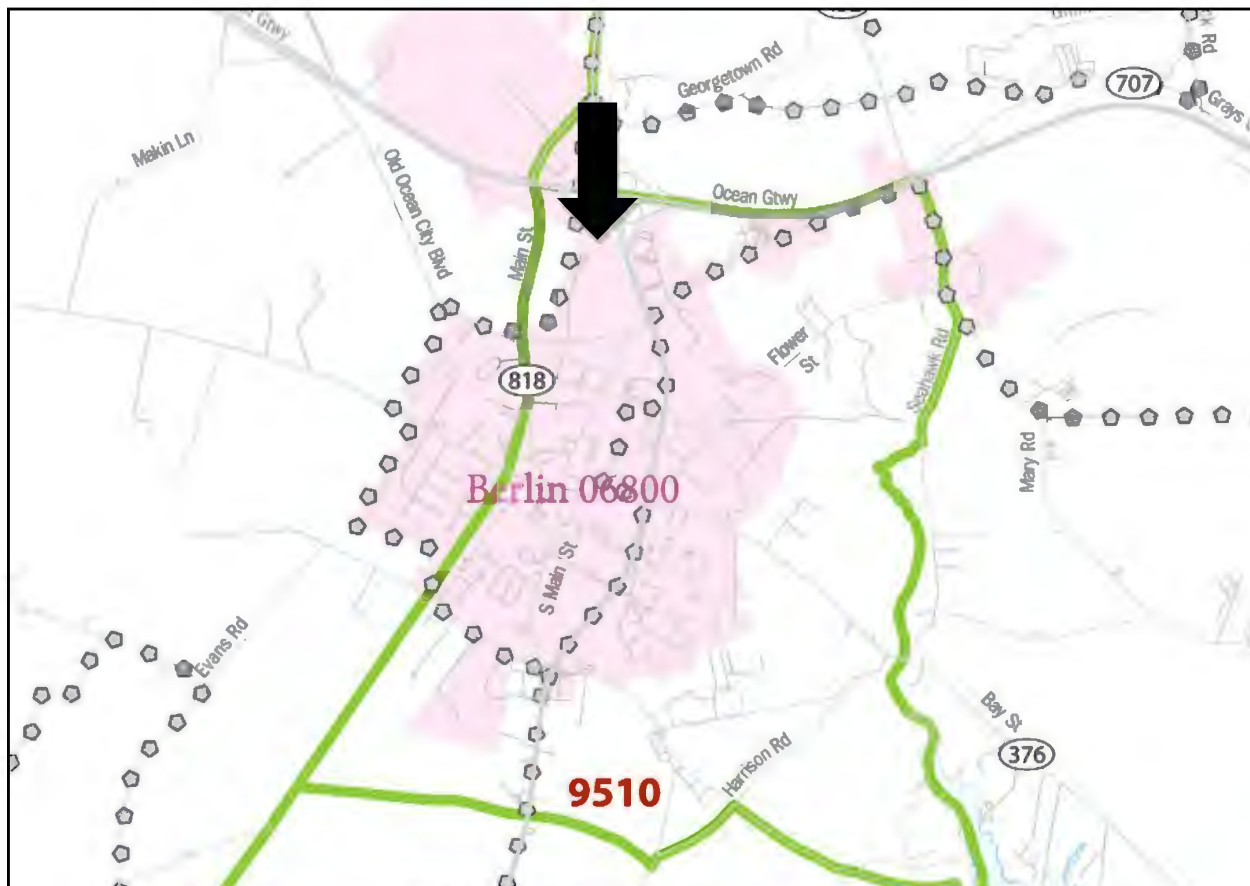
## Assessor's Tax Map

The subject is further identified in the Worcester County tax records as 03-035107, 03-014800, 03-014819, and 03-017397. It is further identified as Map 0025 Grid 009 Parcels 0052, 0057, 0410, and 0191. A copy of the relevant section of the tax map is shown below.



## Census Tract

The property is further identified in Census Tract Number 9510.00 as shown in the map that follows.





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## Sales History

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On-line public records and / or a private data-reporting service were used to search for prior sales of the subject real estate.

The subject is currently owned by Mayor and Council of Berlin and the most recent transfer located is summarized below. A copy of the deed is attached. This research discovered no recorded conveyance of the subject during the three-years preceding this report's effective value date. Moreover, the subject was not offered "For Sale" in the local MLS or other major data-reporting services during this same period. No sale or option agreements are now pending.

### Closed Prior Sales of Subject- Parcels 52, 57, and 410

Sale Date:	February 12, 2016
Sale Price:	\$2,500,000
Deed:	6717/453
Grantor:	Berlin Properties North, LLC
Grantee:	Mayor and Council of Berlin
Comments:	This transfer included Parcels 52, 57, and 410.

### Closed Prior Sales of Subject- Parcel 191

Sale Date:	May 1, 2003
Sale Price:	\$275,000
Deed:	3689/21
Grantor:	Denman E. Rayne and Jo Ann F. Rayne
Grantee:	Mayor and Council of Berlin
Comments:	This transfer provides no data relevant to the current assignment.

## Flood Zone

The subject is located in an area mapped by the Federal Emergency Management Agency (FEMA). According to the appropriate flood map, which is identified below, the subject is located in FEMA flood zone X, which is not classified as a flood hazard area.

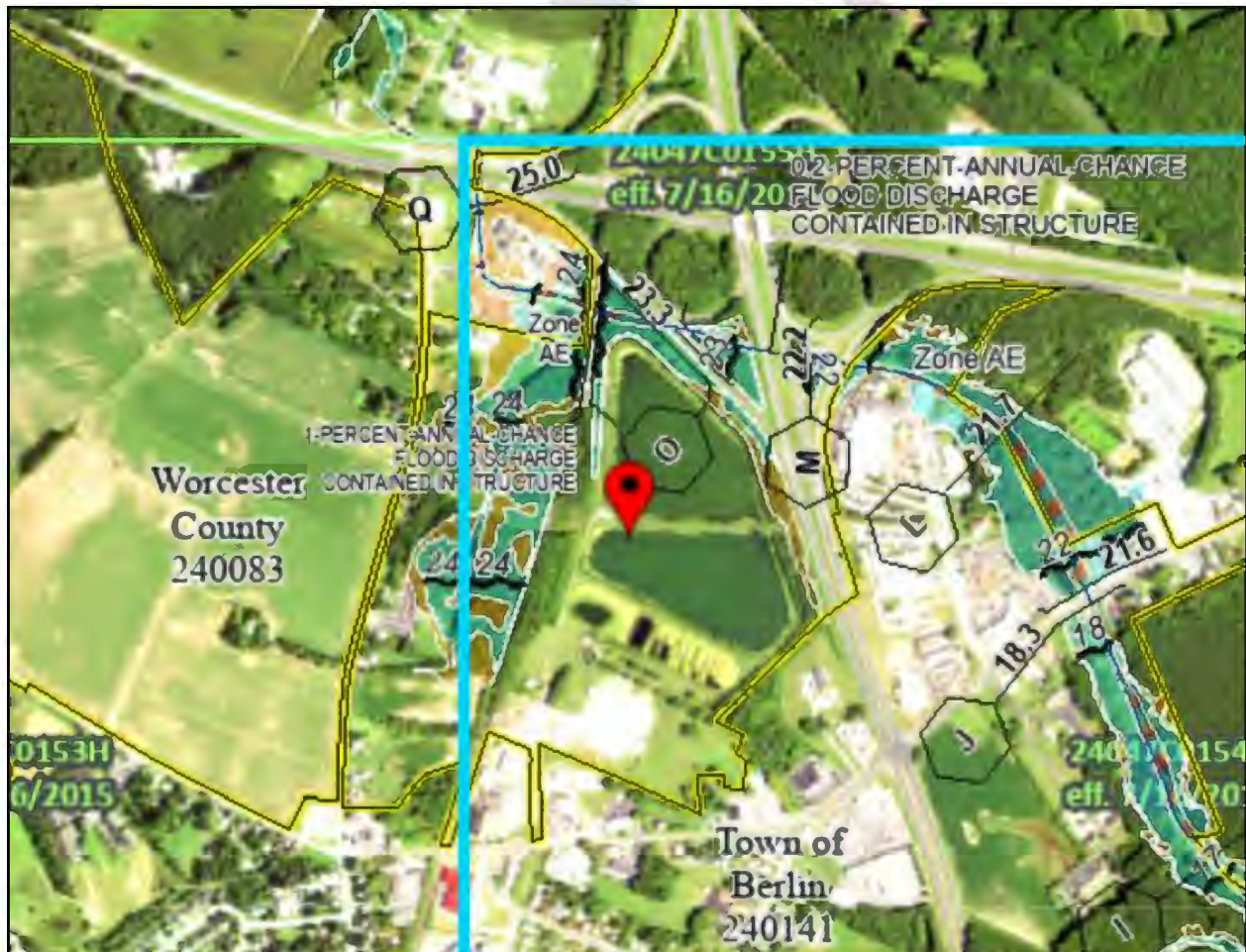
FEMA Flood Map Number      24047C0154H

FEMA Flood Map Date      July 16, 2015

Flood Zone Comments: The subject is not in a flood hazard zone.

Flood map interpretation is believed accurate but cannot be guaranteed. If you need a precise determination of the subject's flood hazard classification, you should consult a professional engineer, licensed surveyor, or local governmental authority to make an exact determination.

## FEMA Flood Map



## Aerial Map





## Real Estate Taxes

The subject property has been assessed and taxed by the governmental agencies that have authorization to levy taxes within the jurisdiction. The figures below represent the most recent data available.

Real Estate Assessment and Taxes				
Tax ID	Land	Improvements	Total Assessment	Taxes
03-035107	\$487,800	\$0	\$487,800	\$294
03-014800	\$710,200	\$302,000	\$1,012,200	\$65
03-014819	\$710,700	\$28,800	\$739,500	\$36
03-017397	\$290,200	\$33,800	\$324,000	\$20
Totals	\$2,198,900	\$364,600	\$2,563,500	\$415

Taxing Authority	Town of Berlin and Worcester County
Parcel ID #	03-035107
Tax Year	2021-2022
Total Assessed Value	\$2,563,500
Total Tax Dollars	\$415

Real estate taxes are a primary mechanism used by local government to gather the monies needed to fund operations. Too little funds can limit governmental services. Excessive tax burden can hinder real estate values.

The owner does not pay annual county/city taxes due to its government entity but there is a small amount due each year for the tax ditches.

According to the County Treasurer's Office, there are no delinquent taxes associated with the subject. Based on the scope of this assignment, any pending tax liens are not considered in the value conclusion. The implied market value is higher lower than the value conclusion shown in this report but is considered typical of current assessment policies and practices. The 2020 taxes have been paid in full and the 2021 taxes will be due on or before September 30, 2021.



## Zoning

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Zoning Authority: Town of Berlin

Zoning Code: R-1 Residence District

- Parcel 52: 43.36 acres
- Parcel 57: 9.35 acres
- Parcel 410: 9.38 acres

B-2 Shopping District

- Parcel 191: 1.58 acres

Zoning Description: The following uses shall be permitted and the following regulations and the applicable regulations contained in other articles shall apply in the R-1 Residence District. Principal permitted uses are as follows:

- Single-family dwellings
- Churches and parish houses
- Schools and colleges for academic instruction
- Agriculture, grazing and the usual agricultural buildings and structures, but not including chicken farms, hog farms or fur farms, provided that any heating plant, horse barn, cow barn, feeding pen or other building in which farm animals are kept shall comply with the distance requirement in section 108-712
- Silviculture
- Publicly owned buildings and properties of an administrative or public service type but not including such uses as storage yards, warehouses or garages
- Publicly owned areas and buildings, such as parks playground, community centers, and buildings or properties of a cultural or conservative nature
- Residential day care, provided that there is established and maintained in connection therewith a completely fenced and screened play lot of adequate size located at least 15 feet from any residential lot line.

The following uses shall be permitted and the following regulations and the applicable regulations contained in the other articles shall apply in the B-2 Shopping District. All principal permitted uses and conditional uses shall require site plan review in accordance with article V of this chapter, site plan review. Principal permitted uses include the following:

- Any principal use or structure permitted and as regulated in the B-1 District, except as herein modified
- Boardinghouses or lodginghouses
- Bed-and-breakfasts
- Hotels and motels
- Any community retail business or service establishment,

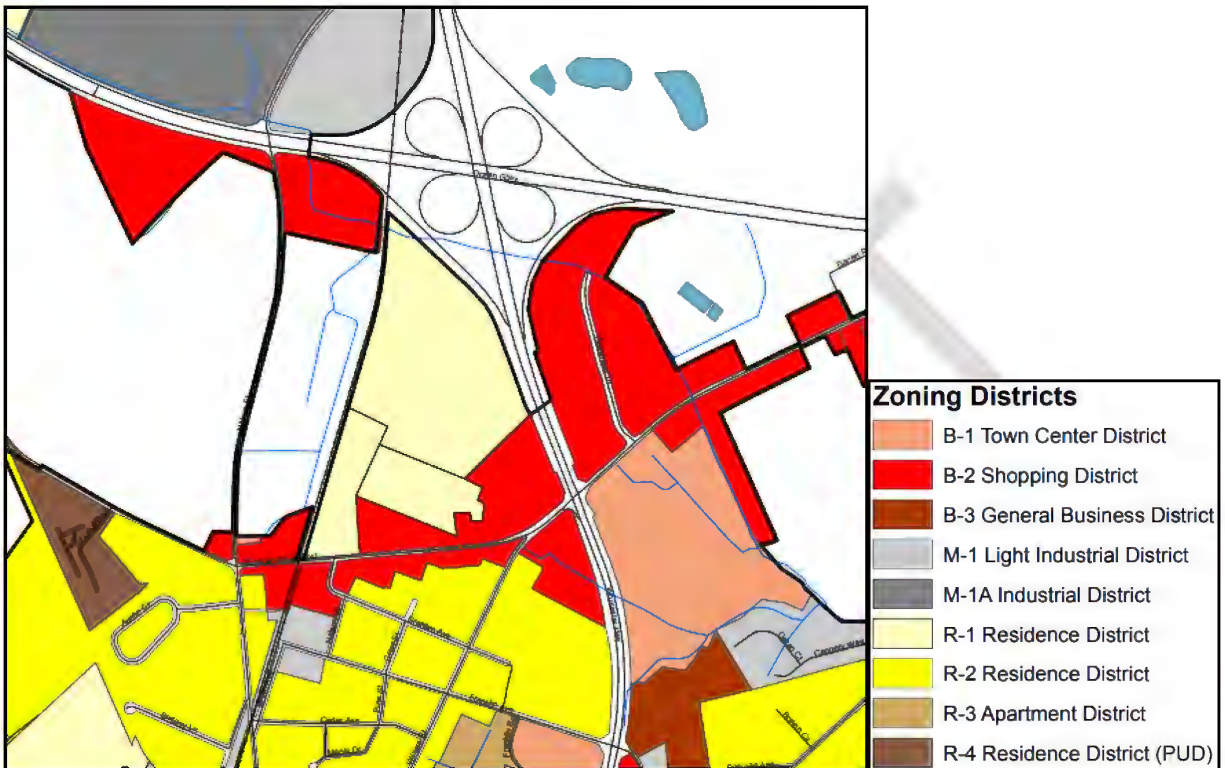
such as a food, drug, clothing, hardware, accessory, variety or department stores, barbershops, beauty shops, florist or specialty shop, a shoe repair shop, laundromats, cleaning shop, a bank or savings and loan office, a professional office, funeral homes, a real estate or insurance office or the like, supplying commodities or performing services primarily for residents of the town and surrounding community

- Tourist homes and produce stands
- Taverns, nightclubs, drive-in eating and drinking establishments, summer gardens and road houses, including entertainment and dancing, provided that the principal building shall comply with one-half the distance requirement of section 108-712
- Automobile parking lots, repair shops or general garages, subject to the provisions in section 108-817
- Automobile, tire, battery, recreational vehicle and implement establishments for display, hire, sale or general repair, including sales lots
- Animal hospitals, veterinary clinic or kennel, provided that any structure or area used for such purposes shall comply with the distance requirement of section 108-712
- Bakery, laundry and clothes cleaning and dyeing establishments, all subject to one-half the distance requirement of section 108-712
- Wholesale business, warehousing, storage and distributing establishments, except for flammable liquids, paints or explosives
- Municipally owned electric, communication, water, sewer, gas and fuel transmission lines and necessary equipment and buildings incidental thereto. Wireless transmitting stations, transformers, boosters, railroad lines and stations, water tanks and standpipes shall be subject to one-half the distance of section 108-712
- Any other retail business or service establishment which is determined by the board of appeals to be of the same general character as those specified herein, but not including any use of a class first permitted in a B-3 or M District
- Churches and parish houses, and the cultural, educational and recreational activity of its members, worshipers and their invitees, conducted as the sole principal use on a lot or contiguous lots.

Use Conformity: The subject is a legal and conforming use as vacant land.

Zoning Comments: Copies of the applicable sections of the Town of Berlin's Zoning Code can be found in the addenda.

Zoning Map



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## Highest and Best Use

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Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The concept of Highest and Best Use is based upon four major criteria, which are summarized below.

1. **Legally Permissible:** The use must be legal or probable. That is, the use must conform to existing zoning restrictions, or there must be a reasonable likelihood a rezoning or variance may be granted. Private deed restrictions must not be violated
2. **Physically Possible:** The use must also be physically possible to develop. Physical attributes commonly considered include size, shape, access, flood potential, topography, and availability of utilities.
3. **Financially Feasible:** Land may be developed with different uses. Only those uses, which produce a positive net return over time with acceptable risk, are deemed financially viable. This use must not depress surrounding property values.
4. **Maximally Productive:** Of all uses that survive the first three tests, there is only one use, which produces the greatest return with the least risk. This single use represents the property's Highest and Best Use. Supply and demand are constantly fluctuating, so it is common for a property's highest and best use to change

The following tests must be met in estimating the highest and best use of the subject as though vacant: the potential use must be physically possible and legally permissible, there must be a profitable demand for such a use, and it must return to the land the highest net return for the longest period of time. These tests have been applied to the subject site and are discussed as follows:



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## Highest and Best Use

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### Legally Permissible

The site is dual zoned R-1 Residence District and B-2 Shopping District. Permitted uses include a variety of retail, service, commercial, residential, and manufacturing uses and other related accessory uses. To the best of our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property.

### Physically Possible

The physical characteristics of the site do not appear to impose any unusual restrictions on development. Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses.

### Financially Feasible

The determination of financial feasibility is dependent primarily upon the relationship of supply and demand. Based on our analysis, demand for most property types allowed under the current zoning classification is adequate and overall price levels are sufficient to support new construction in the overall market.

### Maximally Productive

Based on the three criteria previously discussed, we are of the opinion that the most prudent use of the subject site as though vacant would be commercial and/or residential use. Accordingly, it is our opinion that is the maximally productive use of the property would be commercial and/or residential use.

### Conclusion

Development of the site for commercial or residential use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the property as though vacant. Without a specific development plan, it is difficult to conclude which type of use would yield the optimal return particularly under current market conditions wherein often times residential land values appreciate commercial land values.

The most probable buyer of the subject as though vacant would be a developer and timing for development would be near future (2 - 5 years).

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**PARCELS 52, 57, 410, 191- 38.67 acres**

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Mixed Zoning R-1/B-2

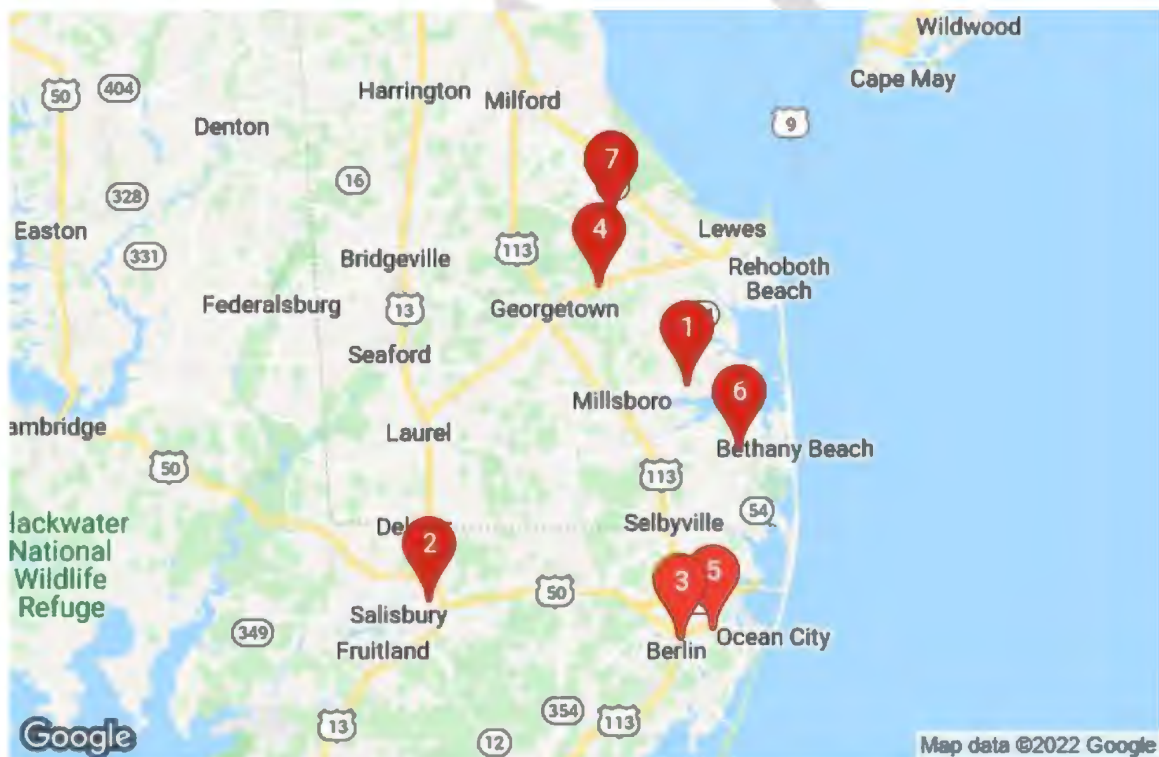
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We focused our search primarily on large residential comparables, and then took into account the small portion of commercial land. The total site size is 63.67 acres. There are approximately 25.00 acres of ponds located on Parcel 52. Therefore, for this portion of the analysis we have valued the subject on the uplands only, which is equals 38.67 acres.

### Land Sales Location Map



## Land Comparable Data Sheets

Land Comparable 1



Transaction			
<b>ID</b>	18991	<b>Date</b>	3/16/2022
<b>Address</b>	Route 24 near Layton Davis Road	<b>Price</b>	\$2,500,000
<b>City</b>	Millsboro	<b>Price Per Acre</b>	\$50,253
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Doughty/Sammons	<b>Conditions of Sale</b>	See Narrative
<b>Grantee</b>	TSK Land Group, LLC	<b>Verification</b>	Deed/Appraiser's File
<b>Tax ID</b>	234-29.00-66.00; -66.01; -66.02	<b>Days on Market</b>	N/A
<b>Book/Page or Reference</b>	5663/59	<b>Legal Description</b>	234-29.00-66.00; -66.01; -66.02
Site			
<b>Land SF</b>	2,167,023	<b>Topography</b>	Mostly level
<b>Acres</b>	49.75	<b>Zoning</b>	MR, Medium Density Residential-
<b>Road Frontage</b>	Average	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

Approved/unimproved. Proposed for 158 single family lots. Under contract since 2018 while buyer took through approvals. Ryan Homes takedown schedule of \$105,000/lot in place. There have been no other known transfers in the last three years. This property was appraised by this office.



### Land Comparable 2



Transaction			
<b>ID</b>	13919	<b>Date</b>	1/26/2022
<b>Address</b>	122 Parker Road	<b>Price</b>	\$1,450,000
<b>City</b>	Salisbury	<b>Price Per Acre</b>	\$41,523
<b>County</b>	Wicomico	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Farlow Fields, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Gulf Star Properties, LLC	<b>Verification</b>	Tax Records   Appraiser File
<b>Tax ID</b>	05-041856	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	5031/0064	<b>Legal Description</b>	0038/0012/0110, 0295 and 0429
Site			
<b>Land SF</b>	1,521,115	<b>Topography</b>	Level
<b>Acres</b>	34.92	<b>Zoning</b>	R10A
<b>Road Frontage</b>	1359	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This site is proposed for development as a 209 unit townhouse project known as The Crossing at Summit Point. The project has received preliminary approvals from the City of Salisbury. The developer now needs to submit his engineering and stormwater management plans in order to garner final approvals. The approvals are being sought by the contract purchaser, Bay Developers Inc. or a related entity. The purchase price is \$1,350,000. The buyer paid \$100,000 to extend the contract beyond December 31, 2020. Thus, the effective purchase price is \$1,450,000. This is a private sale. Per the tax records, there have been no other transfers in the last three years. This office recently appraised the property for the sale, File No 21-05-1024.

### Land Comparable 3



#### Transaction

<b>ID</b>	17296	<b>Date</b>	11/4/2021
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$750,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$156,250
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Atlantic Premier LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	JM Land Holding LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-170241	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	821/315	<b>Legal Description</b>	Map 300, Grid 3, Parcel 1279

#### Site

<b>Land SF</b>	209,088	<b>Topography</b>	Cleared/Level
<b>Acres</b>	4.80	<b>Zoning</b>	R-4
<b>Road Frontage</b>	620	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

#### Comments

This 4.8 acre site is located in the Berlin town limits. At the time of sale, it had approvals for two apartment buildings with 60 residential units. The buyer plans to develop the site for the approved residential use. Per the tax records, this property also transferred in November 2019 in a non arm's length sale. It was appraised by our office for the sale.

Land Comparable 4



Transaction			
<b>ID</b>	18999	<b>Date</b>	10/20/2021
<b>Address</b>	Lewes Georgetown Hwy	<b>Price</b>	\$425,000
<b>City</b>	Georgetown	<b>Price Per Acre</b>	\$54,071
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Rodwil, Inc.	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Country Lawn Care and Maintenance, LLC	<b>Verification</b>	MLS/Deeds
<b>Tax ID</b>	135-11.00-32.00	<b>Days on Market</b>	18
<b>Book/Page or Reference</b>	5611/339	<b>Legal Description</b>	135-11.00-32.00
Site			
<b>Land SF</b>	507,910	<b>Topography</b>	Level
<b>Acres</b>	11.66	<b>Zoning</b>	C-1 & AR-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This is a 11.66 acre tract of land on Lewes Georgetown Highway in Georgetown, Delaware. The frontage acreage of 4 acres is zoned C-1 General Commercial and the remaining rear land is zoned AR-1 Agricultural Residential. It is 100% wooded. Per an environmental study performed on the property, there are approximately 3.5 acres of freshwater forested wetlands located to the south/front side of the property and an additional 0.3-acre portion to the north of the site. Therefore, it sold for \$54,071/acre when considering the uplands only. It was listed for \$495,000, MLS #DESU2004130, and sold for \$425,000 after 18 days on market. Per the tax records, there have been no other transfers in the last three years.

Land Comparable 5



Transaction

<b>ID</b>	17226	<b>Date</b>	6/5/2020
<b>Address</b>	11238 Ocean Gateway	<b>Price</b>	\$4,100,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$94,427
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Living Trust Agreement of William	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	Coastal Square LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-018547	<b>Days on Market</b>	1,174
<b>Book/Page or Reference</b>	7674/465	<b>Legal Description</b>	0026/0002/0474

Site

<b>Land SF</b>	1,891,375	<b>Topography</b>	100% Cleared
<b>Acres</b>	43.42	<b>Zoning</b>	C-3
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public Availability	<b>Environmental Issues</b>	None Noted

Comments

This commercial land is located on the east side of Ocean Gateway a/k/a Route 50 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center known as Coastal Square with a mix of big box stores and in-line space. Water and sewer allocations were being purchased separately from the Glen Riddle Sanitary District. Per the tax records, there have been no other transfers in the last three years. The property was listed on the open market for \$6,000,000 as of December 13, 2017. The status was changed to pending on April 6, 2020 after being exposed on the market for 1,054 days. This property has been appraised by our office.



Land Comparable 6



Transaction

<b>ID</b>	8730	<b>Date</b>	1/13/2020
<b>Address</b>	Route 17	<b>Price</b>	\$2,250,000
<b>City</b>	Millville	<b>Price Per Acre</b>	\$127,291
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Mackie Portela LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Dove Barrington Development	<b>Verification</b>	MLS / Deed / Tax Records
<b>Tax ID</b>	District 134 Map 12 Parcel 372.01	<b>Days on Market</b>	1
<b>Book/Page or Reference</b>	Liber 5186 Folio 63	<b>Legal Description</b>	Liber 5186 Folio 63

Site

<b>Land SF</b>	769,967	<b>Topography</b>	Mostly Cleared
<b>Acres</b>	17.68	<b>Zoning</b>	RPC
<b>Road Frontage</b>	Adequate	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This property is located along Route 17, near the intersection of Route 26. It is approved for 85 lots, of which 13 are single family and 72 are townhouse lots. The property was listed under MLS # DESU154720 for \$2,250,000 for 1 day. Per the tax records, there have been no other transfers in the last three years.

Land Comparable 7



Transaction

<b>ID</b>	7316	<b>Date</b>	9/30/2019
<b>Address</b>	24716 Broadkill Road	<b>Price</b>	\$1,201,293
<b>City</b>	Milton	<b>Price Per Acre</b>	\$70,581
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Chester & JL Clifton	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Milton Attainable Housing LLC	<b>Verification</b>	Bryce Lingo 302-226-6417
<b>Tax ID</b>	District 235 Map 14 Parcel 123	<b>Days on Market</b>	143
<b>Book/Page or Reference</b>	5130/144	<b>Legal Description</b>	235/14.00/123.00

Site

<b>Land SF</b>	741391.20	<b>Topography</b>	Cleared
<b>Acres</b>	17.02	<b>Zoning</b>	C-1 & AR-1
<b>Road Frontage</b>	Adequate	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
<b>Access</b>	Adequate		

Comments

This property is located along Broadkill Road (Route 16), near downtown Milton and approximately 2 miles west of Route 1. It included several parcels: Parcel 123, 123.01 and District 235 Map 14.16 Parcels 1, 2 and 3. 6+/- acres are within the Town limits of Milton and zoned C-1, while the rest of the property (11.02 +/- acres) is located in the County and is zoned AR-1. There are two single family homes on the property that were sold "as is" and were given no contributory value. Per the tax records, there have been no other transfers in the last three years. It was listed under MLS #1005933075 for \$1,350,000 for 143 days.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6	Comp 7
Address	Old Ocean City Boulevard	Route 24 near Layton Davis Road	122 Parker Road	Old Ocean City Boulevard	Lewes Georgetown Hwy	11238 Ocean Gateway	Route 17	24716 Broadkill Road
City	Berlin	Millsboro	Salisbury	Berlin	Georgetown	Berlin	Millville	Milton
State	MD	DE	MD	MD	DE	MD	DE	DE
Date	4/14/2022	3/16/2022	1/26/2022	11/4/2021	10/20/2021	6/5/2020	1/13/2020	9/30/2019
Price	N/A	\$2,500,000	\$1,450,000	\$750,000	\$425,000	\$4,100,000	\$2,250,000	\$1,201,293
Acres	38.67	49.75	34.92	4.80	7.86	43.42	17.68	17.02
Acre Unit Price	N/A	\$50,253	\$41,523	\$156,250	\$54,071	\$94,427	\$127,291	\$70,581
Location	Berlin	Similar	Inferior	Similar	Similar	Superior	Superior	Similar
Topography	Level/Ponds	Similar	Similar	Similar	Similar	Similar	Similar	Similar
Utilities	Public Avail.	Similar	Similar	Similar	Similar	Inferior	Similar	Similar
Zoning	R-1/B-2	MR/RPC	R10A	R-4	C-1 & AR-1	C-3	RPC	C-1 & AR-1
Other	None	Full App	Prelim. App	Full App	None	None	Full App	None
<b>Transaction Adjustments</b>								
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$50,253</b>	<b>\$41,523</b>	<b>\$156,250</b>	<b>\$54,071</b>	<b>\$99,148</b>	<b>\$127,291</b>	<b>\$70,581</b>
Time/Mkt Conditions	4/14/2022 6.0%	0.5%	1.5%	2.5%	3.0%	11.0%	14.0%	14.0%
<b>Adjusted Acre Unit Price</b>		<b>\$50,505</b>	<b>\$42,146</b>	<b>\$160,156</b>	<b>\$55,693</b>	<b>\$110,054</b>	<b>\$145,112</b>	<b>\$80,463</b>
Location		0%	20%	0%	0%	-20%	-20%	0%
Acres		0%	0%	-20%	-15%	0%	-10%	-10%
Topography		0%	0%	0%	0%	0%	0%	0%
Utilities		0%	0%	0%	0%	5%	0%	0%
Zoning		5%	5%	5%	0%	-5%	5%	0%
Other		-10%	-5%	-20%	0%	0%	-10%	0%
<b>Adjusted Acre Unit Price</b>		<b>\$47,979</b>	<b>\$50,576</b>	<b>\$104,102</b>	<b>\$47,339</b>	<b>\$88,043</b>	<b>\$94,323</b>	<b>\$72,416</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

#### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.

### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No adjustments necessary.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Sale 5 had extended days on market, an upward adjustment was given.

### Market Conditions

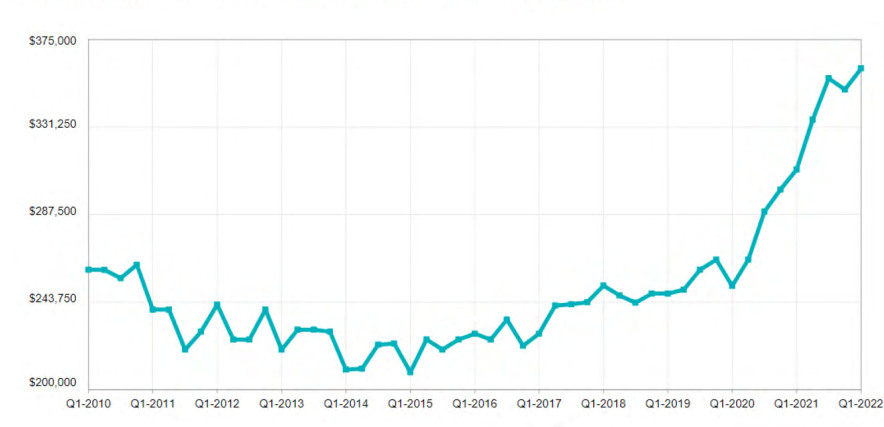
Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average residential sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Commercial values are also generally appreciating. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied. Below is a chart showcasing the median sales price in Worcester County since 2010.



**Historical Median Sales Price for Worcester County, MD**



### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. An upward adjustment was given to Sale 2 for its inferior location further west of the subject. On the other hand, downward corrections were given to Sales 5 and 6 for their superior locations on the highway and/or resort locations.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Downward adjustments were given to Sales 3, 4, 6, and 7 for their smaller land sizes.

### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject includes approximately 25.00 acres of ponds. The uplands only were utilized; therefore, this acreage was not included in the total site size for the analysis. Some contributory value was given to the ponds, but the size and location of the ponds affects the total utility of the rear of the site, which is offsetting.

### Utilities

The subject and all comparables have access to public utilities. An upward adjustment was made to account for the additional consideration paid for EDUs for Sale 5.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. The subject has mixed zoning, with 37.09 acres residential and 1.58 acres commercial. Sales 1, 2, 3, and 6 were given upward adjustments to account for the subject's commercial zoning. Sale 5 was given a downward adjustment for its superior partial commercial zoning.

### Other

The subject has no specific development approvals at present but is considered a prime development site based on its public services and location in a municipality. Comparables 1, 2, 3 and 6 had development approvals at the time of sale and were adjusted downward to account for this factor. A varying adjustment was made. Sales 1, 3 and 6 had full approvals at the time of sale. A heavier adjustment was made to Sale 4 as this is a denser project with apartment units. Sale 2 has preliminary approvals, and the buyer is paying the costs associated with obtaining final approvals. Thus, a lower adjustment was made.

### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	7	Unadjusted	Adjusted	% Δ
Low:		\$41,523	\$47,339	14.0%
High:		\$156,250	\$104,102	-33.4%
Average:		\$84,914	\$72,111	-15.1%
Median:		\$70,581	\$72,416	2.6%
Reconciled Value/Unit Value:			\$75,000	
Subject Size:			38.67	
Indicated Value:			\$2,900,250	
Reconciled Final Value:			\$2,900,000	
Two Million Nine Hundred Thousand Dollars				

This adjusted sales prices vary from \$47,339/acre to \$104,102/acre, with an average price of \$72,111/acre and a median price of \$72,416/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's zoning, size, and wetlands, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$75,000/acre or \$2,900,000 subject to the hypothetical condition that the site has residential zoning that allows for single-family and multi-family use. The selected value conclusion takes into account strong demand for development sites particularly those with public utilities.

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**PARCELS 52, 57, 410, 191- 38.67 acres**

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Residential Zoning

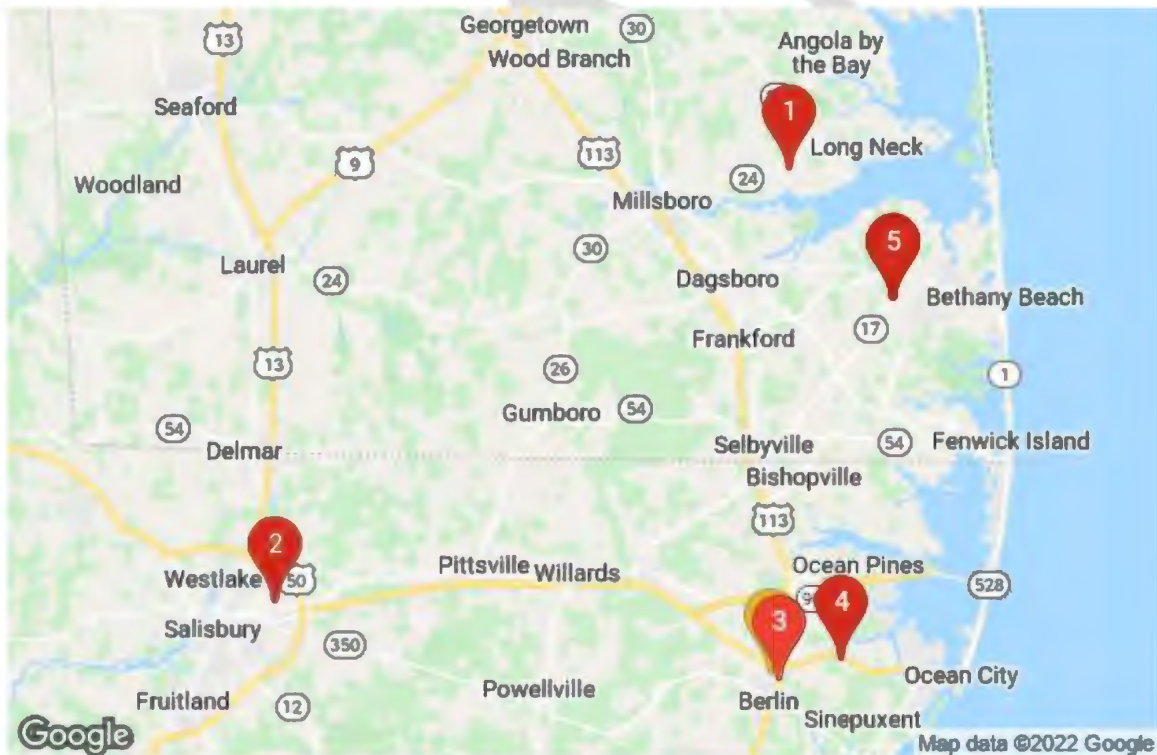
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We have utilized the hypothetical condition that the entire subject is zoned residential, and that a density would be permitted that allows for single-family and multi-family uses. We focused our search on large residential comparables in the expanded market area. There are approximately 25.00 acres of ponds located on Parcel 52. Therefore, we have valued the subject on the uplands only, which is equals 38.67 acres.

### Land Sales Location Map



The pin for the subject is located behind the pin for Sale 3.



## Land Comparable Data Sheets

Land Comparable 1



Transaction			
<b>ID</b>	18991	<b>Date</b>	3/16/2022
<b>Address</b>	Route 24 near Layton Davis Road	<b>Price</b>	\$2,500,000
<b>City</b>	Millsboro	<b>Price Per Acre</b>	\$50,253
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Doughty/Sammons	<b>Conditions of Sale</b>	See Narrative
<b>Grantee</b>	TSK Land Group, LLC	<b>Verification</b>	Deed/Appraiser's File
<b>Tax ID</b>	234-29.00-66.00; -66.01; -66.02	<b>Days on Market</b>	N/A
<b>Book/Page or Reference</b>	5663/59	<b>Legal Description</b>	234-29.00-66.00; -66.01; -66.02
Site			
<b>Land SF</b>	2,167,023	<b>Topography</b>	Mostly level
<b>Acres</b>	49.75	<b>Zoning</b>	MR, Medium Density Residential-
<b>Road Frontage</b>	Average	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

Approved/unimproved. Proposed for 158 single family lots. Under contract since 2018 while buyer took through approvals. Ryan Homes takedown schedule of \$105,000/lot in place. There have been no other known transfers in the last three years. This property was appraised by this office.

### Land Comparable 2



Transaction			
<b>ID</b>	13919	<b>Date</b>	1/26/2022
<b>Address</b>	122 Parker Road	<b>Price</b>	\$1,450,000
<b>City</b>	Salisbury	<b>Price Per Acre</b>	\$41,523
<b>County</b>	Wicomico	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Farlow Fields, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Gulf Star Properties, LLC	<b>Verification</b>	Tax Records   Appraiser File
<b>Tax ID</b>	05-041856	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	5031/0064	<b>Legal Description</b>	0038/0012/0110, 0295 and 0429
Site			
<b>Land SF</b>	1,521,115	<b>Topography</b>	Level
<b>Acres</b>	34.92	<b>Zoning</b>	R10A
<b>Road Frontage</b>	1359	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This site is proposed for development as a 209 unit townhouse project known as The Crossing at Summit Point. The project has received preliminary approvals from the City of Salisbury. The developer now needs to submit his engineering and stormwater management plans in order to garner final approvals. The approvals are being sought by the contract purchaser, Bay Developers Inc. or a related entity. The purchase price is \$1,350,000. The buyer paid \$100,000 to extend the contract beyond December 31, 2020. Thus, the effective purchase price is \$1,450,000. This is a private sale. Per the tax records, there have been no other transfers in the last three years. This office recently appraised the property for the sale, File No 21-05-1024.

### Land Comparable 3



#### Transaction

<b>ID</b>	17296	<b>Date</b>	11/4/2021
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$750,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$156,250
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Atlantic Premier LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	JM Land Holding LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-170241	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	821/315	<b>Legal Description</b>	Map 300, Grid 3, Parcel 1279

#### Site

<b>Land SF</b>	209,088	<b>Topography</b>	Cleared/Level
<b>Acres</b>	4.80	<b>Zoning</b>	R-4
<b>Road Frontage</b>	620	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

#### Comments

This 4.8 acre site is located in the Berlin town limits. At the time of sale, it had approvals for two apartment buildings with 60 residential units. The buyer plans to develop the site for the approved residential use. Per the tax records, this property also transferred in November 2019 in a non arm's length sale. It was appraised by our office for the sale.

Land Comparable 4



Transaction

<b>ID</b>	17226	<b>Date</b>	6/5/2020
<b>Address</b>	11238 Ocean Gateway	<b>Price</b>	\$4,100,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$94,427
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Living Trust Agreement of William	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	Coastal Square LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-018547	<b>Days on Market</b>	1,174
<b>Book/Page or Reference</b>	7674/465	<b>Legal Description</b>	0026/0002/0474

Site

<b>Land SF</b>	1,891,375	<b>Topography</b>	100% Cleared
<b>Acres</b>	43.42	<b>Zoning</b>	C-3
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public Availability	<b>Environmental Issues</b>	None Noted

Comments

This commercial land is located on the east side of Ocean Gateway a/k/a Route 50 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center known as Coastal Square with a mix of big box stores and in-line space. Water and sewer allocations were being purchased separately from the Glen Riddle Sanitary District. Per the tax records, there have been no other transfers in the last three years. The property was listed on the open market for \$6,000,000 as of December 13, 2017. The status was changed to pending on April 6, 2020 after being exposed on the market for 1,054 days. This property has been appraised by our office.



Land Comparable 5



Transaction

<b>ID</b>	8730	<b>Date</b>	1/13/2020
<b>Address</b>	Route 17	<b>Price</b>	\$2,250,000
<b>City</b>	Millville	<b>Price Per Acre</b>	\$127,291
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Mackie Portela LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Dove Barrington Development	<b>Verification</b>	MLS / Deed / Tax Records
<b>Tax ID</b>	District 134 Map 12 Parcel 372.01	<b>Days on Market</b>	1
<b>Book/Page or Reference</b>	Liber 5186 Folio 63	<b>Legal Description</b>	Liber 5186 Folio 63

Site

<b>Land SF</b>	769,967	<b>Topography</b>	Mostly Cleared
<b>Acres</b>	17.68	<b>Zoning</b>	RPC
<b>Road Frontage</b>	Adequate	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This property is located along Route 17, near the intersection of Route 26. It is approved for 85 lots, of which 13 are single family and 72 are townhouse lots. The property was listed under MLS # DESU154720 for \$2,250,000 for 1 day. Per the tax records, there have been no other transfers in the last three years.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid			Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	Old Ocean City Boulevard		Route 24 near Layton Davis Road	122 Parker Road	Old Ocean City Boulevard	11238 Ocean Gateway	Route 17
City	Berlin		Millsboro	Salisbury	Berlin	Berlin	Millville
State	MD		DE	MD	MD	MD	DE
Date	4/14/2022		3/16/2022	1/26/2022	11/4/2021	6/5/2020	1/13/2020
Price	N/A		\$2,500,000	\$1,450,000	\$750,000	\$4,100,000	\$2,250,000
Acres	38.67		49.75	34.92	4.80	43.42	17.68
Acre Unit Price	N/A		\$50,253	\$41,523	\$156,250	\$94,427	\$127,291
Location	Berlin		Similar	Inferior	Similar	Inferior	Superior
Topography	Level/Ponds		Similar	Similar	Similar	Similar	Similar
Utilities	Public		Similar	Similar	Similar	Similar	Similar
Zoning	R-1		MR/RPC	R10A	R-4	C-3	RPC
Other	None		Full App	Prelim. App	Full App	None	Full App
<b>Transaction Adjustments</b>							
Property Rights			0.0%	0.0%	0.0%	0.0%	0.0%
Financing			0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale			0.0%	0.0%	0.0%	5.0%	0.0%
<b>Adjusted Acre Unit Price</b>			<b>\$50,253</b>	<b>\$41,523</b>	<b>\$156,250</b>	<b>\$99,148</b>	<b>\$127,291</b>
Time/Mkt Conditions	4/14/2022	6.0%	0.5%	1.5%	2.5%	11.0%	14.0%
<b>Adjusted Acre Unit Price</b>			<b>\$50,505</b>	<b>\$42,146</b>	<b>\$160,156</b>	<b>\$110,054</b>	<b>\$145,112</b>
Location			0%	20%	0%	-20%	-20%
Acres			0%	0%	-20%	0%	-10%
Topography			0%	0%	0%	0%	0%
Utilities			0%	0%	0%	5%	0%
Zoning			0%	0%	0%	-20%	0%
Other			-10%	-5%	-20%	0%	-10%
<b>Adjusted Acre Unit Price</b>			<b>\$45,454</b>	<b>\$48,468</b>	<b>\$96,094</b>	<b>\$71,535</b>	<b>\$87,067</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.

### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No adjustments needed.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Sale 4 had extended days on market, an upward adjustment was given.

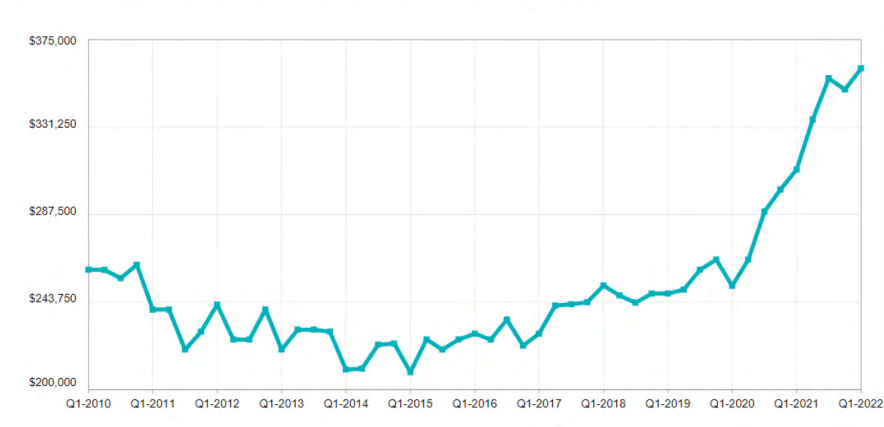
### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied. Below is a chart showcasing the median sales price in Worcester County since 2010.

**Historical Median Sales Price for Worcester County, MD**



### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. An upward adjustment was given to Sale 2 for its inferior location further west of the subject. On the other hand, downward corrections were given to Sales 4 and 5 for their superior locations on the highway and/or resort locations.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Downward adjustments were given to Sales 3 and 5 for their smaller land sizes.

### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject includes approximately 25.00 acres of ponds. The uplands only were utilized; therefore, this acreage was not included in the total site size for the analysis. Some contributory value was given to the ponds, but the size and location of the ponds affects the total utility of the rear of the site, which is offsetting.

### Utilities

The subject and all comparables have access to public utilities. An upward adjustment was made to account for the additional consideration paid for EDUs for Sale 5.



### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. There is a hypothetical condition that the property could be developed for single-family or multi-family residential use. Therefore, a downward adjustment was made to Sale 4 for its superior commercial zoning.

### Other

The subject has no specific development approvals at present but is considered a prime development site based on its public services and location in a municipality. Comparables 1, 2, 3, and 5 had development approvals at the time of sale and were adjusted downward to account for this factor. A varying adjustment was made. Sales 1, 3, and 5 had full approvals at the time of sale. A heavier adjustment was made to Sale 3 as this is a denser project with apartment units. Sale 2 has preliminary approvals, and the buyer is paying the costs associated with obtaining final approvals. Thus, a lower adjustment was made.

### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
Low:		\$41,523	\$45,454	9.5%
High:		\$156,250	\$96,094	-38.5%
Average:		\$93,949	\$69,724	-25.8%
Median:		\$94,427	\$71,535	-24.2%
Reconciled Value/Unit Value:			\$70,000	
Subject Size:			38.67	
Indicated Value:			\$2,706,900	
Reconciled Final Value:			\$2,700,000	
Two Million Seven Hundred Thousand Dollars				

This adjusted sales prices vary from \$45,454/acre to \$96,094/acre, with an average price of \$69,724/acre and a median price of \$71,535/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's size, location, and zoning, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$70,000/acre or \$2,700,000 subject to the hypothetical condition that the entire site has residential zoning that allows for single-family and multi-family use.

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**PARCELS 52, 57, 410, 191- 38.67 acres**

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Commercial Zoning B-2

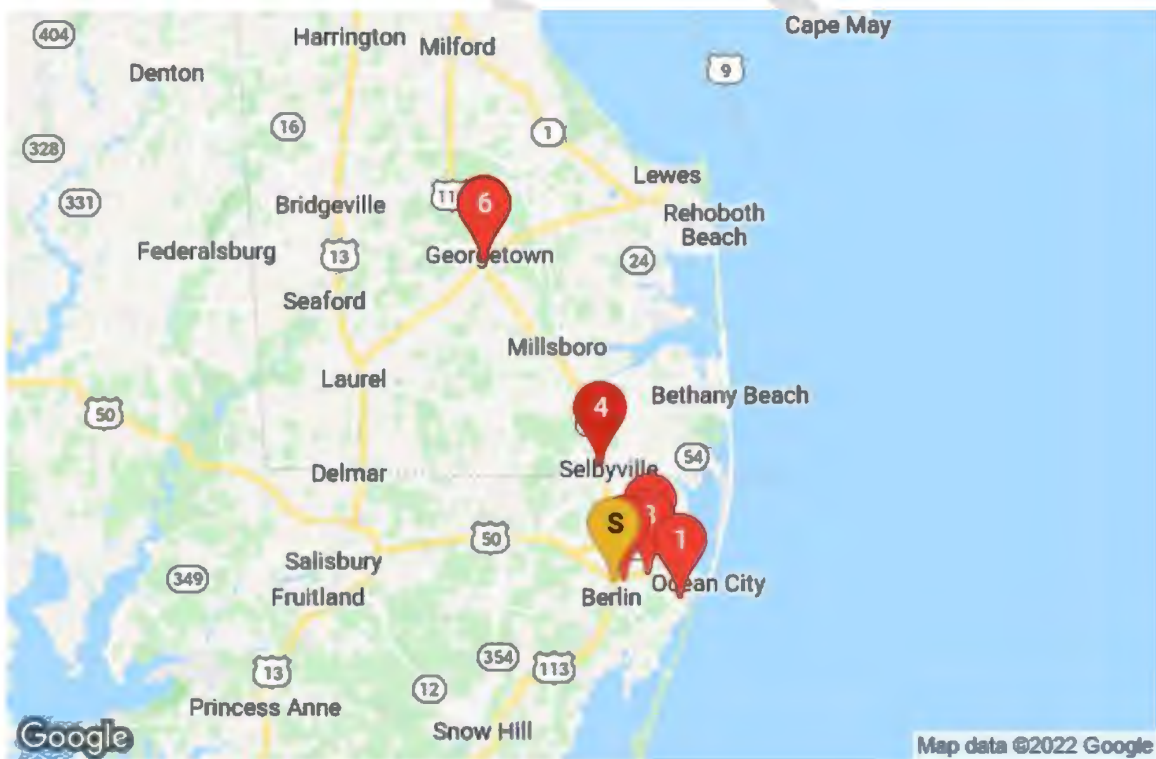
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We have utilized the hypothetical condition that the entire subject is zoned for commercial use. We focused our search on commercial land sales in the expanded market area. There are approximately 25.00 acres of ponds located on Parcel 52. Therefore, we have valued the subject on the uplands only, which is equals 38.67 acres.

### Land Sales Location Map



The pins for Sales 2, 3, and 5 are located behind the pin for the subject.

## Land Comparable Data Sheets

Land Comparable 1



Transaction			
<b>ID</b>	19230	<b>Date</b>	1/31/2022
<b>Address</b>	Stephen Decatur Highway	<b>Price</b>	\$850,000
<b>City</b>	Ocean City	<b>Price Per Acre</b>	\$91,694
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Lower Shore Land Trust Inc.	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Mayor and City Council of Ocean City	<b>Verification</b>	MLS/Deeds
<b>Tax ID</b>	10-367026 & 10-367034	<b>Days on Market</b>	266
<b>Book/Page or Reference</b>	8316/203	<b>Legal Description</b>	0026/0018/0450
Site			
<b>Land SF</b>	403,801	<b>Topography</b>	Level
<b>Acres</b>	9.27	<b>Zoning</b>	C-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This sale included two parcels of commercial land located on Stephen Decatur Highway in Ocean City, Maryland. Both were listed separately, MLS #MDWO119088 and #MDWO119090, for \$550,000 each, and sold together for \$850,000 after 266 days on market. The purchase price was based on the fair market value. The property was slated for residential development. When that project did not move forward, it was purchased by the Town of Ocean City due to the proximity to the Ocean City Municipal Airport. It previously transferred in December 2019 for no consideration. There are no other known transfers in the past three years.



### Land Comparable 2



### Transaction

<b>ID</b>	7188	<b>Date</b>	8/17/2021
<b>Address</b>	Racetrack Road	<b>Price</b>	\$1,300,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$113,043
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	George & Mildred Parsons	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	589 Group, LLC	<b>Verification</b>	MLS, Tax Record, Broker
<b>Tax ID</b>	03   011933	<b>Days on Market</b>	1,128
<b>Book/Page or Reference</b>	8143/29	<b>Legal Description</b>	0021/0014/0072

### Site

<b>Land SF</b>	500,940	<b>Topography</b>	100% Cleared
<b>Acres</b>	11.50	<b>Zoning</b>	C-2
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This commercial land is located on the east side of Route 589 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center with 26,000 SF grocery anchor, 1,200-20,000 SF retail strip and 5 proposed freestanding pad sites totaling 5,500 SF. Per the tax records, there have been no other transfers in the last three years. It was listed in June 2016 for \$1,791,900, MLS #1001562402 and went into pending status on July 23, 2019. It remained a pending sale for two years while approvals were completed. The property was re-zoned from A-1 to C-2. This property has been appraised by our office. This was an estate sale.

Land Comparable 3



Transaction

<b>ID</b>	17226	<b>Date</b>	6/5/2020
<b>Address</b>	11238 Ocean Gateway	<b>Price</b>	\$4,100,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$94,427
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Living Trust Agreement of William	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	Coastal Square LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-018547	<b>Days on Market</b>	1,174
<b>Book/Page or Reference</b>	7674/465	<b>Legal Description</b>	0026/0002/0474

Site

<b>Land SF</b>	1,891,375	<b>Topography</b>	100% Cleared
<b>Acres</b>	43.42	<b>Zoning</b>	C-3
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public Availability	<b>Environmental Issues</b>	None Noted

Comments

This commercial land is located on the east side of Ocean Gateway a/k/a Route 50 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center known as Coastal Square with a mix of big box stores and in-line space. Water and sewer allocations were being purchased separately from the Glen Riddle Sanitary District. Per the tax records, there have been no other transfers in the last three years. The property was listed on the open market for \$6,000,000 as of December 13, 2017. The status was changed to pending on April 6, 2020 after being exposed on the market for 1,054 days. This property has been appraised by our office.

Land Comparable 4



Transaction			
<b>ID</b>	5942	<b>Date</b>	2/21/2019
<b>Address</b>	38178 DuPont Blvd.	<b>Price</b>	\$3,300,000
<b>City</b>	Selbyville	<b>Price Per Acre</b>	\$205,788
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Mumford Sheet Metal Works, IC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Two Farms, Inc.	<b>Verification</b>	Owner
<b>Tax ID</b>	533-16.00-42.00	<b>Days on Market</b>	Brokered Sale
<b>Book/Page or Reference</b>	5018   239	<b>Legal Description</b>	Liber 5018 Folio 239
Site			
<b>Land SF</b>	698,524	<b>Topography</b>	Level
<b>Acres</b>	16.04	<b>Zoning</b>	C-1
<b>Road Frontage</b>	1046'	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

This commercial land is located on the corner of Cemetery Road and DuPont Boulevard aka Route 113. It was purchased for the development of Royal Farms convenience store and/or retail center. This sale included Parcels 42.00, 50.00, 50.01, 50.02 and 51.00. Per the tax records, there have been no other transfers in the last three years. We note that this property transferred in 3 separate transactions, under 3 different deed references. The deeds are Liber 5018, Folios 228, 239 and 333. This property has been appraised by our office.

### Land Comparable 5



### Transaction

<b>ID</b>	5706	<b>Date</b>	11/15/2018
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$1,100,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$122,768
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Barrett Brothers, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Acorn Berlin West, LLC	<b>Verification</b>	MLS   Tax Records   Broker
<b>Tax ID</b>	03-162338   03-162311	<b>Days on Market</b>	8
<b>Book/Page or Reference</b>	7321   462	<b>Legal Description</b>	0025   0004   0088 Lots 2 & 3

### Site

<b>Land SF</b>	390,298	<b>Topography</b>	Level
<b>Acres</b>	8.96	<b>Zoning</b>	B-2
<b>Road Frontage</b>		<b>271 Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This commercial land is located on Old Ocean City Boulevard in the Town of Berlin, MD. It consists of two lots that contain a total of 8.96 acres. Lot 2 has ample road frontage and is 2.71 acres. Lot 3 is triangular in shape and is located behind Lot 2 and the adjacent parcel. It contains 6.25 acres. Both lots were purchased by the adjacent property owner, IG Burton Chrysler, Jeep, Dodge car dealership. According to the broker, it was purchased for expansion puposes. He also stated that there was no assemblage premium paid due to the sales price being within market ranges. Per the broker, this property was annexed into the Town of Berlin. To the best of the appraiser's knowledge, there are no current listings or contracts on this property. Per the tax records, there have been no other transfers in the last three years. It was listed for \$1,100,000; Bright MLS # MDW0100230



Land Comparable 6



Transaction

<b>ID</b>	16571	<b>Date</b>	2/2/2021
<b>Address</b>	Dupont Boulevard Parcels 63.06 &	<b>Price</b>	\$1,260,000
<b>City</b>	Georgetown	<b>Price Per Acre</b>	\$167,331
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Route 113 Associates LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	113 Georgetown Properties LLC	<b>Verification</b>	Tax Record, Deed
<b>Tax ID</b>	135-19.00-63.06 & 63.04	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	5401/295	<b>Legal Description</b>	135-19.00-63.06 & 63.04

Site

<b>Land SF</b>	328,007	<b>Topography</b>	Level
<b>Acres</b>	7.53	<b>Zoning</b>	HC
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This property is 7.53 acres of commercial land situated on Dupont Boulevard in Georgetown. It is vacant land consisting of two parcels. To the appraisers knowledge there have been no other transfers in the past three years. This office did not appraise this property.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	Old Ocean City Boulevard	Stephen Decatur Highway	Racetrack Road	11238 Ocean Gateway	38178 DuPont Blvd.	Old Ocean City Boulevard	Dupont Boulevard Parcels 63.06 & 63.04
City	Berlin	Ocean City	Berlin	Berlin	Selbyville	Berlin	Georgetown
State	MD	MD	MD	MD	DE	MD	DE
Date	4/14/2022	1/31/2022	8/17/2021	6/5/2020	2/21/2019	11/15/2018	2/2/2021
Price	N/A	\$850,000	\$1,300,000	\$4,100,000	\$3,300,000	\$1,100,000	\$1,260,000
Acres	38.67	9.27	11.50	43.42	16.04	8.96	7.53
Acre Unit Price	N/A	\$91,694	\$113,043	\$94,427	\$205,788	\$122,768	\$167,331
Location	Berlin	Superior	Superior	Superior	Superior	Similar	Superior
Topography	Level/Ponds	Inferior	Similar	Similar	Similar	Similar	Similar
Utilities	Public	Public	Public	Public Availability	Public	Public	Public
Zoning	B-2	C-1	C-2	C-3	C-1	B-2	HC
<b>Transaction Adjustments</b>							
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	10.0%	5.0%	-20.0%	0.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$91,694</b>	<b>\$124,348</b>	<b>\$99,148</b>	<b>\$164,631</b>	<b>\$122,768</b>	<b>\$167,331</b>
Time/Mkt Conditions	4/14/2022 6.0%	1.5%	4.0%	11.0%	14.0%	14.0%	7.5%
<b>Adjusted Acre Unit Price</b>		<b>\$93,069</b>	<b>\$129,322</b>	<b>\$110,054</b>	<b>\$187,679</b>	<b>\$139,955</b>	<b>\$179,880</b>
Location		-10%	-10%	-20%	-30%	0%	-20%
Acres		-15%	-15%	0%	-10%	-15%	-15%
Topography		10%	0%	0%	0%	0%	0%
Utilities		0%	0%	5%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%	0%
<b>Adjusted Acre Unit Price</b>		<b>\$79,109</b>	<b>\$96,991</b>	<b>\$93,546</b>	<b>\$112,607</b>	<b>\$118,962</b>	<b>\$116,922</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

#### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.

### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No corrections needed.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Sales 2 and 3 had extended days on market, upward adjustments were made. On the other hand, a downward adjustment was given to Sale 4 for its sale to a national chain which typically garners a higher sales price.

### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average commercial sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied.

### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. Downward adjustments were made to all comparables except Sale 5 for their superior locations on a highway/corner.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

#### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Downward adjustments were given to Sales 1, 2, 4, 5, and 6 for their smaller land sizes.

#### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject includes approximately 25.00 acres of ponds. The uplands only were utilized; therefore, this acreage was not included in the total site size for the analysis. Some contributory value was given to the ponds, but the size and location of the ponds affects the total utility of the rear of the site, which is offsetting. Sale 1 has areas of wetlands included in the total site size, an upward adjustment was made.

### Utilities

The subject has public availability. All comparables have similar utilities, no adjustments needed.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. The subject and all comparables have similar commercial zoning, no adjustments made.



### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	6	Unadjusted	Adjusted	% Δ
Low:		\$91,694	\$79,109	-13.7%
High:		\$205,788	\$118,962	-42.2%
Average:		\$132,508	\$103,023	-22.3%
Median:		\$117,906	\$104,799	-11.1%
Reconciled Value/Unit Value:			\$85,000	
Subject Size:			38.67	
Indicated Value:			\$3,286,950	
Reconciled Final Value:			\$3,300,000	
Three Million Three Hundred Thousand Dollars				

This adjusted sales prices vary from \$79,109/acre to \$118,962/acre, with an average price of \$103,023/acre and a median price of \$104,799/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's limited road frontage, size, and zoning, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant below the average and median adjusted price. Thus, our value conclusion is \$85,000/acre or \$3,300,000.

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**PARCEL 52- 18.36 acres**

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Residential Zoning

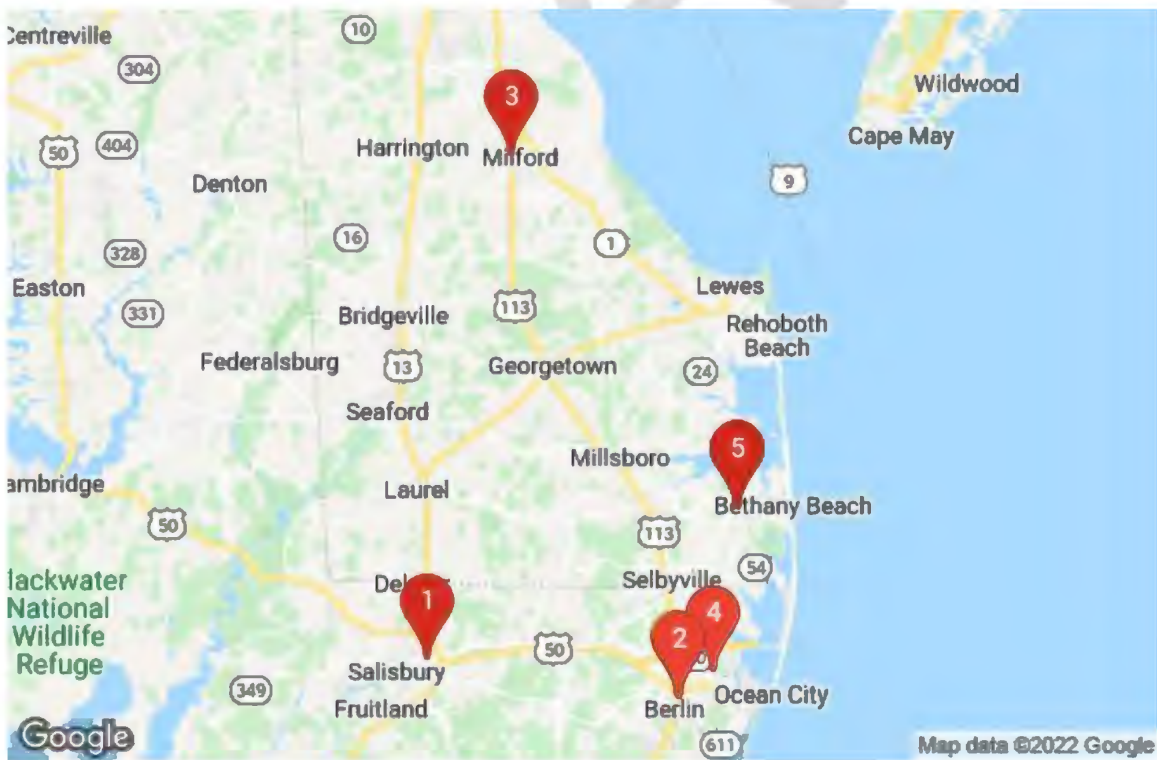
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. Within this analysis we will value Parcel 52 which includes 43.36 acres. Parcel 52 is currently accessed from Parcel 57. Since we are appraising Parcel 52 as a standalone parcel, this portion of the analysis is predicated on the Hypothetical Condition that Parcel 52 has access via a deeded right of way. We focused our search on residential sales in the expanded market area. There are approximately 25.00 acres of ponds located on Parcel 52. Therefore, we have valued the subject on the uplands only, which is equals 18.36 acres. The remaining acreage has diminished utility because of the pond. Thus, the comparables selected are primarily agricultural tracts that would have similar development potential.

### Land Sales Location Map



The pin for the subject is located behind the pin for Sale 2.

## Land Comparable Data Sheets

### Land Comparable 1



#### Transaction

<b>ID</b>	18245	<b>Date</b>	12/29/2021
<b>Address</b>	Grays Corner Road	<b>Price</b>	\$123,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$14,187
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Tiffany Carmean Faucette	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Richard & Bonnie Legnaioli	<b>Verification</b>	MLS, Tax Record
<b>Tax ID</b>	03-015793	<b>Days on Market</b>	60
<b>Book/Page or Reference</b>	8275/385	<b>Legal Description</b>	0025/0006/0413

#### Site

<b>Land SF</b>	377,665	<b>Topography</b>	100% Wooded
<b>Acres</b>	8.67	<b>Zoning</b>	A-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None Noted

#### Comments

This 8.67-acre agricultural tract of land is located in Berlin, MD on Grays Corner Road. It is 100% wooded land. It was listed for \$159,900, MLS #MDWO2002522, and sold for \$123,000 after 60 days on market. Per the tax records, there have been no other transfers in the last three years.



### Land Comparable 2



#### Transaction

<b>ID</b>	18250	<b>Date</b>	11/10/2021
<b>Address</b>	8847 Stephen Decatur Highway	<b>Price</b>	\$562,500
<b>City</b>	Ocean City	<b>Price Per Acre</b>	\$18,437
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Margaret Biuk	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Robert & Donna Herbert	<b>Verification</b>	MLS, Tax Record
<b>Tax ID</b>	10-018986	<b>Days on Market</b>	17
<b>Book/Page or Reference</b>	8235/116	<b>Legal Description</b>	0033/0010/0026

#### Site

<b>Land SF</b>	1,329,016	<b>Topography</b>	90% Cleared
<b>Acres</b>	30.51	<b>Zoning</b>	A-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None Noted

#### Comments

This 30.51-acre agricultural tract of land is located in Ocean City, MD on Stephen Decatur Highway. It is 90% cleared land. It was listed for \$750,000, MLS #MDWO2002560, and sold for \$562,500 after 17 days on market. Per the tax records, there have been no other transfers in the last three years.

### Land Comparable 3



Transaction			
<b>ID</b>	12000	<b>Date</b>	9/22/2020
<b>Address</b>	Worcester Highway	<b>Price</b>	\$200,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$7,619
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Walter T Stundick et al	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Dawn Marie & Michael C Deisem	<b>Verification</b>	MLS/Tax Record
<b>Tax ID</b>	03-010112	<b>Days on Market</b>	217
<b>Book/Page or Reference</b>	Liber 7803 Folio 155	<b>Legal Description</b>	Map 0020 Grid 0015 Parcel 0052
Site			
<b>Land SF</b>	1,143,450	<b>Topography</b>	85% Wooded
<b>Acres</b>	26.25	<b>Zoning</b>	A-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None Noted

### Comments

The property is 26.25 acres of land located on Worcester Highway near the corner of Route 575. It is approximately 85% wooded. The property was listed in the local MLS for \$275,000 and sold for \$200,000 in October 2020 after being exposed to the market for 217 days. The property transferred in April of 2020 in a non arms length transfer. No other transfers were noted. MLS# MDWO111006.

Land Comparable 4



Transaction

<b>ID</b>	8954	<b>Date</b>	4/30/2020
<b>Address</b>	Daye Girls Road	<b>Price</b>	\$325,000
<b>City</b>	Bishopville	<b>Price Per Acre</b>	\$6,829
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	James Gray	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Keith & Shelley Coffin	<b>Verification</b>	MLS, Tax Record
<b>Tax ID</b>	05   00912	<b>Days on Market</b>	107
<b>Book/Page or Reference</b>	7657/340	<b>Legal Description</b>	0010   0013   0002

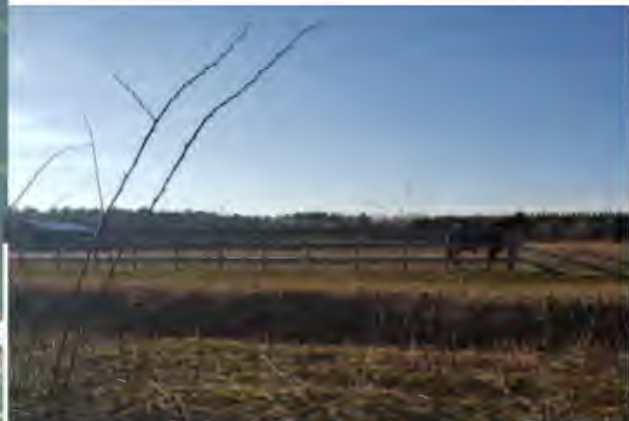
Site

<b>Land SF</b>	2,073,020	<b>Topography</b>	64% Cleared
<b>Acres</b>	47.59	<b>Zoning</b>	E-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None Noted

Comments

This agricultural tract of land is located in Bishopville, MD. It is comprised of 30.59 acres (64%) cleared tillable land with the remaining woodlands. Per the tax records, there have been no other transfers in the last three years. It was listed for \$349,000, MLS #MDWO111530. This property was previously appraised by this office.

Land Comparable 5

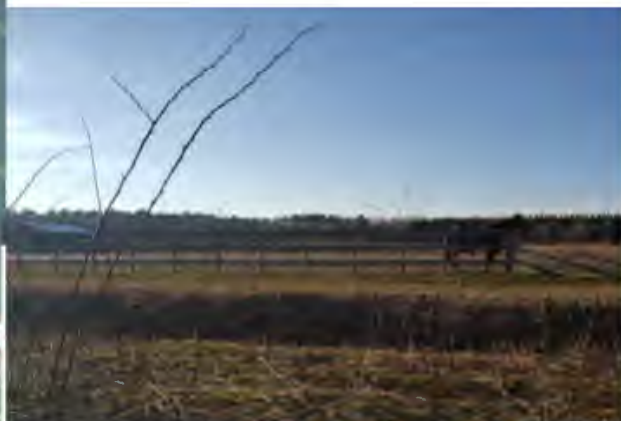


Transaction			
<b>ID</b>	7456	<b>Date</b>	10/18/2019
<b>Address</b>	10487 Worchester Hwy	<b>Price</b>	\$170,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$19,274
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Brooks & Kristas Horse Farm Corp.	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Jeffrey Mahan	<b>Verification</b>	Broker, Public record
<b>Tax ID</b>	03-009297	<b>Days on Market</b>	163
<b>Book/Page or Reference</b>	7517/463	<b>Legal Description</b>	Map 20 Parcel 33
Site			
<b>Land SF</b>	384,199	<b>Topography</b>	Cleared
<b>Acres</b>	8.82	<b>Zoning</b>	A1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None noted
Comments			

This residential lot is located on Worchester Highway aka Route 575 in Berlin, MD. It is comprised of 8.82 acres with 50% cleared land and the remainder woodlands. There is 1984 single wide which was given no contributory value, a new 4 stall building and two fenced paddocks. The improvements were given a contributory value of \$15,000. Per the tax records, there have been no other transfers in the last three years. To the best of the appraiser's knowledge, there are no current listings or contracts on this property. The previous transfer was in 2014 for \$147,800. It was listed for \$199,900. MLS# MDWO103854.



Land Comparable 6



Transaction			
<b>ID</b>	7456	<b>Date</b>	10/18/2019
<b>Address</b>	10487 Worchester Hwy	<b>Price</b>	\$170,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$19,274
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Brooks & Kristas Horse Farm Corp.	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Jeffrey Mahan	<b>Verification</b>	Broker, Public record
<b>Tax ID</b>	03-009297	<b>Days on Market</b>	163
<b>Book/Page or Reference</b>	7517/463	<b>Legal Description</b>	Map 20 Parcel 33
Site			
<b>Land SF</b>	384,199	<b>Topography</b>	Cleared
<b>Acres</b>	8.82	<b>Zoning</b>	A1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None noted
Comments			

This residential lot is located on Worchester Highway aka Route 575 in Berlin, MD. It is comprised of 8.82 acres with 50% cleared land and the remainder woodlands. There is 1984 single wide which was given no contributory value, a new 4 stall building and two fenced paddocks. The improvements were given a contributory value of \$15,000. Per the tax records, there have been no other transfers in the last three years. To the best of the appraiser's knowledge, there are no current listings or contracts on this property. The previous transfer was in 2014 for \$147,800. It was listed for \$199,900. MLS# MDWO103854.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	Old Ocean City Boulevard	Grays Corner Road	8847 Stephen Decatur Highway	Worcester Highway	Daye Girls Road	10487 Worcester Hwy
City	Berlin	Berlin	Ocean City	Berlin	Bishopville	Berlin
State	MD	MD	MD	MD	MD	MD
Date	4/14/2022	12/29/2021	11/10/2021	9/22/2020	4/30/2020	10/18/2019
Price	N/A	\$123,000	\$562,500	\$200,000	\$325,000	\$170,000
Acres	18.36	8.67	30.51	26.25	47.59	8.82
Acre Unit Price	N/A	\$14,187	\$18,437	\$7,619	\$6,829	\$19,274
Location	Berlin	Similar	Superior	Inferior	Inferior	Inferior
Topography	Level/Ponds	Superior	Superior	Superior	Superior	Superior
Utilities	Public	Private	Private	Private	Private	Private
Zoning	R-1	A-1	A-1	A-1	E-1	A1
<b>Transaction Adjustments</b>						
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	0.0%	0.0%	0.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$14,187</b>	<b>\$18,437</b>	<b>\$7,619</b>	<b>\$6,829</b>	<b>\$19,274</b>
Time/Mkt Conditions	4/14/2022 6.0%	2.0%	2.5%	9.5%	12.0%	14.0%
<b>Adjusted Acre Unit Price</b>		<b>\$14,471</b>	<b>\$18,897</b>	<b>\$8,343</b>	<b>\$7,649</b>	<b>\$21,973</b>
Location		0%	0%	0%	0%	0%
Acres		-5%	5%	5%	10%	-5%
Topography		-10%	-10%	-10%	-10%	-10%
Utilities		5%	5%	5%	5%	5%
Zoning		0%	0%	0%	0%	0%
<b>Adjusted Acre Unit Price</b>		<b>\$13,024</b>	<b>\$18,897</b>	<b>\$8,343</b>	<b>\$8,031</b>	<b>\$19,776</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

#### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.

### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No corrections necessary.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. All comparables had normal conditions of sale, no adjustments needed.

### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied.

### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. The subject and all comparables have relatively similar locations for the property type, no adjustments needed.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

#### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Downward adjustments were made to Sales 1 and 5 for their smaller land sizes. On the other hand, upward adjustments were made to the remaining comparables for their larger land sizes.

#### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. A downward adjustment was made to all comparables for the subject's lack of development potential. This is due to the large proportion of pond acreage to the total site size that limits the overall utility.

### Utilities

Upward adjustments were given to all comparables for their inferior private utilities.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. No adjustments were made as this site has limited development potential.



### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
Low:		\$6,829	\$8,031	17.6%
High:		\$19,274	\$19,776	2.6%
Average:		\$13,269	\$13,614	2.6%
Median:		\$14,187	\$13,024	-8.2%
Reconciled Value/Unit Value:			\$10,000	
Subject Size:			18.36	
Indicated Value:			\$183,600	
Reconciled Final Value:			\$180,000	
One Hundred Eighty Thousand Dollars				

This adjusted sales prices vary from \$8,031/acre to \$19,776/acre, with an average price of \$13,614/acre and a median price of \$13,024/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's size, zoning, and large proportion of pond acreage to overall site size, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$10,000/acre or \$180,000. We selected a rate at the low end of the range due to the topography which limits overall utility.

We also located a sale of a borrow pit in Snow Hill, Maryland. Although the property type slightly differs from the subject due to its surface mines, we deemed the sale somewhat similar and have utilized it as a test of reasonableness. The sale included a 57.82 acre active borrow pit with 4.40-acre surface mine and two additional mines totaling 12.70 acres in the process of being dug. It sold for \$600,000, or \$10,377/acre, on April 26, 2021. This supports our value conclusion shown.

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**PARCEL 57- 9.35 acres**

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Residential Zoning R-1

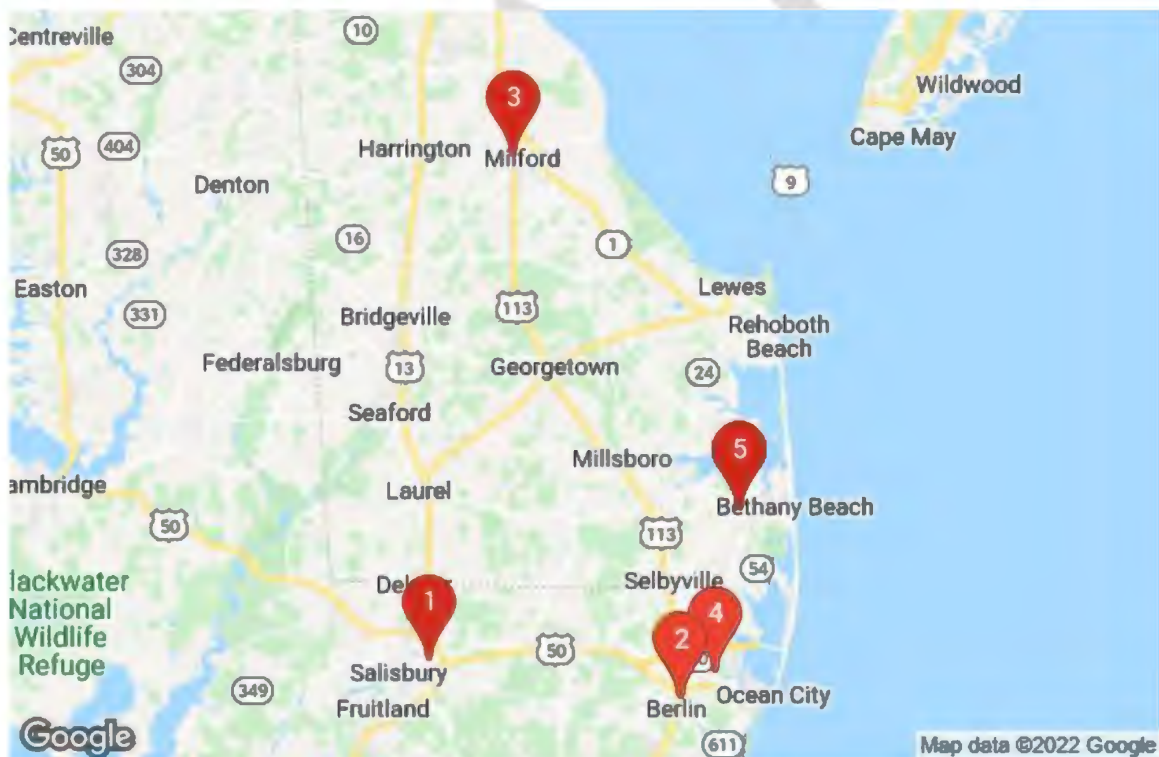
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We have valued Parcel 57, which totals 9.35 acres of residential land. We have utilized the hypothetical condition that the parcel allows a density that would permit single-family and multi-family uses. We focused our search on residential land comparables in the expanded market area.

### Land Sales Location Map



The pin for the subject is located behind the pin for Sale 2.

## Land Comparable Data Sheets

### Land Comparable 1



Transaction			
<b>ID</b>	13919	<b>Date</b>	1/26/2022
<b>Address</b>	122 Parker Road	<b>Price</b>	\$1,450,000
<b>City</b>	Salisbury	<b>Price Per Acre</b>	\$41,523
<b>County</b>	Wicomico	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Farlow Fields, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Gulf Star Properties, LLC	<b>Verification</b>	Tax Records   Appraiser File
<b>Tax ID</b>	05-041856	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	5031/0064	<b>Legal Description</b>	0038/0012/0110, 0295 and 0429
Site			
<b>Land SF</b>	1,521,115	<b>Topography</b>	Level
<b>Acres</b>	34.92	<b>Zoning</b>	R10A
<b>Road Frontage</b>	1359	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This site is proposed for development as a 209 unit townhouse project known as The Crossing at Summit Point. The project has received preliminary approvals from the City of Salisbury. The developer now needs to submit his engineering and stormwater management plans in order to garner final approvals. The approvals are being sought by the contract purchaser, Bay Developers Inc. or a related entity. The purchase price is \$1,350,000. The buyer paid \$100,000 to extend the contract beyond December 31, 2020. Thus, the effective purchase price is \$1,450,000. This is a private sale. Per the tax records, there have been no other transfers in the last three years. This office recently appraised the property for the sale, File No 21-05-1024.



Land Comparable 2



Transaction			
<b>ID</b>	17296	<b>Date</b>	11/4/2021
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$750,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$156,250
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Atlantic Premier LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	JM Land Holding LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-170241	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	821/315	<b>Legal Description</b>	Map 300, Grid 3, Parcel 1279
Site			
<b>Land SF</b>	209,088	<b>Topography</b>	Cleared/Level
<b>Acres</b>	4.80	<b>Zoning</b>	R-4
<b>Road Frontage</b>	620	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

This 4.8 acre site is located in the Berlin town limits. At the time of sale, it had approvals for two apartment buildings with 60 residential units. The buyer plans to develop the site for the approved residential use. Per the tax records, this property also transferred in November 2019 in a non arm's length sale. It was appraised by our office for the sale.

Land Comparable 3



Transaction			
<b>ID</b>	18207	<b>Date</b>	9/23/2021
<b>Address</b>	Pcl 67 Old Landing Rd.	<b>Price</b>	\$475,000
<b>City</b>	Millsboro	<b>Price Per Acre</b>	\$59,301
<b>County</b>	Delaware	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Barr, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Confidential	<b>Verification</b>	Broker, Public Record
<b>Tax ID</b>	133-17.00-67.00	<b>Days on Market</b>	135
<b>Book/Page or Reference</b>	Not Yet Recorded	<b>Legal Description</b>	133-17.00-67.00
Site			
<b>Land SF</b>	348,916	<b>Topography</b>	Level
<b>Acres</b>	8.01	<b>Zoning</b>	HR
<b>Road Frontage</b>	461	<b>Flood Zone</b>	X
<b>Shape</b>	Triangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

This 8.01 parcel of land is located in the City of Millsboro with access to public water and sewer. It was purchased for the development of a 60 unit apartment complex known as Foster Commons with a recorded plot, Book 348 Page 41. The property was listed for \$480,000, MLS #DESU147576 Per the tax records, there were no other transfers in the last three years.

Land Comparable 4



Transaction

<b>ID</b>	7188	<b>Date</b>	8/17/2021
<b>Address</b>	Racetrack Road	<b>Price</b>	\$1,300,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$113,043
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	George & Mildred Parsons	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	589 Group, LLC	<b>Verification</b>	MLS, Tax Record, Broker
<b>Tax ID</b>	03   011933	<b>Days on Market</b>	1,128
<b>Book/Page or Reference</b>	8143/29	<b>Legal Description</b>	0021/0014/0072

Site

<b>Land SF</b>	500,940	<b>Topography</b>	100% Cleared
<b>Acres</b>	11.50	<b>Zoning</b>	C-2
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This commercial land is located on the east side of Route 589 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center with 26,000 SF grocery anchor, 1,200-20,000 SF retail strip and 5 proposed freestanding pad sites totaling 5,500 SF. Per the tax records, there have been no other transfers in the last three years. It was listed in June 2016 for \$1,791,900, MLS #1001562402 and went into pending status on July 23, 2019. It remained a pending sale for two years while approvals were completed. The property was re-zoned from A-1 to C-2. This property has been appraised by our office. This was an estate sale.

### Land Comparable 5



### Transaction

<b>ID</b>	8730	<b>Date</b>	1/13/2020
<b>Address</b>	Route 17	<b>Price</b>	\$2,250,000
<b>City</b>	Millville	<b>Price Per Acre</b>	\$127,291
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Mackie Portela LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Dove Barrington Development	<b>Verification</b>	MLS / Deed / Tax Records
<b>Tax ID</b>	District 134 Map 12 Parcel 372.01	<b>Days on Market</b>	1
<b>Book/Page or Reference</b>	Liber 5186 Folio 63	<b>Legal Description</b>	Liber 5186 Folio 63

### Site

<b>Land SF</b>	769,967	<b>Topography</b>	Mostly Cleared
<b>Acres</b>	17.68	<b>Zoning</b>	RPC
<b>Road Frontage</b>	Adequate	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This property is located along Route 17, near the intersection of Route 26. It is approved for 85 lots, of which 13 are single family and 72 are townhouse lots. The property was listed under MLS # DESU154720 for \$2,250,000 for 1 day. Per the tax records, there have been no other transfers in the last three years.



### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	Old Ocean City Boulevard	122 Parker Road	Old Ocean City Boulevard	Pcl 67 Old Landing Rd.	Racetrack Road	Route 17
City	Berlin	Salisbury	Berlin	Millsboro	Berlin	Millville
State	MD	MD	MD	DE	MD	DE
Date	4/14/2022	1/26/2022	11/4/2021	9/23/2021	8/17/2021	1/13/2020
Price	N/A	\$1,450,000	\$750,000	\$475,000	\$1,300,000	\$2,250,000
Acres	9.35	34.92	4.80	8.01	11.50	17.68
Acre Unit Price	N/A	\$41,523	\$156,250	\$59,301	\$113,043	\$127,291
Location	Berlin	Inferior	Similar	Similar	Similar	Superior
Topography	Level/Cleared	Similar	Similar	Similar	Similar	Similar
Utilities	Public	Public	Public	Public	Public	Public
Zoning	R-1	R10A	R-4	HR	C-2	RPC
Other	None	Prelim. App	Full App	Full App	None	Full App
<b>Transaction Adjustments</b>						
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	0.0%	0.0%	5.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$41,523</b>	<b>\$156,250</b>	<b>\$59,301</b>	<b>\$118,696</b>	<b>\$127,291</b>
Time/Mkt Conditions	4/14/2022 6.0%	1.5%	2.5%	3.5%	4.0%	13.5%
<b>Adjusted Acre Unit Price</b>		<b>\$42,146</b>	<b>\$160,156</b>	<b>\$61,376</b>	<b>\$123,443</b>	<b>\$144,476</b>
Location		20%	0%	0%	0%	-20%
Acres		15%	-5%	0%	0%	5%
Topography		0%	0%	0%	0%	0%
Utilities		0%	0%	0%	0%	0%
Zoning		0%	0%	0%	-20%	0%
Other		-5%	-20%	-20%	0%	-20%
<b>Adjusted Acre Unit Price</b>		<b>\$54,790</b>	<b>\$120,117</b>	<b>\$49,101</b>	<b>\$98,755</b>	<b>\$93,909</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

#### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.

### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No corrections needed.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. An upward adjustment was made to Sale 4 for its extended days on market.

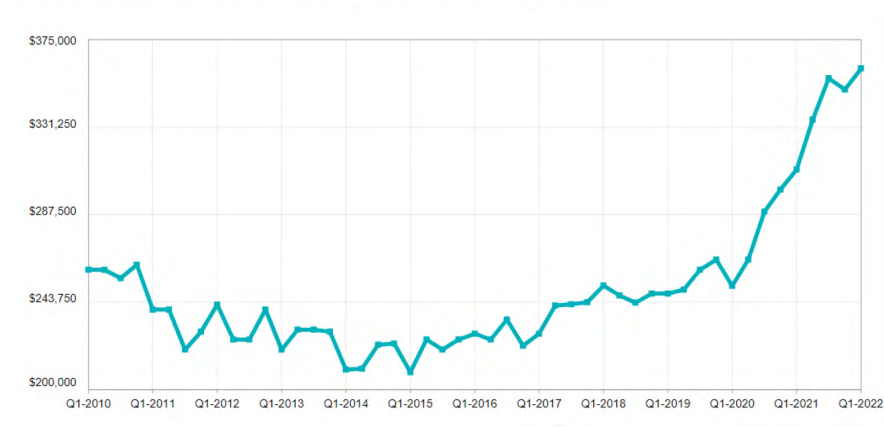
### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied. Below is a chart showcasing the median sales price in Worcester County since 2010.

**Historical Median Sales Price for Worcester County, MD**



### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. An upward adjustment was given to Sale 1 for its inferior location west of the subject and further from the Atlantic Ocean beach resorts. On the other hand, a downward adjustment was given to Sale 5 for its superior location closer to resort towns.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Upward adjustments were given to Sales 1 and 5 for their larger land size. On the other hand, a downward adjustment was given to Sale 2 for its smaller site size.

### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject and all comparables have similar topography, no adjustments needed.

### Utilities

The subject and all comparables have public availability for utilities, no adjustments necessary.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. There is a hypothetical condition that the property could be developed for single-family or multi-family residential use. Therefore, a downward adjustment was made to Sale 4 for its superior commercial zoning.

### Other

The subject has no specific development approvals at present but is considered a prime development site based on its public services and location in a municipality. Comparables 1, 2, 3, and 5 had development approvals at the time of sale and were adjusted downward to account for this factor. A varying adjustment was made. Sales 2, 3, and 5 had full approvals at the time of sale. A heavier adjustment was made to Sale 2 as this is a denser project with apartment units. Sale 1 has preliminary approvals, and the buyer is paying the costs associated with obtaining final approvals. Thus, a lower adjustment was made.

### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
Low:		\$41,523	\$49,101	18.2%
High:		\$156,250	\$120,117	-23.1%
Average:		\$99,482	\$83,334	-16.2%
Median:		\$113,043	\$93,909	-16.9%
Reconciled Value/Unit Value:	13.0		\$85,000	
Subject Size:			9.35	
Indicated Value:			\$794,750	
Reconciled Final Value:			\$800,000	
Eight Hundred Thousand Dollars				

This adjusted sales prices vary from \$49,101/acre to \$120,117/acre, with an average price of \$83,334/acre and a median price of \$93,909/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's size, location, and zoning, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$85,000/acre or \$800,000 based on the hypothetical condition that the property could be developed for single-family or multi-family residential use.



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**PARCEL 410- 9.38 acres**

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Residential Zoning R-1

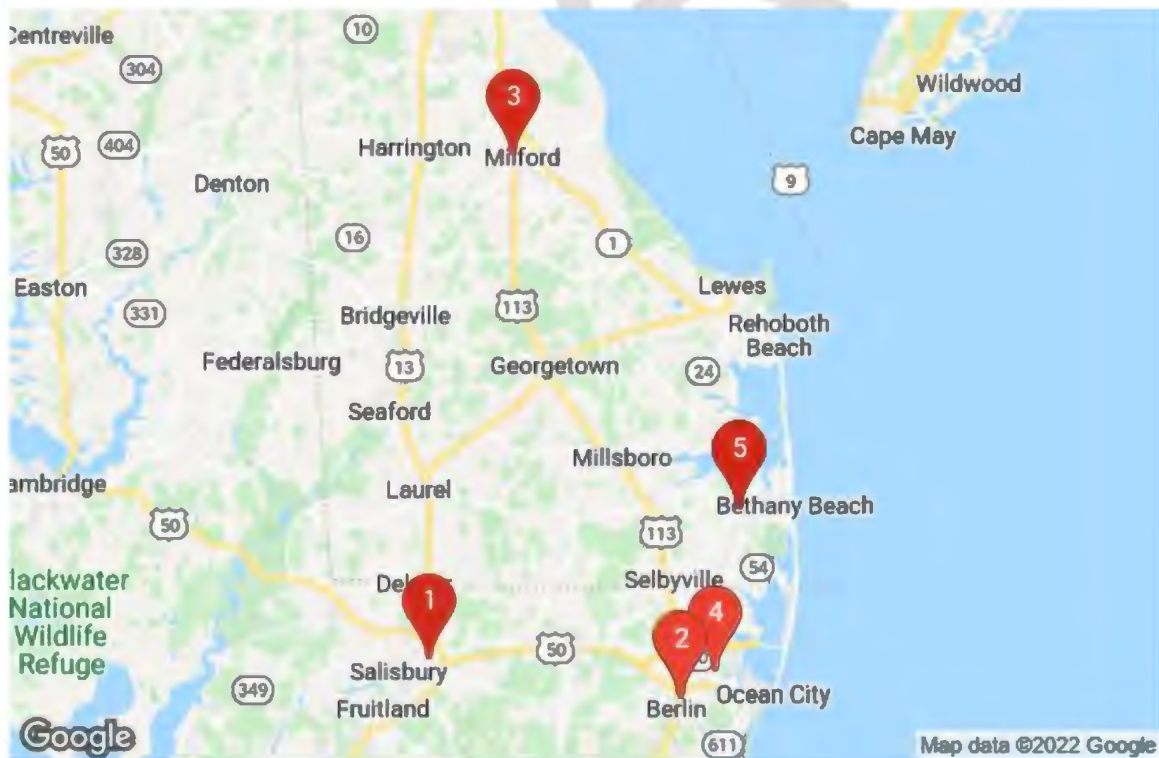
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered seven comparables for this analysis, which are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We have valued Parcel 410, which totals 9.38 acres of residential land. Parcel 410 is currently accessed from Parcel 57. Since we are appraising Parcel 410 as a standalone parcel, this portion of the analysis is predicated on the Hypothetical Condition that Parcel 410 has access via a deeded right of way. Moreover, we have assumed that the parcel meets applicable development standards for residential or multi-family development/use. Accordingly, we focused our search for comparables on residential land sales in municipal areas with access to public water and sewer. Due to a lack of comparables, the geographic parameters of the search were expanded.

### Land Sales Location Map



The pin for the subject is located behind the pin for Sale 2.

## Land Comparable Data Sheets

### Land Comparable 1



Transaction			
<b>ID</b>	13919	<b>Date</b>	1/26/2022
<b>Address</b>	122 Parker Road	<b>Price</b>	\$1,450,000
<b>City</b>	Salisbury	<b>Price Per Acre</b>	\$41,523
<b>County</b>	Wicomico	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Farlow Fields, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Gulf Star Properties, LLC	<b>Verification</b>	Tax Records   Appraiser File
<b>Tax ID</b>	05-041856	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	5031/0064	<b>Legal Description</b>	0038/0012/0110, 0295 and 0429
Site			
<b>Land SF</b>	1,521,115	<b>Topography</b>	Level
<b>Acres</b>	34.92	<b>Zoning</b>	R10A
<b>Road Frontage</b>		<b>1359 Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This site is proposed for development as a 209 unit townhouse project known as The Crossing at Summit Point. The project has received preliminary approvals from the City of Salisbury. The developer now needs to submit his engineering and stormwater management plans in order to garner final approvals. The approvals are being sought by the contract purchaser, Bay Developers Inc. or a related entity. The purchase price is \$1,350,000. The buyer paid \$100,000 to extend the contract beyond December 31, 2020. Thus, the effective purchase price is \$1,450,000. This is a private sale. Per the tax records, there have been no other transfers in the last three years. This office recently appraised the property for the sale, File No 21-05-1024.

Land Comparable 2



Transaction

<b>ID</b>	17296	<b>Date</b>	11/4/2021
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$750,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$156,250
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Atlantic Premier LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	JM Land Holding LLC	<b>Verification</b>	Appraiser Files/Deeds
<b>Tax ID</b>	03-170241	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	821/315	<b>Legal Description</b>	Map 300, Grid 3, Parcel 1279

Site

<b>Land SF</b>	209,088	<b>Topography</b>	Cleared/Level
<b>Acres</b>	4.80	<b>Zoning</b>	R-4
<b>Road Frontage</b>	620	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This 4.8 acre site is located in the Berlin town limits. At the time of sale, it had approvals for two apartment buildings with 60 residential units. The buyer plans to develop the site for the approved residential use. Per the tax records, this property also transferred in November 2019 in a non arm's length sale. It was appraised by our office for the sale.



### Land Comparable 3



Transaction			
<b>ID</b>	18207	<b>Date</b>	9/23/2021
<b>Address</b>	Pcl 67 Old Landing Rd.	<b>Price</b>	\$475,000
<b>City</b>	Millsboro	<b>Price Per Acre</b>	\$59,301
<b>County</b>	Delaware	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Barr, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Confidential	<b>Verification</b>	Broker, Public Record
<b>Tax ID</b>	133-17.00-67.00	<b>Days on Market</b>	135
<b>Book/Page or Reference</b>	Not Yet Recorded	<b>Legal Description</b>	133-17.00-67.00
Site			
<b>Land SF</b>	348,916	<b>Topography</b>	Level
<b>Acres</b>	8.01	<b>Zoning</b>	HR
<b>Road Frontage</b>	461	<b>Flood Zone</b>	X
<b>Shape</b>	Triangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted
Comments			

This 8.01 parcel of land is located in the City of Millsboro with access to public water and sewer. It was purchased for the development of a 60 unit apartment complex known as Foster Commons with a recorded plot, Book 348 Page 41. The property was listed for \$480,000, MLS #DESU147576 Per the tax records, there were no other transfers in the last three years.

#### Land Comparable 4



#### Transaction

<b>ID</b>	7188	<b>Date</b>	8/17/2021
<b>Address</b>	Racetrack Road	<b>Price</b>	\$1,300,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$113,043
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	George & Mildred Parsons	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	589 Group, LLC	<b>Verification</b>	MLS, Tax Record, Broker
<b>Tax ID</b>	03   011933	<b>Days on Market</b>	1,128
<b>Book/Page or Reference</b>	8143/29	<b>Legal Description</b>	0021/0014/0072

#### Site

<b>Land SF</b>	500,940	<b>Topography</b>	100% Cleared
<b>Acres</b>	11.50	<b>Zoning</b>	C-2
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

#### Comments

This commercial land is located on the east side of Route 589 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center with 26,000 SF grocery anchor, 1,200-20,000 SF retail strip and 5 proposed freestanding pad sites totaling 5,500 SF. Per the tax records, there have been no other transfers in the last three years. It was listed in June 2016 for \$1,791,900, MLS #1001562402 and went into pending status on July 23, 2019. It remained a pending sale for two years while approvals were completed. The property was re-zoned from A-1 to C-2. This property has been appraised by our office. This was an estate sale.

### Land Comparable 5



#### Transaction

<b>ID</b>	8730	<b>Date</b>	1/13/2020
<b>Address</b>	Route 17	<b>Price</b>	\$2,250,000
<b>City</b>	Millville	<b>Price Per Acre</b>	\$127,291
<b>County</b>	Sussex	<b>Property Rights</b>	Fee Simple
<b>State</b>	DE	<b>Financing</b>	Conventional
<b>Grantor</b>	Mackie Portela LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Dove Barrington Development	<b>Verification</b>	MLS / Deed / Tax Records
<b>Tax ID</b>	District 134 Map 12 Parcel 372.01	<b>Days on Market</b>	1
<b>Book/Page or Reference</b>	Liber 5186 Folio 63	<b>Legal Description</b>	Liber 5186 Folio 63

#### Site

<b>Land SF</b>	769,967	<b>Topography</b>	Mostly Cleared
<b>Acres</b>	17.68	<b>Zoning</b>	RPC
<b>Road Frontage</b>	Adequate	<b>Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

#### Comments

This property is located along Route 17, near the intersection of Route 26. It is approved for 85 lots, of which 13 are single family and 72 are townhouse lots. The property was listed under MLS # DESU154720 for \$2,250,000 for 1 day. Per the tax records, there have been no other transfers in the last three years.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Address	Old Ocean City Boulevard	122 Parker Road	Old Ocean City Boulevard	Pcl 67 Old Landing Rd.	Racetrack Road	Route 17
City	Berlin	Salisbury	Berlin	Millsboro	Berlin	Millville
State	MD	MD	MD	DE	MD	DE
Date	4/14/2022	1/26/2022	11/4/2021	9/23/2021	8/17/2021	1/13/2020
Price	N/A	\$1,450,000	\$750,000	\$475,000	\$1,300,000	\$2,250,000
Acres	9.38	34.92	4.80	8.01	11.50	17.68
Acre Unit Price	N/A	\$41,523	\$156,250	\$59,301	\$113,043	\$127,291
Location	Berlin	Inferior	Similar	Similar	Similar	Superior
Topography	Level/Cleared	Similar	Similar	Similar	Similar	Similar
Utilities	Public	Public	Public	Public	Public	Public
Zoning	R-1	R10A	R-4	HR	C-2	RPC
Other	None	Prelim. App	Full App	Full App	None	Full App
<b>Transaction Adjustments</b>						
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	0.0%	0.0%	5.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$41,523</b>	<b>\$156,250</b>	<b>\$59,301</b>	<b>\$118,696</b>	<b>\$127,291</b>
Time/Mkt Conditions	4/14/2022 6.0%	1.5%	2.5%	3.5%	4.0%	13.5%
<b>Adjusted Acre Unit Price</b>		<b>\$42,146</b>	<b>\$160,156</b>	<b>\$61,376</b>	<b>\$123,443</b>	<b>\$144,476</b>
Location		20%	0%	0%	0%	-20%
Acres		15%	-5%	0%	0%	5%
Topography		0%	0%	0%	0%	0%
Utilities		0%	0%	0%	0%	0%
Zoning		0%	0%	0%	-20%	0%
Other		-5%	-20%	-20%	0%	-20%
<b>Adjusted Acre Unit Price</b>		<b>\$54,790</b>	<b>\$120,117</b>	<b>\$49,101</b>	<b>\$98,755</b>	<b>\$93,909</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.



### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No corrections needed.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. An upward adjustment was made to Sale 4 for its extended days on market.

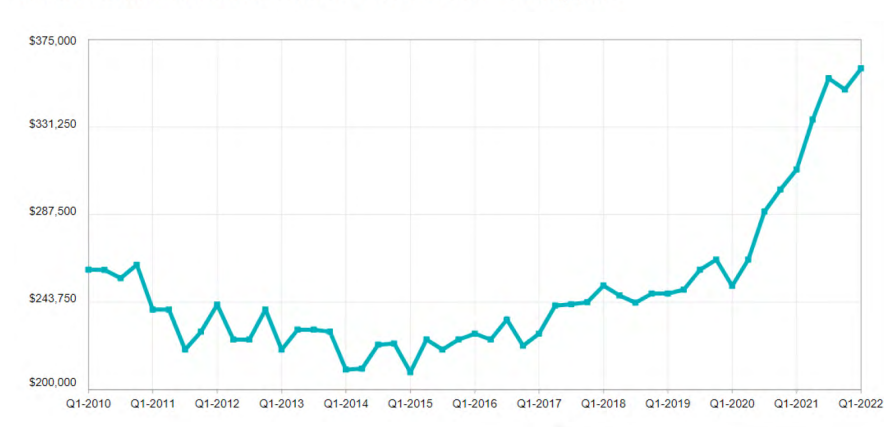
### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied. Below is a chart showcasing the median sales price in Worcester County since 2010.

**Historical Median Sales Price for Worcester County, MD**



### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. An upward adjustment was given to Sale 1 for its inferior location west of the subject and further from the Atlantic Ocean beach resorts. On the other hand, Sale 5 is located in a resort town, a downward adjustment was made. No access adjustments were made due to the little sensitivity among residential sales and road frontage.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

#### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Upward adjustments were given to Sales 1 and 5 for their larger land size. On the other hand, a downward adjustment was given to Sale 2 for its smaller site size.

#### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject and all comparables have similar topography, no adjustments needed.

### Utilities

The subject and all comparables have public availability for utilities, no adjustments necessary.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. There is a hypothetical condition that the property could be developed for single-family or multi-family residential use. Therefore, a downward adjustment was made to Sale 4 for its superior commercial zoning.

### Other

The subject has no specific development approvals at present but is considered a prime development site based on its public services and location in a municipality. Comparables 1, 2, 3, and 5 had development approvals at the time of sale and were adjusted downward to account for this factor. A varying adjustment was made. Sales 2, 3, and 5 had full approvals at the time of sale. A heavier adjustment was made to Sale 2 as this is a denser project with apartment units. Sale 1 has preliminary approvals, and the buyer is paying the costs associated with obtaining final approvals. Thus, a lower adjustment was made.

### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	5	Unadjusted	Adjusted	% Δ
Low:		\$41,523	\$49,101	18.2%
High:		\$156,250	\$120,117	-23.1%
Average:		\$99,482	\$83,334	-16.2%
Median:		\$113,043	\$93,909	-16.9%
Reconciled Value/Unit Value:	113		\$75,000	
Subject Size:			9.38	
Indicated Value:			\$703,500	
Reconciled Final Value:			\$700,000	
Seven Hundred Thousand Dollars				

This adjusted sales prices vary from \$49,101/acre to \$120,117/acre, with an average price of \$83,334/acre and a median price of \$93,909/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's size, location, and zoning, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$75,000/acre or \$700,000 based on the hypothetical condition that the property could be developed for single-family or multi-family residential use and has vehicular access. A rate at the bottom of the range was selected based on the deeded access and overall appeal.

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**PARCEL 191- 1.58 acres**

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Commercial Zoning B-2



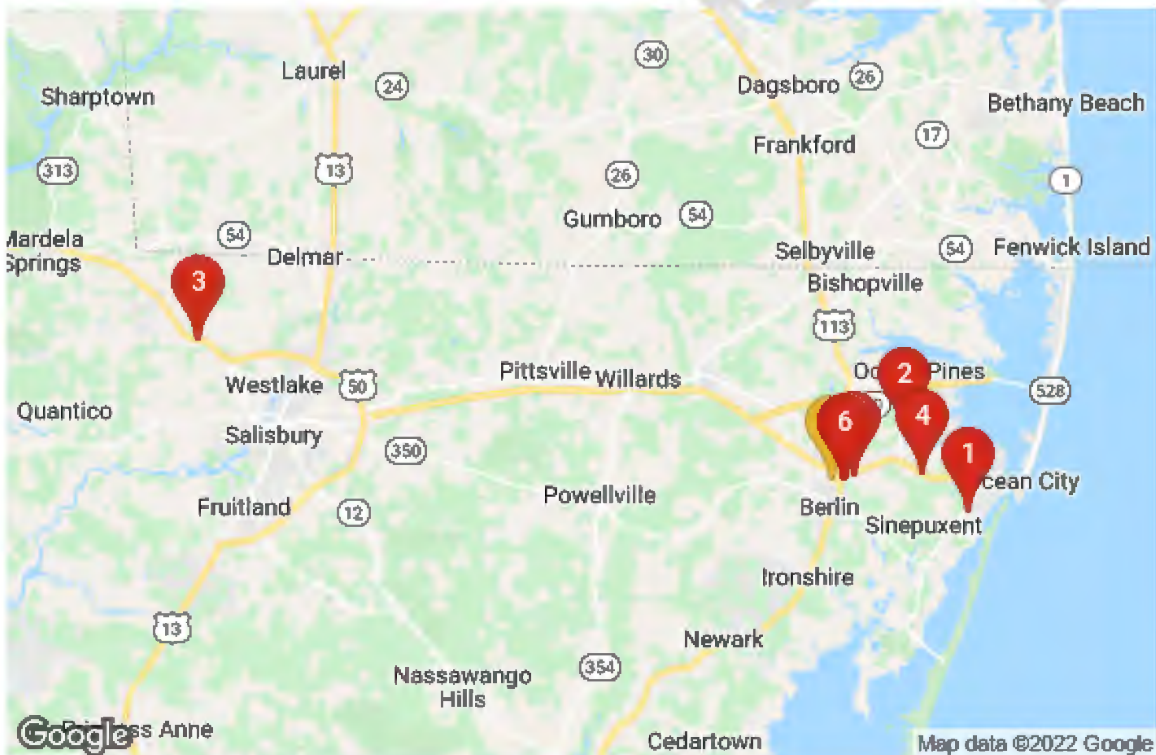
## Land Value

### Introduction

The best method of valuing vacant land is the sales comparison approach. Sales of similar sites are gathered and compared to the parcel being appraised. Differences affecting value are noted. Adjustments to compensate for dissimilarities are applied to applicable transactions. Adjusted comparables produce an indication of market value for the subject site.

We have considered numerous comparables for this analysis, the sales selected are summarized on the following pages. All sales have been researched through various sources, adequately verified, and considered a reliable indication of market expectations. We focused our search on small commercial land sales in the expanded Berlin market area.

### Land Sales Location Map



The pins for the subject and Sale 5 are located behind the pin for Sale 6.

### Land Comparable Data Sheets

Land Comparable 1



Transaction			
<b>ID</b>	19230	<b>Date</b>	1/31/2022
<b>Address</b>	Stephen Decatur Highway	<b>Price</b>	\$850,000
<b>City</b>	Ocean City	<b>Price Per Acre</b>	\$91,694
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Lower Shore Land Trust Inc.	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Mayor and City Council of Ocean	<b>Verification</b>	MLS/Deeds
<b>Tax ID</b>	10-367026 & 10-367034	<b>Days on Market</b>	266
<b>Book/Page or Reference</b>	8316/203	<b>Legal Description</b>	0026/0018/0450
Site			
<b>Land SF</b>	403,801	<b>Topography</b>	Level
<b>Acres</b>	9.27	<b>Zoning</b>	C-1
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

#### Comments

This sale included two parcels of commercial land located on Stephen Decatur Highway in Ocean City, Maryland. Both were listed separately, MLS #MDWO119088 and #MDWO119090, for \$550,000 each, and sold together for \$850,000 after 266 days on market. The purchase price was based on the fair market value. The property was slated for residential development. When that project did not move forward, it was purchased by the Town of Ocean City due to the proximity to the Ocean City Municipal Airport. It previously transferred in December 2019 for no consideration. There are no other known transfers in the past three years.

### Land Comparable 2



### Transaction

<b>ID</b>	7188	<b>Date</b>	8/17/2021
<b>Address</b>	Racetrack Road	<b>Price</b>	\$1,300,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$113,043
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	George & Mildred Parsons	<b>Conditions of Sale</b>	Ext. DOM
<b>Grantee</b>	589 Group, LLC	<b>Verification</b>	MLS, Tax Record, Broker
<b>Tax ID</b>	03   011933	<b>Days on Market</b>	1,128
<b>Book/Page or Reference</b>	8143/29	<b>Legal Description</b>	0021/0014/0072

### Site

<b>Land SF</b>	500,940	<b>Topography</b>	100% Cleared
<b>Acres</b>	11.50	<b>Zoning</b>	C-2
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This commercial land is located on the east side of Route 589 in Berlin, MD. It is 100% cleared land. This land was purchased for the development of a proposed shopping center with 26,000 SF grocery anchor, 1,200-20,000 SF retail strip and 5 proposed freestanding pad sites totaling 5,500 SF. Per the tax records, there have been no other transfers in the last three years. It was listed in June 2016 for \$1,791,900, MLS #1001562402 and went into pending status on July 23, 2019. It remained a pending sale for two years while approvals were completed. The property was re-zoned from A-1 to C-2. This property has been appraised by our office. This was an estate sale.

### Land Comparable 3



Transaction			
<b>ID</b>	18858	<b>Date</b>	6/15/2020
<b>Address</b>	Ocean Gateway	<b>Price</b>	\$350,000
<b>City</b>	Salisbury	<b>Price Per Acre</b>	\$277,778
<b>County</b>	Wicomico	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	White Lowe Express, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Two Farms, Inc.	<b>Verification</b>	Public Record
<b>Tax ID</b>	09-072489	<b>Days on Market</b>	120
<b>Book/Page or Reference</b>	4649/ 00051	<b>Legal Description</b>	Map 28 Grid 4 Parcel 237
Site			
<b>Land SF</b>	54,886	<b>Topography</b>	Flat/Cleared
<b>Acres</b>	1.26	<b>Zoning</b>	C
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Rectangular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Private	<b>Environmental Issues</b>	None Noted

### Comments

This property is a 1.26 acre commercially zoned land parcel on Ocean Gateway in Salisbury, Maryland. The property was listed and sold for \$350,000 after 120 days on the market, MLS# MDWC105616. There have been no other known transfers in the past three years.



### Land Comparable 4



### Transaction

<b>ID</b>	16818	<b>Date</b>	5/29/2020
<b>Address</b>	11624 Ocean Gateway	<b>Price</b>	\$1,300,000
<b>City</b>	Ocean City	<b>Price Per Acre</b>	\$392,749
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Don & Linda Finch	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	F3 Core Berlin, LLC	<b>Verification</b>	Public Records
<b>Tax ID</b>	10-010535	<b>Days on Market</b>	Private Sale
<b>Book/Page or Reference</b>	7670/342	<b>Legal Description</b>	0026/0003/0258

### Site

<b>Land SF</b>	144,184	<b>Topography</b>	Level
<b>Acres</b>	3.31	<b>Zoning</b>	C-2
<b>Road Frontage</b>	Ample	<b>Flood Zone</b>	X
<b>Shape</b>	Triangular	<b>Encumbrance or Easement</b>	20 Ft Utility Easement
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This commercial land is located at the intersection of Route 50 and Samuel Bowen Blvd. outside of Ocean City. It was purchased for the development of a 7-11 convenience store. It is situated just east of the Walmart Shopping Center. The sale included 3 EDU's from Glen Riddle Wastewater Treatment Plant and 3 EDU's from Glen Riddle Water Plant. The construction of the convenience store was completed in the Spring of 2021. Per the tax records, the property has recently transferred as an improved sale on October 4, 2021 to 11624 Ocean Gateway Holdings, LLC for \$6,179,837 in consideration.

### Land Comparable 5



### Transaction

<b>ID</b>	5706	<b>Date</b>	11/15/2018
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$1,100,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$122,768
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Barrett Brothers, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Acorn Berlin West, LLC	<b>Verification</b>	MLS   Tax Records   Broker
<b>Tax ID</b>	03-162338   03-162311	<b>Days on Market</b>	8
<b>Book/Page or Reference</b>	7321   462	<b>Legal Description</b>	0025   0004   0088 Lots 2 & 3

### Site

<b>Land SF</b>	390,298	<b>Topography</b>	Level
<b>Acres</b>	8.96	<b>Zoning</b>	B-2
<b>Road Frontage</b>		<b>271 Flood Zone</b>	No
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

### Comments

This commercial land is located on Old Ocean City Boulevard in the Town of Berlin, MD. It consists of two lots that contain a total of 8.96 acres. Lot 2 has ample road frontage and is 2.71 acres. Lot 3 is triangular in shape and is located behind Lot 2 and the adjacent parcel. It contains 6.25 acres. Both lots were purchased by the adjacent property owner, IG Burton Chrysler, Jeep, Dodge car dealership. According to the broker, it was purchased for expansion puposes. He also stated that there was no assemblage premium paid due to the sales price being within market ranges. Per the broker, this property was annexed into the Town of Berlin. To the best of the appraiser's knowledge, there are no current listings or contracts on this property. Per the tax records, there have been no other transfers in the last three years. It was listed for \$1,100,000; Bright MLS # MDW0100230

Land Comparable 6



Transaction

<b>ID</b>	5530	<b>Date</b>	5/17/2018
<b>Address</b>	Old Ocean City Boulevard	<b>Price</b>	\$255,000
<b>City</b>	Berlin	<b>Price Per Acre</b>	\$179,577
<b>County</b>	Worcester	<b>Property Rights</b>	Fee Simple
<b>State</b>	MD	<b>Financing</b>	Conventional
<b>Grantor</b>	Bonehouse, LLC	<b>Conditions of Sale</b>	Normal
<b>Grantee</b>	Old Ocean City Blvd., LLC	<b>Verification</b>	MLS, Tax Records
<b>Tax ID</b>	03   015475	<b>Days on Market</b>	N/A
<b>Book/Page or Reference</b>	07213   00052	<b>Legal Description</b>	0025   0010   0093

Site

<b>Land SF</b>	61,855	<b>Topography</b>	Level
<b>Acres</b>	1.42	<b>Zoning</b>	B-2
<b>Road Frontage</b>	297	<b>Flood Zone</b>	X
<b>Shape</b>	Irregular	<b>Encumbrance or Easement</b>	None Noted
<b>Utilities</b>	Public	<b>Environmental Issues</b>	None Noted

Comments

This commercial land is located in the Town of Berlin, MD. It was purchased for the development of a two-story medical facility. Per the tax records, there have been no other transfers in the last three years. This was a private sale.

### Summary of Comparable Land Sales and Adjustments

Land Analysis Grid		Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	Old Ocean City Boulevard	Stephen Decatur Highway	Racetrack Road	Ocean Gateway	11624 Ocean Gateway	Old Ocean City Boulevard	Old Ocean City Boulevard
City	Berlin	Ocean City	Berlin	Salisbury	Ocean City	Berlin	Berlin
State	MD	MD	MD	MD	MD	MD	MD
Date	4/14/2022	1/31/2022	8/17/2021	6/15/2020	5/29/2020	11/15/2018	5/17/2018
Price	N/A	\$850,000	\$1,300,000	\$350,000	\$1,300,000	\$1,100,000	\$255,000
Acres	1.58	9.27	11.50	1.26	3.31	8.96	1.42
Acre Unit Price	N/A	\$91,694	\$113,043	\$277,778	\$392,749	\$122,768	\$179,577
Location	Berlin	Superior	Similar	Superior	Superior	Similar	Similar
Topography	Level	Inferior	Similar	Similar	Similar	Similar	Similar
Access	No Frontage	Superior	Superior	Superior	Superior	Superior	Superior
Utilities	Public	Public	Public	Private	Public	Public	Public
Zoning	B-2	C-1	C-2	C	C-2	B-2	B-2
<b>Transaction Adjustments</b>							
Property Rights		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Financing		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale		0.0%	0.0%	-20.0%	-20.0%	0.0%	0.0%
<b>Adjusted Acre Unit Price</b>		<b>\$91,694</b>	<b>\$113,043</b>	<b>\$222,222</b>	<b>\$314,199</b>	<b>\$122,768</b>	<b>\$179,577</b>
Time/Mkt Conditions	4/14/2022 6.0%	1.5%	4.0%	11.0%	11.5%	14.0%	14.0%
<b>Adjusted Acre Unit Price</b>		<b>\$93,069</b>	<b>\$117,565</b>	<b>\$246,667</b>	<b>\$350,332</b>	<b>\$139,955</b>	<b>\$204,718</b>
Location		-10%	-10%	-10%	-20%	0%	0%
Acres		15%	15%	0%	0%	10%	0%
Topography		10%	0%	0%	0%	0%	0%
Access/Frontage		-30%	-30%	-30%	-30%	-30%	-30%
Utilities		0%	0%	5%	0%	0%	0%
Zoning		0%	0%	0%	0%	0%	0%
<b>Adjusted Acre Unit Price</b>		<b>\$79,109</b>	<b>\$88,174</b>	<b>\$160,333</b>	<b>\$175,166</b>	<b>\$111,964</b>	<b>\$143,303</b>

### Comparable Land Sale Adjustments

The subject and all cited comparable sales share generally similar characteristics and are considered comparable to the subject. These commonalities justify inclusion of these transactions in this analysis. Often there are differences between the property appraised (the subject) and a comparable sale. When the dissimilarity affects value, an adjustment to the sale price of the comparable is necessary.

### Property Rights

Agreements or laws create partial interests in real estate. A deed restriction or life estate usually reduces rights and value. If the subject is not affected by these limitations and a comparable is, then the comparable's sale price needs an upward property rights adjustment. In another situation, unfavorable leases eliminate a landlord's right to collect market rent, so the real estate sells for a below-market price. If the property appraised has no lease adversities and a comparable does have unfavorable leases, then the comparable requires upward adjustment. No adjustments necessary.



### Financing

Sub-market financing is a common technique used to finance the acquisition of real estate during periods of high interest rates. When non-market financing is used, the financing may be favorable to the buyer so the sale price is inflated. The escalated price can be envisioned as a composite of the worth of real estate plus the value of advantageous financing. Since value created by financing is not real property, the contribution of the advantageous financing must be deducted from total sale price to derive market value for just the realty. On the opposite hand, there are instances where the buyer assumes unfavorable financing, so the sale price is diminished. In the latter case, an upward adjustment must be applied to the sale price of the comparable thusly deriving the market value of the real estate. No adjustment necessary.

### Conditions of Sale

An adjustment for conditions of sale is necessary when a criterion of market value is violated. It could compensate for unusual buyer or seller motivations. For instance, when a seller gives a buyer an atypical rebate, discount, credit, or something of value to induce a conveyance, the sale price is usually inflated. In this case, it is logical to deduct the worth of the giveback from the sale price. Residual sums represent the property's market value. In another scenario, a buyer may pay a premium to facilitate an assemblage. In this instance, the premium must be deducted from the sale price to derive market value for that conveyance. Downward adjustments were given to Sales 3 and 4 for sales to national tenants, Royal Farms and 7-11, which typically garner a higher sales price.

### Market Conditions

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment, and/or inflation. This type adjustment compensates for change in market conditions between a sale's transaction date and a later point in time.

Adjustments for market conditions are commonly referred to as time adjustments, but this is misleading. Value does not change due to the passage of time; sometimes it remains stable. Often real estate values fluctuate due to changes in supply and demand, interest rates, employment and/or inflation.

A review of statistical data from the local multiple listing service indicates that between 2020 and 2021, the average commercial sales price in Worcester County increased approximately 15%. We also reviewed sales data from Costar. While this statistical data varied, it was also indicative of an upward trend and strongly appreciating values. Based on this data as well as anecdotal evidence, we applied a .5% per month upward market condition adjustment to the comparable sales commencing in January 2020. A rate below the annual average was selected due to the lack of conformity in general commercial property types and sales. Prior to January 2020, the market was relatively stable, and no further adjustment was applied.

### Location

Each property was rated to the subject for locational aspects such as value growth potential, access, and general desirability. Those transactions with superior locations were adjusted downward and vice versa. Downward adjustments were given to all comparables to take into account the subject's inferior location. The subject does not have direct road frontage therefore an adjustment was made to all comparables. A heavier adjustment was made to Sales 1, 2, 3, and 4 for their locations either closer to the resort towns or highway locations.

### Physical Attributes

Myriad physical characteristics can affect land value. Some examples are lot size, shape, site orientation, availability of utilities, and soil conditions. Those sales with superior physical qualities warrant downward adjustment and vice versa.

#### Land Size

Property size is an influential variable. Often an inverse relationship exists between price and size. That is, the larger the allowable area, the lower the price per unit square foot selling price, all other things being equal. Upward adjustments were given to Sales 1, 2, and 5 for their larger land sizes.

#### Topography

Topography of land specifically involves the terrain, the three-dimensional quality of the surface and the identification of specific landforms. Properties with flat topography are generally more desirable as opposed to rolling or sloped topography, which can limit development and use of the site. The subject and all comparables have similar topography with typical utility, no adjustments needed. Sale 1 has areas of wetlands included in the total site size, an upward adjustment was made.

#### Access

The subject has no road frontage, with a deeded right of way through the adjacent parcel to the south. Downward adjustments were given to all comparables to account for their superior road frontage.

### Utilities

An upward adjustment was given to Sale 3 for its inferior private utilities. The subject and remaining comparables have public availability for utilities, no adjustments necessary.

### Zoning

The zoning classification assigned to a particular property can have a significant effect on value. The subject and all comparables have similar commercial zoning, no adjustments needed.

### Land Value Conclusion

Land Value Ranges and Reconciled Value				
Number of Comparables:	6	Unadjusted	Adjusted	% Δ
Low:		\$91,694	\$79,109	-13.7%
High:		\$392,749	\$175,166	-55.4%
Average:		\$196,268	\$126,342	-35.6%
Median:		\$151,173	\$127,633	-15.6%
Reconciled Value/Unit Value:			\$130,000	
Subject Size:			1.58	
Indicated Value:			\$205,400	
Reconciled Final Value:			\$200,000	
Two Hundred Thousand Dollars				

This adjusted sales prices vary from \$79,109/acre to \$175,166/acre, with an average price of \$126,342/acre and a median price of \$127,633/acre. All comparable sales have been given consideration as each is relevant in many aspects and together, they are indicative of current trends. Due to the subject's size, lack of frontage, and zoning, as well as consideration of all factors pertaining to and influencing land values, we have concluded a market value for the subject site as though vacant at \$130,000/acre or \$200,000.

## Reconciliation

Rationale for the seven value conclusions was provided in the preceding sections.

The sales comparison approach is considered most applicable for valuing vacant land providing there is ample market data. Therefore, our final market value opinions for the subject real estate are as follows:

<i>Appraisal Premise</i>	<i>Interest Appraised</i>	<i>Date of Value</i>	<i>Value Conclusion</i>	<i>Exposure Time</i>
Current As Is Entire Subject (R-1/B-2)	Fee Simple	April 14, 2022	\$2,900,000	12 months
Current As Is Entire Subject (R-1)	Fee Simple	April 14, 2022	\$2,700,000	12 months
Current As Is Entire Subject (B-2)	Fee Simple	April 14, 2022	\$3,300,000	12 months
Current As Is Parcel 52	Fee Simple	April 14, 2022	\$180,000	12 months
Current As Is Parcel 57	Fee Simple	April 14, 2022	\$800,000	12 months
Current As Is Parcel 191	Fee Simple	April 14, 2022	\$200,000	12 months
Current As Is Parcel 410	Fee Simple	April 14, 2022	\$700,000	12 months



## Exposure and Marketing Time

Term	Definition	Explanation
Exposure Time (Statement 6)	<i>"The estimated length of time the property interest being appraised would have been offered on the market <b>prior</b> to the hypothetical consummation of a sale at market value on the effective date of the appraisal."</i>	Backward looking, ends on the effective value date. Based on factual, past events
Marketing Time (Advisory Opinion 7)	<i>"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value during the period immediately after the effective date of the appraisal."</i>	Forward looking, starts on the effective value date. A forecast based on expectancies of future occurrences.

Marketing time and exposure time are both influenced by price. That is, a prudent buyer could be enticed to acquire the property in less time if the price were less. Hence, the time span cited below coincides with the value opinion(s) formed herein.

USPAP Standard rule 1-2(c)(iv) requires an opinion of exposure time, not marketing time, when the purpose of the appraisal is to estimate market value. In light thereof, an estimated exposure time for the subject is 12 months assuming competitive pricing and prudent marketing efforts.

A marketing time estimate is a forecast of a future occurrence. History should be considered as a guide, but anticipation of future events and market circumstances should be the prime determinant. Overall market conditions are expected to remain essentially stable, so a marketing time of 12 months is predicted for the subject.

## Certification

The appraisers signing this report make the following certifications to the best of their knowledge and belief.

- The statements of fact contained in this report are true and correct.
- Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraisers' personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraisers have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- The appraisers have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- This engagement is not contingent upon developing or reporting predetermined results.
- Compensation paid to the appraisers is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP)
- A statement regarding personal inspection of the subject property by each appraiser is listed below. None of the appraisers is a professional property inspector. Furthermore, none of the appraisers has formal training in the use of tools or instruments as part of a professional property inspection. Personal inspection by one or more of the appraisers was limited to just those physical features and attributes that are not hidden or obscure in any fashion by any object or weather condition. None of the appraisers used any tools or instruments, beyond those typically used by appraisers, to probe, study, investigate, detect, or discover any physical feature or attribute that was not clearly visible on the date the property was observed.

Appraisers	Personal Inspection
Jill Jeffery Kayla Miller	No Inspection Complete Inspection

- No one provided significant real property appraisal assistance to the appraiser(s) signing this certification.
- The appraisers have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report during the three-year period immediately preceding acceptance of this assignment
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- Use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports a final value opinion(s) for the subject property:

<i>Appraisal Premise</i>	<i>Interest Appraised</i>	<i>Date of Value</i>	<i>Value Conclusion</i>	<i>Exposure Time</i>
Current As Is Entire Subject (R-1/B-2)	Fee Simple	April 14, 2022	\$2,900,000	12 months
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Jill Jeffery  
Certified General Real Estate Appraiser  
MD #04-11613  
Exp: December 6, 2022



Kayla Miller  
Appraiser Trainee  
MD #06-34159  
Exp: February 3, 2023

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## Limiting Conditions and Assumptions

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Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

1. This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.
2. No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.
3. All files, work papers and documents developed in connection with this assignment are the property of Opteon Appraisal, Inc. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.
4. No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.
5. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.
6. Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.
7. Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.
8. Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.
9. It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.
10. The Appraiser is not required to give testimony or produce documents because of having prepared this report unless arrangements are agreed to in advance. If the Appraiser is subpoenaed pursuant to court order or required to produce documents by judicial command, the client agrees to compensate the Appraiser for his appearance time, preparation time, travel time, and document preparation time at the regular hourly rate then in effect plus expenses and attorney fees. In the event the real property appraised is, or becomes the subject of litigation, a condemnation, or other legal proceeding, it is assumed the Appraiser will be given reasonable advanced notice, and reasonable additional time for court preparation.

11. Features of the subject site such as legal description, dimensions, size, etc. were obtained from public records, information provided by the client, professional surveys, and/or other applicable sources. All information obtained therefrom is assumed reasonably correct
12. Details of the improvements thereon including yet not limited to floor plans, construction materials, dimensions, etc. were obtained from appraiser observation and/or measurement, or other sources considered reliable. All are assumed reasonably correct.
13. Any unseen spaces are assumed to have physical condition and construction quality similar to that in observed spaces. It is further assumed the subject has no hidden defects. The appraiser(s) did not attempt to study, dig, probe, investigate, detect, remove materials, or discover unfavorable physical features.
14. If applicable, income information was provided by ownership, their representatives, or the client. Real estate tax information for the subject was obtained from a reputable source and is assumed correct. All information from any credible source is assumed reasonably correct. Moreover, this information is assumed the most recent that is expeditiously available to the public.
15. Unless stated otherwise, this appraisal assumes any water systems to the subject possess sufficient capacity to serve the intended use of the improvements, if any. This appraisal also assumes the water is potable and non-contaminated. If these systems were inadequate to serve the subject's intended use, then the subject's value and marketability could be adversely affected.
16. Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.
17. Effective January 26, 1992, the Americans with Disabilities Act (ADA) - a national law, affects all non-residential real estate or the portion of any property, which is non-residential. The Appraiser has not observed the subject property to determine whether the subject conforms to the requirements of the ADA. It is possible a compliance survey, together with a detailed analysis of ADA requirements, could reveal the subject is not fully compliant. If such a determination was made, the subject's value may or may not be adversely affected. Since the Appraiser has no direct evidence, or knowledge pertaining to the subject's compliance or lack of compliance, this appraisal does not consider possible noncompliance or its effect on the subject's value.
18. Flood hazards are detailed elsewhere in this report. Except as enumerated herein, the appraiser(s) were not given the results of any environmental testing on or near the property being appraised. Neither observation of the subject property, or research conducted as part of a typical real estate appraisal suggest the presence of any hazardous substance or detrimental environmental condition affecting the subject. Nearby sites were not investigated to determine whether they are contaminated. Public information and other Internet sources were not researched to determine the presence of hazardous substances or detrimental environmental conditions in the subject's vicinity.
19. Federal, State, and local laws concerning any hazardous substance or gas are sometimes contradictory. Therefore, any needed clean up should comply with the most stringent laws. The appraiser(s) are not informed or trained in environmental legalities. It is assumed no hazardous substance or gas adversely affects the subject real estate. If the subject is adversely influenced by a hazardous condition, then the subject's market value would be impaired. The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraiser(s) or the company for any hazard, or for any expertise required to discover any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.



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## Addenda

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DRAFT

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## Appraisers Qualifications & Licenses

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### **PROFESSIONAL QUALIFICATIONS**

#### **JILL NOCK JEFFERY – VICE PRESIDENT COMMERCIAL VALUATION**

##### **OFFICE:**

- ❖ Office Address: 600 Glen Avenue, Suite 103, Salisbury, Maryland, 21804
- ❖ Phone: 410.912.2049; Fax: 410.543.9100
- ❖ Email: [jill.jeffery@opteonusa.com](mailto:jill.jeffery@opteonusa.com)
- ❖ Web: [www.opteonusa.com](http://www.opteonusa.com)
- ❖ Service Area: Delaware, Maryland, Virginia, Pennsylvania and DC

##### **EDUCATION:**

- ❖ Salisbury State University, B.A.
- ❖ Salisbury University, M.A.

##### **APPRAISAL EDUCATION:**

- ❖ Various providers including Wor-Wic Community College, McKissock and the Appraisal Institute

##### **PROFESSIONAL AFFILIATIONS:**

- ❖ Certified General Appraiser - State of Maryland: #11613
- ❖ Certified General Real Property Appraiser - State of Delaware: #X1-0000493
- ❖ Certified General Appraiser – District of Columbia: #GA2002152
- ❖ Certified General Appraiser – Virginia: #4001017899
- ❖ Certified General Appraiser – Pennsylvania: #GA004503

##### **EXPERIENCE:**

- ❖ 1987 – 1992      Mason, Fenwick & Lawrence, Washington, D.C.
- ❖ 1992 – 1997      Morgan, Lewis & Bockius, LLP, Washington, D.C.
- ❖ 2000 – 2003      Salisbury University, Nabb Research Center, Salisbury, MD
- ❖ 2003 - Date      Opteon USA/Valucentric/The Trice Group, Salisbury, MD
- ❖ 2014 - Date      Advisory Board Member, SFdS Appalachia Service Project

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**STATE OF MARYLAND**

**DEPARTMENT OF LABOR, LICENSING AND REGULATION**

**COMMISSION OF REAL APPRAISERS & HOME INSPECTORS**

**CERTIFIES THAT:**

**JILL JEFFERY**

**IS AN AUTHORIZED: 04 - CERTIFIED GENERAL**

**LIC/REG/CERT** 11613 **EXPIRATION** 12-06-2022 **EFFECTIVE** 11-27-2019 **CONTROL NO** 5451303

*Jill M. Jeffery*  
Signature of Bearer

*James E. Rydzinski*  
Acting Secretary DLLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

**STATE OF DELAWARE**  
DIVISION OF PROFESSIONAL REGULATION  
PROFESSIONAL LICENSE

LICENSE TYPE: Certified General Real Property Appraiser  
LICENSE NUMBER: XI-0000400  
LICENSE STATUS: Active  
EXPIRATION DATE: 10/31/2023  
ISSUED TO: JILL M. JEFFERY

*Jill M. Jeffery*  
LICENSE SIGNATURE

**NOT TRANSFERABLE**


THIS CERTIFIES THAT THE PERSON NAMED IS LEGALLY LICENSED TO CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE THIS DOCUMENT IS ONLY VALID UNDER THE LAWS OF THE STATE OF DELAWARE

**COMMONWEALTH of VIRGINIA**  
Department of Professional and Occupational Regulation  
9960 Mayland Drive, Suite 400, Richmond, VA 23233  
Telephone: (804) 367-8500

**EXPIRES ON** 10-31-2023

**NUMBER** 4001017899

**REAL ESTATE APPRAISER BOARD**  
**CERTIFIED GENERAL REAL ESTATE APPRAISER**

 **JILL M JEFFERY**  
27220 PATRIOT DR  
SALISBURY, MD 21801

**DPOR**

*Mary Braxton*  
Mary Braxton, Director

Status can be verified at <http://www.dpor.virginia.gov>

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DPOR-LIC (02/2017)





## **PROFESSIONAL QUALIFICATIONS**

### **Kayla Miller – Appraiser Trainee**

- ❖ Office Address: 600 Glen Avenue, Suite 103, Salisbury, Maryland, 21804
- ❖ Phone: 443.912.2064
- ❖ Email: [Kayla.Miller@opteonusa.com](mailto:Kayla.Miller@opteonusa.com)
- ❖ Web: [www.opteonusa.com](http://www.opteonusa.com)
- ❖ Service Area: Maryland

### **EDUCATION:**

- ❖ Salisbury University, B.S. (2013-2017)
- ❖ Salisbury University, MBA (2017-2019)
- ❖ McKissock: Basic Appraisal Procedures (2020)
- ❖ McKissock: Basic Appraisal Practices (2020)
- ❖ McKissock: USPAP 2020-2021 (2020)
- ❖ Appraisal Institute: Supervisor-Trainee Class (2020)

### **PROFESSIONAL AFFILIATIONS:**

- ❖ Appraiser Trainee - State of Maryland: # 06-34159
- ❖ Appraiser Trainee - State of Delaware: #X4-0010661

### **EXPERIENCE:**

- ❖ January 2021 - Present Opteon, Inc./Valucentric Salisbury, MD



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 **Maryland**  
DEPARTMENT OF LABOR

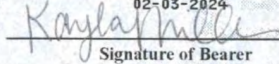
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**STATE OF MARYLAND**  
**MARYLAND DEPARTMENT OF LABOR**

COMMISSION OF RE APPRAISERS & HOME INSPECTORS  
CERTIFIES THAT:  
KAYLA BROOKE MILLER

IS AN AUTHORIZED: **06- APPRAISER TRAINEE**

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
34159	02-03-2024	02-03-2021	5644299

  
Signature of Bearer

  
Secretary

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

**STATE OF DELAWARE**  
**DIVISION OF PROFESSIONAL REGULATION**  
**PROFESSIONAL LICENSE**

LICENSE TYPE: Appraiser Trainee  
LICENSE NUMBER: X4-001063  
LICENSE STATUS: Active  
EXPIRATION DATE: 10/31/2023  
ISSUED TO: KAYLA MILLER



  
LICENSEE SIGNATURE

**NOT TRANSFERABLE**

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO CONDUCT OR ENGAGE IN  
THE PROFESSION INDICATED ABOVE THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE  
STATE OF DELAWARE.

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## Glossary

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This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the Works Cited section below for more information.

### Works Cited:

Appraisal Institute. *The Appraisal of Real Estate*. 14th ed. Chicago: Appraisal Institute, 2013.  
Appraisal Institute. *The Dictionary of Real Estate Appraisal*. 6th ed. 2015.

### Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment (i.e., debt and equity, land and improvements).

(Dictionary, 6<sup>th</sup> Edition)

### Common Area

1. The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities.
2. In a shopping center, the walkways and areas onto which the stores face and which conduct the flow of customer traffic. (ICSC) (Dictionary, 6<sup>th</sup> Edition)

### Common Area Maintenance (CAM)

1. The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property.
  - o CAM can be a line-item expense for a group of items that can include maintenance of the parking lot and landscaped areas and sometimes the exterior walls of the buildings.
  - o CAM can refer to all operating expenses.
  - o CAM can refer to the reimbursement by the tenant to the landlord for all expenses reimbursable under the lease. Sometimes reimbursements

have what is called an administrative load. An example would be a 15% addition to total operating expenses, which are then prorated among tenants. The administrative load, also called an administrative and marketing fee, can be a substitute for or an addition to a management fee.

2. The amount of money charged to tenants for their shares of maintaining a center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenances, snow removal, security, and upkeep. (ICSC) (Dictionary, 6<sup>th</sup> Edition)

### Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service ( $DCR = NOI/Im$ ), which measures the relative ability of a property to meet its debt service out of net operating income; also called debt service coverage ratio (DSCR). A larger DCR indicates a greater ability for a property to withstand a downturn in revenue, providing an improved safety margin for a lender. (Dictionary, 6<sup>th</sup> Edition)

### Discount Rate

A rate on return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for yield rate. (Dictionary, 6<sup>th</sup> Edition)

### Effective Age

The age of property that is based on the amount of observed deterioration and

obsolescence it has sustained, which may be different from its chronological age. (Dictionary, 6<sup>th</sup> Edition)

#### **Effective Date**

1. The date on which the appraisal or review opinion applies. (SVP)
2. In a lease document, the date upon which the lease goes into effect.

#### **Excess Land**

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary, 6<sup>th</sup> Edition)

#### **Exposure Time**

1. The time a property remains on the market.
2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 6<sup>th</sup> Edition)

#### **External Obsolescence**

A type of depreciation; a diminution in value caused by negative externalities and generally incurable on the part of the owner, landlord, or tenant. The external influence may be either temporary or permanent (Dictionary, 6<sup>th</sup> Edition).

#### **Extraordinary Assumption**

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinion or conclusion. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the

property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary, 6<sup>th</sup> Edition)

#### **Fee Simple Estate**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 6<sup>th</sup> Edition)

#### **Functional Obsolescence**

The impairment of functional capacity of a property according to market tastes and standards. (Dictionary, 6<sup>th</sup> Edition)

#### **Functional Utility**

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (Dictionary, 6<sup>th</sup> Edition)

#### **Gross Building Area (GBA)**

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above grade area. (Dictionary, 6<sup>th</sup> Edition)

#### **Gross Leasable Area (GLA)**

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. (Dictionary, 6<sup>th</sup> Edition)

#### **Highest and Best Use**

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best legal use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. (Dictionary, 6<sup>th</sup> Edition)

#### **Hypothetical Condition**

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but if

is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary, 6<sup>th</sup> Edition)

### **Leased Fee Interest**

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary, 6<sup>th</sup> Edition)

### **Market Area**

The geographic region from which a majority of demand comes in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas, or the competitive market area may be distinguished from the general market area. (Dictionary, 6<sup>th</sup> Edition)

### **Market Rent**

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and reevaluation, permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (Dictionary, 6<sup>th</sup> Edition)

### **Market Value**

A type of value that is the major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined, such as the following:

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the

specified property rights should sell after a reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.

2. Market value is described, not defined, in the Uniform Standards of Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:

- Identification of the specific property rights to be appraised.
  - Statement of the effective date of the value opinion.
  - Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
  - If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.
3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the



seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)

4. The International Valuation Standards Council defines *market value* for the purpose of international standards as follows: The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (IVS)
5. The Uniform Standards for Federal Land Acquisitions defines *market value* as follows: Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date for the appraisal, after a reasonable exposure time on the open competitive market, from a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for

Federal Land Acquisitions) (Dictionary, 6<sup>th</sup> Edition)

### Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary, 6<sup>th</sup> Edition)

### Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest taxes, depreciation, and amortization) (Dictionary, 6<sup>th</sup> Edition)

### Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (Dictionary, 6<sup>th</sup> Edition)

### Parking Ratio

A ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios of various land uses are often stated in zoning ordinances. (Dictionary, 6<sup>th</sup> Edition)

### Rentable Area

For office buildings, the tenant's pro rata portion of the entire office floor, excluding elements of the building that penetrate through the floor to the areas below. The



rentable area of a floor is computed by measuring to the inside finished surface of the dominant portion of the permanent building walls, excluding any major vertical penetrations of the floor. Alternatively, the amount of space on which the rent is based; calculated according to local practice. (Dictionary, 6<sup>th</sup> Edition)

#### **Replacement Cost**

The estimated cost to construct, at current prices as of the effective appraisal date, a substitute for the building being appraised, using modern materials and current standards, design, and layout. (Dictionary, 6<sup>th</sup> Edition)

#### **Scope of Work**

The type and extent of research and analyses in an appraisal or appraisal review assignment. (USPAP, 2016-2017 ed.)

#### **Stabilized Occupancy**

An expression of the average or typical occupancy that would be expected for a property over a specified projection period or over its economic life. (Dictionary, 6<sup>th</sup> Edition)

#### **Surplus Land**

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary, 6<sup>th</sup> Edition)

#### **Tenant Improvements (TIs)**

1. Fixed improvements to the land or structures installed and paid for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (Dictionary, 6<sup>th</sup> Edition)

#### **Vacancy and Collection Loss**

A deduction from potential gross income (PGI) made to reflect income reductions due to vacancies, tenant turnover, and non-payment of rent; also called vacancy and credit loss or vacancy and contingency loss. (Dictionary, 6<sup>th</sup> Edition)

### **List of Abbreviations**

Avg .....	Average
CAM .....	Common Area Maintenance
Cash Eq .....	Cash Equivalent
CRE .....	Commercial Real Estate
DOM .....	Days on Market
FEMA .....	Federal Emergency Management Agency
FF .....	Front Foot
LF .....	Linear Feet or Linear Foot
MLS .....	Multiple Listing Service
N/A .....	Not Applicable or Not Available
SF .....	Square Feet or Square Foot
/SF .....	Per Square Foot
USPAP .....	Uniform Standards of Professional Appraisal Practice
YTD .....	Year to Date

### **End of Report**

## Search Result for WORCESTER COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 03 Account Number - 035107							
Owner Information											
Owner Name:				MAYOR & COUNCIL OF BERLIN				Use:		EXEMPT COMMERCIAL	
Mailing Address:				10 WILLIAM STREET BERLIN MD 21811-				Principal Residence:		NO	
								Deed Reference:		/06717/ 00453	
Location & Structure Information											
Premises Address:				OLD OCEAN CITY BLVD BERLIN 21811-0000				Legal Description:		43.36 ACS N/S MD 346 NORTH OF BERLIN	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0025	0009	0052	30081.24	0000				2020		Plat Ref:	226/ 70
Town: BERLIN											
Primary Structure Built				Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
								43.3600 AC			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
/											
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2020		07/01/2021		07/01/2022		
Land:			487,800		487,800						
Improvements			0		0						
Total:			487,800		487,800		487,800		487,800		
Preferential Land:			0		0						
Transfer Information											
Seller: BERLIN PROPERTIES NORTH LLC				Date: 02/17/2016				Price: \$2,500,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /06717/ 00453				Deed2:			
Seller: HUDSON FOODS INC				Date: 12/29/2005				Price: \$0			
Type: ARMS LENGTH MULTIPLE				Deed1: SVH /04611/ 00722				Deed2:			
Seller: CORBETT ENTERPRISES INC				Date: 06/14/1989				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: RHO /01482/ 00214				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class		07/01/2021		07/01/2022				
County:			420		487,800.00		487,800.00				
State:			420		487,800.00		487,800.00				
Municipal:			420		487,800.00 487,800.00		487,800.00 487,800.00				
Special Tax Recapture: None											
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					

☐ Old Ocean City Blvd, Berlin, MD 21811
 Berlin
 Tax ID 2403035107

[Tax History](#)
[Sale & Mortgage](#)
[Flood Report](#)
[Last Listing](#)
[Last Listing-Property History](#)
[Maps](#)





[View Comparable Properties](#)




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#### Summary Information

Owner:	Mayor & Council Of Berlin	Property Class:	Exempt/Inst
Owner Address:	10 Williams St	Annual Tax:	\$8,644
Owner City State:	BERLIN MD	Record Date:	02/17/16
Owner Zip+4:	21811-1233	Settle Date:	02/12/16
No Mail(P):	No	Sale Amount:	\$2,500,000
Owner Carrier Rt:	C002	Book:	6717
		Page:	453
		Tax Record Updated:	03/11/22

#### Geographic Information

County:	Worcester, MD	Parcel Number:	52
Municipality:	Berlin	Grid:	0009
High Sch Dist:	Worcester County Public Schools	Sub District:	3
Tax ID:	2403035107	Sub Parcel:	0052
Tax Map:	0025	Legal Subdivision:	BERLIN PROPERTIES NORTH LLC
Tax ID Alt:	03035107		
Tax Act Num:	035107		
Old Tax ID:	03-035107		
City Council Dist:	03		

#### Assessment & Tax Information

Tax Year:	2021	Annual Tax:	\$8,644	Total Land Asmt:	\$487,800
County Tax:	\$4,122	Base Land Asmt:	\$487,800	Total Asmt:	\$487,800
Municipal Tax:	\$3,975			Taxable Total Asmt:	\$487,800
State Tax:	\$546				
Asmt As Of:	2021				
		Exempt Class:	420		

#### Lot Characteristics

Sq Ft:	1,888,762	Zoning:	R-1
Acres:	43.3600	Zoning Desc:	Rural Residential

#### Building Characteristics

Fireplace Total:	Family Room:	0
	Outbuilding:	Municipal Property

#### Land Characteristics

Land Type:	C039	Land Size:	43.3600	Land Measurement:	Acreage
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#### Codes & Descriptions

Land Use:	EC Exempt Commercial
County Legal Desc:	43.36 ACS N/S MD 346 NORTH OF BERLIN
Exempt Desc:	Parks And Recreation

#### MLS History

MLS Number	Category	Status	Status Date	Price
<a href="#">1000837918</a>	LAND	Canceled	12/04/13	\$2,750,000
<a href="#">1000837914</a>	LAND	Canceled	12/04/13	\$1,000,000

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Name is like 'old ocean city\*\*

Ordered by City

Found 948 results in 0.02 seconds.

☐ Old Ocean City Blvd, Berlin, MD 21811

Berlin

Tax ID 2403035107

[Public Records](#)
[Tax History](#)
[Sale & Mortgage](#)
[Flood Report](#)
[Last Listing-Property History](#)
[Maps](#)

Ocean City Expy, Berlin, MD 21811

Canceled

Land

\$2,750,000

 (2)
 - -
 













1 / 2

MLS #: 1000837918  
 Tax ID #: [035107](#)  
 Ownership Interest: Other  
 Type: Land  
 Waterfront: No  
 Views: Other

Lot Acres / SQFT: 62a / Estimated  
 Price/Acre: \$44,354.84

#### Location

County: Worcester, MD  
 Municipality: Berlin  
 MLS Area: Worcester West of Rt-113 - Worcester County  
 Subdiv / Neigh: NONE AVAILABLE

School District: Worcester County Public Schools  
 High School: Stephen Decatur  
 Middle/Junior School: Stephen Decatur  
 Elementary School: Ocean City

#### Association / Community Info

HOA Fee: Monthly  
 Condo/Coop Fee: Unknown

#### Taxes and Assessment

County Tax: \$18,438 / Annually  
 City/Town Tax: Annually  
 Zoning Description: M2

Historic: No

#### Land Information

Lot Acres / SQFT: 62a / Estimated  
 Current Use: Commercial  
 Views: Other  
 Lot Features: Cleared  
 Road: Public

Possible Use: Commercial

#### Utilities

Utilities: Water Source: None; Sewer: Public Hook/Up Avail

#### Remarks

Public: Former Tyson Plant Facility. 55,000 SF building situated on 62 +/- acres in Berlin, MD. The property borders US 113 and US 50. Owner willing to sell entire 62 Acre property or sub-divided into 42 Acres, 16 Acres, and a parcel consisting of 4 Acres and the 55,000 SF Former Tyson Plant. Motivated owner, inquire today!

#### Listing Office

Listing Agent: [Joey Gilkerson](#) (3255983) (Lic# Unknown)  
 Listing Agent Email: [joey@naicoastal.com](mailto:joey@naicoastal.com)  
 Broker of Record: Brent Miller (3256099) [Click for License](#)  
 Listing Office: [SVN/Miller Commercial Real Estate](#) (123MCR) (Lic# 99323)  
 206 E Main St, Salisbury, MD 21801-4923  
 Office Phone: (410) 543-2440  
 Office Email: [brent.miller@svn.com](mailto:brent.miller@svn.com)  
 Co-Listing Agent: [Brad Gillis](#) (Lic# Unknown)  
 Co-Listing Agent Email: [brad@naicoastal.com](mailto:brad@naicoastal.com)

(410) 543-5115

Office Fax: (410) 543-1439

(410) 543-5115

#### Directions

Located on Old Ocean City Blvd.

#### Compensation

Buyer Agency Comp: 4%

Sub Agency Comp: 4.00  
 Dual/Var Comm: No

#### Listing Details

Original Price: \$2,750,000  
 Listing Agrmnt Type: Exclusive Right

Owner Name: Berlin Properties North LLC,  
 DOM / CDOM: 282 / 282



Prospects Excluded: No  
Dual Agency: Yes  
Original MLS Number: 482635  
Listing Term Begins: 02/26/2013  
Listing Entry Date: 02/26/2013  
List Agrmnt Cancel Dt: 12/04/13  
Acceptable Financing: Conventional

Original MLS Name: CAR  
Off Market Date: 12/04/13

**Click to Show Photos**

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Name is like 'old ocean city'

Ordered by City

Found 948 results in 0.02 seconds.



## Real Estate Taxes

[View Bill](#)[View bill image](#)

As of	3/15/2022
Bill Year	2021
Bill	9757
Owner	MAYOR & COUNCIL OF BERLIN
Parcel ID	03035107

[View payments/adjustments](#)[View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2021	\$294.00	\$294.00	\$0.00	\$0.00	\$0.00
TOTAL		\$294.00	\$294.00	\$0.00	\$0.00	\$0.00



# Real Estate Taxes

## Charges

Owner	MAYOR & COUNCIL OF BERLIN
Parcel ID	03035107
Bill Year	2021

Tax Charges			
	Taxable Value	Tax Rate	Amount
Kitts Branch Crop			\$294.00
Total			\$294.00



## Real Estate Taxes

### Property Detail

Parcel ID	03035107
Alternate Parcel ID	0025 0009 0052
Location	43.36 ACS
Owner as of July 1	MAYOR & COUNCIL OF BERLIN
Customer ID	138
Jurisdiction	BERLIN
Book/Page	6717/453
<u>Assessed Value</u>	\$487,800.00
Exemptions Value	\$0.00
<u>2021 Charges</u>	\$294.00

# DETACH AND KEEP THIS PORTION

**Worcester County  
Office of the Treasurer**

NOT A PRINCIPAL RESIDENCE

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID		BILL YEAR	LEVY PERIOD	LIBER/FOLIO	CHARGES	ASSESSMENT	RATE	AMOUNT
03035107		2021	07/01/21 - 06/30/22	6717 / 453	Kitts Branch Crop			294.00
MAP	GRID	PARCEL	BILL #	BILL DATE	<div style="display: flex; justify-content: space-between;"> <div> IF CHECKED CALL (410) 632-0686 EXT. 3 PRIOR YEAR TAXES DUE </div> <div> TAX SALE </div> </div>			
0025	0009	0052	9757	07/01/21				
CONSTANT YIELD RATE INFORMATION		COUNTY RATE - CONSTANT YIELD = DIFFERENCE \$.8450 - \$.8374 = \$.0076						
<b>TOTAL TAXES</b>						294.00		
MAYOR & COUNCIL OF BERLIN  10 WILLIAM STREET BERLIN, MD 21811						<b>PROPERTY DESCRIPTION</b>		
						43.36 ACS N/S MD 346 NORTH OF BERLIN		

## WORCESTER COUNTY TAX BILL IMPORTANT INFORMATION FOR TAXPAYERS

### OFFICE LOCATIONS

You may pay this bill in person at the Office of the Treasurer, Room 1105, Government Center, One West Market Street, Snow Hill, MD or at the Office of the Treasurer, Isle of Wight Center, 13070 St. Martin's Neck Road, Bishopville, MD.

### INTEREST

This bill becomes delinquent as reflected in the payment schedule below and is subject to interest at the rate of 1% per month until paid. Interest is calculated on the net amount of the bill after any credits have been applied.

### ASSESSMENT

Questions regarding your assessment should be directed to the local Assessment Office, (410) 632-1196, ext. 6.

## SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MAKE CHECK PAYABLE TO:  
**WORCESTER COUNTY**  
P.O. BOX 64390  
BALTIMORE, MD 21264-4390

## ENCLOSE THIS PORTION WITH PAYMENT MAIL WITH FULL PAYMENT

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3	IF PAID IN	DISC/INT	PAY THIS AMOUNT
03035107	2021	9757	07/01/2021	<div style="display: flex; justify-content: space-between;"> <div> PRIOR YEAR TAXES DUE </div> <div> TAX SALE </div> </div>	Jul	0.00	294.00
43.36 ACS N/S MD 346 NORTH OF BERLIN					Aug	0.00	294.00
				Sep	0.00	294.00	
LEVY PERIOD 07/01/21 - 06/30/22				Oct	2.94	296.94	
				Nov	5.88	299.88	
				Dec	8.82	302.82	
				Jan	11.76	305.76	
				Feb	14.70	308.70	
				<b>MAIL WITH FULL ANNUAL PAYMENT</b>			

MAYOR & COUNCIL OF BERLIN

10 WILLIAM STREET  
BERLIN, MD 21811

**Payment Enclosed**

02402082021400009757600000294009





## Search Result for WORCESTER COUNTY

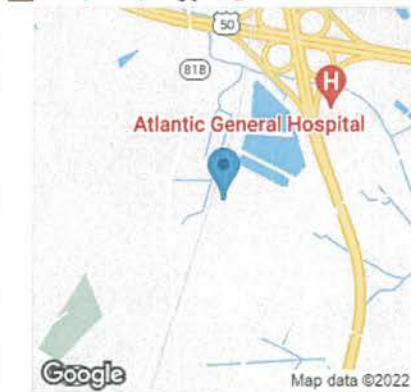
View Map			View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None										
Account Identifier:			District - 03 Account Number - 014800							
Owner Information										
Owner Name:			MAYOR & COUNCIL OF BERLIN				Use: Principal Residence:		EXEMPT COMMERCIAL NO	
Mailing Address:			10 WILLIAM ST BERLIN MD 21811-				Deed Reference:		/06717/ 00453	
Location & Structure Information										
Premises Address:			10009 OLD OCEAN CITY BLVD BERLIN 21811-0000				Legal Description:		9.35 ACS NORTH SIDE R-346 SUBDIV LDS BERLIN PROPERTIES	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	
0025	0009	0057	30081.24	0000				2020	Plat Ref:	226/ 70
Town: BERLIN										
Primary Structure Built			Above Grade Living Area		Finished Basement Area			Property Land Area		County Use
1950			79,547 SF					9.3500 AC		
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements			
		LIGHT MANUFACTURING	/	C3						
Value Information										
			Base Value		Value		Phase-in Assessments			
					As of		As of		As of	
					01/01/2020		07/01/2021		07/01/2022	
Land:			710,200		610,200					
Improvements			302,000		354,900					
Total:			1,012,200		965,100		965,100		965,100	
Preferential Land:			0		0					
Transfer Information										
Seller: BERLIN PROPERTIES NORTH LLC				Date: 02/17/2016				Price: \$2,500,000		
Type: ARMS LENGTH MULTIPLE				Deed1: /06717/ 00453				Deed2:		
Seller: HUDSON FOODS INC				Date: 12/29/2005				Price: \$0		
Type: ARMS LENGTH MULTIPLE				Deed1: SVH /04611/ 00722				Deed2:		
Seller: CORBETT ENTERPRISES INC				Date: 06/14/1989				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: RHO /01482/ 00214				Deed2:		
Exemption Information										
Partial Exempt Assessments:			Class		07/01/2021		07/01/2022			
County:			420		965,100.00		965,100.00			
State:			420		965,100.00		965,100.00			
Municipal:			420		965,100.00 965,100.00		965,100.00 965,100.00			
Special Tax Recapture: None										
Homestead Application Information										
Homestead Application Status: No Application										
Homeowners' Tax Credit Application Information										
Homeowners' Tax Credit Application Status: No Application						Date:				



☐ 10009 Old Ocean City Blvd, Berlin, MD 21811-1142

Berlin

Tax ID 2403014800

[Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing](#) [Last Listing-Property History](#) [Maps](#) [View Comparable Properties](#)

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**Summary Information**

Owner: Mayor & Council Of Berlin  
 Owner Address: 10 Williams St  
 Owner City State: BERLIN MD  
 Owner Zip+4: 21811-1233  
 No Mail(P): No  
 Owner Carrier Rt: C002

Property Class: Exempt/Inst  
 Annual Tax: \$17,102  
 Record Date: 02/17/16  
 Settle Date: 02/12/16  
 Sale Amount: \$2,500,000  
 Book: 6717  
 Page: 453  
 Tax Record Updated: 03/11/22

**Geographic Information**

County: Worcester, MD  
 Municipality: Berlin  
 High Sch Dist: Worcester County Public Schools  
 Tax ID: 2403014800  
 Tax Map: 0025  
 Tax ID Alt: 03014800  
 Tax Act Num: 014800  
 Old Tax ID: 03-014800  
 City Council Dist: 03

Parcel Number: 57  
 Grid: 0009  
 Qual Code: Fair  
 Sub District: 3  
 Sub Parcel: 0057  
 Legal Subdivision: BERLIN PROPERTIES NORTH LLC

**Assessment & Tax Information**

Tax Year: 2021	Annual Tax: \$17,102	Total Land Asmt: \$710,200
County Tax: \$8,155	Base Land Asmt: \$710,200	Total Bldg Asmt: \$302,000
Municipal Tax: \$7,865		Total Asmt: \$965,100
State Tax: \$1,081		Base Bldg Asmt: \$302,000
Asmt As Of: 2021		Taxable Total Asmt: \$965,100
		Exempt Class: 420

**Lot Characteristics**

Pavement Desc: Asphalt	Sq Ft: 407,286	Zoning: B-2
	Acres: 9.3500	Zoning Desc: General Business
	Roads: Paved	

**Building Characteristics**

Total SQFT: 79,547	Family Room: 0	Garage Type: Yes (Type Unknown)
Bldg Footprint SQFT: 69,143	Heat Delivery: Forced Air	Water: Private
Stories: 1.00	Other Bldgs: Yes	Sewer: Pvt/Comm
Total Units: 4	Outbuilding: Municipal Property	Year Built: 1950
Abv Grd Fin SQFT: 79,547		Total Garage SQFT: 450
Fireplace Total:		
Bldg Condition: Fair		
Sec 2 Construction:	Sec 2 Area: 69143	Sec 2 Story Type:
Sec 2 Description: Base Area (Commercial buildings)	Sec 2 Dimensions:	Sec 2 Type:

**Property Card Information**

Card Num: 101	Building Type: Light Manufacturing	Building Style: Light Manufacturing
Class Code: C	Quality: Below Average	Year Built: 1950
Enclosed SQFT: 69143	Stories: 1.00	Story Height: 18.00

Card Num:	201	Building Type:	Office Building	Building Style:	Office Building
Class Code:	C	Quality:	Below Average	Year Built:	1995
Enclosed SQFT:	960	Stories:	1.00	Story Height:	16.00

Card Num:	301	Building Type:	Light Manufacturing	Building Style:	Light Manufacturing
Class Code:	C	Quality:	Below Average	Year Built:	1960
Enclosed SQFT:	3012	Stories:	1.00	Story Height:	12.00

Card Num:	401	Building Type:	Light Manufacturing	Building Style:	Light Manufacturing
Class Code:	C	Quality:	Below Average	Year Built:	1991
Enclosed SQFT:	6432	Stories:	1.00	Story Height:	30.00
Air Conditioning:	6432.00				

#### Land Characteristics

Land Type: C039	Land Size: 7.3500	Land Measurement: Acreage
Land Type: C031	Land Size: 2.0000	Land Measurement: Acreage

#### Codes & Descriptions

Land Use:	EC Exempt Commercial
County Legal Desc:	9.35 ACS NORTH SIDE R-346 SUBDIV LDS BERLIN PROPER
	Use Type: Light Manufacturing
Exempt Desc:	Parks And Recreation

#### MLS History

MLS Number	Category	Status	Status Date	Price
<a href="#">1000794034</a>	COM	Closed	03/01/16	\$1,100,000
<a href="#">1000794024</a>	COM	Closed	03/01/16	\$2,500,000
<a href="#">1000861782</a>	LAND	Closed	03/01/16	\$650,000
<a href="#">1000800260</a>	LAND	Expired	12/31/14	\$1,200,000
<a href="#">1000770716</a>	COM	Canceled	02/24/12	\$1,900,000
<a href="#">1000760262</a>	COML	Canceled	02/24/12	\$6.00
<a href="#">1000769572</a>	COM	Canceled	08/24/10	\$399,000
<a href="#">1000769584</a>	COM	Canceled	08/24/10	\$1,900,000
<a href="#">1000769560</a>	COM	Canceled	08/24/10	\$399,000

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Street Number is 10009  
 Street Name is like 'old ocean city\*'  
 Found 1 result in 0.02 seconds.

☐ 10009 Old Ocean City Blvd, Berlin, MD 21811-1142

Berlin

Tax ID 2403014800

[Public Records](#)[Tax History](#)[Sale & Mortgage](#)[Flood Report](#)[Last Listing-Property History](#)[Maps](#)

10009 Old Ocean City Blvd, Berlin, MD 21811

Closed | 03/01/16

Land

↓ \$650,000

(1) - -



1 / 1

MLS #: 1000861782  
 Tax ID #: [014800](#)  
 Ownership Interest: Other  
 Type: Land  
 Waterfront: No  
 Views: Other

Lot Acres / SQFT: 16a / Estimated  
 Price/Acre: \$40,625.00

**Location**

County: Worcester, MD  
 Municipality: Berlin  
 MLS Area: Worcester West of Rt-113 - Worcester  
 Subdiv / Neigh: NONE AVAILABLE

School District: Worcester County Public Schools  
 High School: Stephen Decatur  
 Middle/Junior School: Stephen Decatur  
 Elementary School: Buckingham

**Waterfront / Water Access**

Dock Type: None

**Taxes and Assessment**

County Tax: Annually  
 City/Town Tax: Annually  
 Zoning Description: M2

Historic: Yes

**Land Information**

Lot Acres / SQFT: 16a / Estimated  
 Views: Other  
 Lot Features: Cleared  
 Road: Public

Possible Use: Commercial

**Utilities**

Utilities: Water Source: Public; Sewer: Public Hook/Up Avail

**Remarks**

Agent: Call agent/owner Troy Purnell 410-726-8043 for more information. Located on Old Ocean City Blvd

Public: 16+ acres bordering US Rt 50 and 113. The entire site is +/- 62 acres and can be combined in the slae. Also a 55,000+ sf building formerly the Tyson Plant can be included. The development potential is endless.

**Listing Office**

Listing Agent: [George Purnell](#) (3255684) (Lic# Unknown) (410) 524-0295  
 Listing Agent Email: [troyburn@aol.com](mailto:troyburn@aol.com)  
 Broker of Record: George Purnell (3255684) [Click for License](#)  
 Listing Office: [Resort Real Estate Inc](#) (695RRE) (Lic# Unknown)  
 3409 Coastal Hwy, Ocean City, MD 21842-3248  
 Office Phone: (410) 524-0295 Office Fax: (410) 524-5585  
 Office Email: [troyburn@aol.com](mailto:troyburn@aol.com)

**Directions**

Located on Old Ocean City Blvd

**Compensation**

Buyer Agency Comp: 3% Sub Agency Comp: 3.00  
 Dual/Var Comm: No

**Listing Details**

Original Price: \$750,000  
 Listing Agrmnt Type: Exclusive Right  
 Prospects Excluded: No  
 Owner Name: Berlin Properties North LLC,  
 DOM / CDOM: 428 / 687  
 Original MLS Name: CAR



Dual Agency:	Yes	Off Market Date:	03/08/16
Original MLS Number:	487330		
Listing Term Begins:	11/11/2013		
Listing Entry Date:	11/11/2013		
Federal Flood Zone:	Yes		
Disclosures:	Owner RE Licensee		

#### Sale/Lease Contract

Selling Agent:	<a href="#">George Purnell</a> (3255684) (Lic# Unknown)	(410) 524-0295
Selling Agent Email:	<a href="mailto:troypurn@aol.com">troypurn@aol.com</a>	
Selling Office:	<a href="#">Resort Real Estate Inc</a> (695RRE) (Lic# Unknown)	
Broker of Record:	George Purnell (3255684)	
	3409 Coastal Hwy, Ocean City, MD 21842-3248	
Office Phone:	(410) 524-0295	Office Fax: (410) 524-5585
Selling Office Email:	<a href="mailto:troypurn@aol.com">troypurn@aol.com</a>	
Concessions:	No	
Concession Remarks:	none	
Agreement of Sale Dt:	01/08/15	
	Close Date:	03/01/16
	Close Price:	\$650,000.00
	Last List Price:	\$750,000.00

#### Click to Show Photos

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Number is 10009

Street Name is like 'old ocean city'

Found 1 result in 0.02 seconds.



## Real Estate Taxes

[View Bill](#)

[View bill image](#)

**As of**

3/15/2022

**Bill Year**

2021

**Bill**

8058

**Owner**

MAYOR & COUNCIL OF BERLIN

**Parcel ID**

03014800

[View payments/adjustments](#)

[View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2021	\$65.00	\$65.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$65.00	\$65.00	\$0.00	\$0.00	\$0.00



# Real Estate Taxes

## Charges

Owner	MAYOR & COUNCIL OF BERLIN
Parcel ID	03014800
Bill Year	2021

Tax Charges			
	Taxable Value	Tax Rate	Amount
Kitts Branch Crop			\$60.00
Timmonstown Crop			\$5.00
Total			\$65.00



# Real Estate Taxes

## Property Detail

Parcel ID	03014800
Alternate Parcel ID	0025 0009 0057
Location	9.35 ACS
Owner as of July 1	MAYOR & COUNCIL OF BERLIN
Customer ID	339960
Jurisdiction	BERLIN
Book/Page	6717/453
Units	4
<u>Assessed Value</u>	\$965,100.00
Exemptions Value	\$0.00
<u>2021 Charges</u>	\$65.00

# DETACH AND KEEP THIS PORTION

Worcester County  
Office of the Treasurer

NOT A PRINCIPAL RESIDENCE

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	LEVY PERIOD	LIBER/FOLIO	CHARGES	ASSESSMENT	RATE	AMOUNT
03014800	2021	07/01/21 - 06/30/22	6717 / 453	Kitts Branch Crop			60.00
MAP	GRID	PARCEL	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3		
0025	0009	0057	8058	07/01/21			5.00
CONSTANT YIELD RATE INFORMATION	COUNTY RATE - CONSTANT YIELD = DIFFERENCE \$.8450 - \$.8374 = \$.0076				PRIOR YEAR TAXES DUE		
					TAX SALE		
TOTAL TAXES							65.00
PROPERTY DESCRIPTION							
9.35 ACS NORTH SIDE R-346 SUBDIV LDS BERLIN PROPER							

MAYOR & COUNCIL OF BERLIN

10 WILLIAM ST  
BERLIN, MD 21811

## WORCESTER COUNTY TAX BILL IMPORTANT INFORMATION FOR TAXPAYERS

### OFFICE LOCATIONS

You may pay this bill in person at the Office of the Treasurer, Room 1105, Government Center, One West Market Street, Snow Hill, MD or at the Office of the Treasurer, Isle of Wight Center, 13070 St. Martin's Neck Road, Bishopville, MD.

### INTEREST

This bill becomes delinquent as reflected in the payment schedule below and is subject to interest at the rate of 1% per month until paid. Interest is calculated on the net amount of the bill after any credits have been applied.

### ASSESSMENT

Questions regarding your assessment should be directed to the local Assessment Office, (410) 632-1196, ext. 6.

## SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MAKE CHECK PAYABLE TO:  
WORCESTER COUNTY

P.O. BOX 64390  
BALTIMORE, MD 21264-4390

## ENCLOSE THIS PORTION WITH PAYMENT MAIL WITH FULL PAYMENT

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3	IF PAID IN	DISC/INT	PAY THIS AMOUNT
03014800	2021	8058	07/01/2021		Jul	0.00	65.00
				PRIOR YEAR TAXES DUE	Aug	0.00	65.00
				TAX SALE	Sep	0.00	65.00
					Oct	0.65	65.65
					Nov	1.30	66.30
					Dec	1.95	66.95
					Jan	2.60	67.60
					Feb	3.25	68.25
MAIL WITH FULL ANNUAL PAYMENT							

MAYOR & COUNCIL OF BERLIN

10 WILLIAM ST  
BERLIN, MD 21811

Payment Enclosed

02402082021400008058000000065003



# MERLIN Maryland's Environmental Resources and Land Information Network



3/15/2022, 12:28:01 PM

Parcel Boundaries

State Boundary Mask

High Resolution Imagery 2016-2017

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:2,257

0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

MD IMAP, MDP, SDAT, VITA, Esri, HERE, Garmin,  
GeoTechnologies, Inc., USGS, EPA, USDA, MD IMAP, DoIT, MD  
IMAP, ESRI

## Real Property Data Search

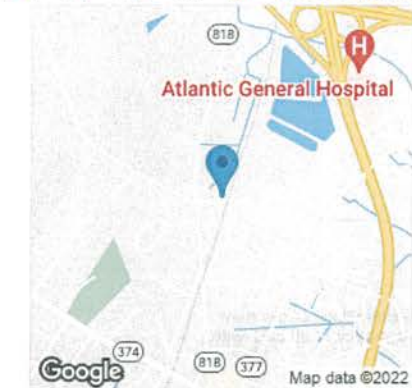
## Search Result for WORCESTER COUNTY

View Map				View GroundRent Redemption				View GroundRent Registration			
Special Tax Recapture: None											
Account Identifier:				District - 03 Account Number - 014819							
Owner Information											
Owner Name:				MAYOR & COUNCIL OF BERLIN				Use:		EXEMPT COMMERCIAL	
Mailing Address:				10 WILLIAM STREET BERLIN MD 21811-				Principal Residence:		NO	
								Deed Reference:		/06717/ 00453	
Location & Structure Information											
Premises Address:				9943 OLD OCEAN CITY BLVD BERLIN 0-0000				Legal Description:		9.38 ACS NORTH SIDE R-346 N OF BERLIN	
Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:		
0025	0009	0410	30081.24	0000				2020		Plat Ref:	226/ 70
Town: BERLIN											
Primary Structure Built				Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1979				5,796 SF				9.3800 AC			
Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements				
		SERVICE GARAGE	/	C3							
Value Information											
			Base Value		Value		Phase-in Assessments				
					As of		As of		As of		
					01/01/2020		07/01/2021		07/01/2022		
Land:			710,700		845,700						
Improvements			28,800		32,400						
Total:			739,500		878,100		831,900		878,100		
Preferential Land:			0		0						
Transfer Information											
Seller: BERLIN PROPERTIES NORTH LLC				Date: 02/17/2016				Price: \$2,500,000			
Type: ARMS LENGTH MULTIPLE				Deed1: /06717/ 00453				Deed2:			
Seller: HUDSON FOODS INC				Date: 12/29/2005				Price: \$4,000,000			
Type: ARMS LENGTH MULTIPLE				Deed1: SVH /04611/ 00722				Deed2:			
Seller: CORBETT ENTERPRISES INC				Date: 06/14/1989				Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: RHO /01482/ 00214				Deed2:			
Exemption Information											
Partial Exempt Assessments:			Class			07/01/2021			07/01/2022		
County:			650			831,900.00			878,100.00		
State:			650			831,900.00			878,100.00		
Municipal:			650			831,900.00 878,100.00			831,900.00 878,100.00		
Special Tax Recapture: None											
Homestead Application Information											
Homestead Application Status: No Application											
Homeowners' Tax Credit Application Information											
Homeowners' Tax Credit Application Status: No Application						Date:					



9943 Old Ocean City Blvd, Berlin, MD 21811-1141 Berlin

Tax ID 2403014819

[Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing](#) [Last Listing-Property History](#) [Maps](#)[View Comparable Properties](#)

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**Summary Information**

Owner:	Mayor & Council Of Berlin	Property Class:	Exempt/Inst
Owner Address:	10 Williams St	Annual Tax:	\$14,741
Owner City State:	BERLIN MD	Record Date:	02/17/16
Owner Zip+4:	21811-1233	Settle Date:	02/12/16
No Mail(P):	No	Sale Amount:	\$2,500,000
Owner Carrier Rt:	C002	Book:	6717
		Page:	453
		Tax Record Updated:	03/11/22

**Geographic Information**

County:	Worcester, MD	Parcel Number:	410
Municipality:	Berlin	Grid:	0009
High Sch Dist:	Worcester County Public Schools	Census:	9510.001
Tax ID:	2403014819	Qual Code:	Average
Tax Map:	0025	Sub District:	3
Tax ID Alt:	03014819	Sub Parcel:	0410
Tax Act Num:	014819	Legal Subdivision:	BERLIN PROPERTIES NORTH LLC
Old Tax ID:	03-014819		
City Council Dist:	03		

**Assessment & Tax Information**

Tax Year:	2021	Annual Tax:	\$14,741	Total Land Asmt:	\$710,700
County Tax:	\$7,030	Base Land Asmt:	\$710,700	Total Bldg Asmt:	\$28,800
Municipal Tax:	\$6,779			Total Asmt:	\$831,900
State Tax:	\$932			Base Bldg Asmt:	\$28,800
Asmt As Of:	2021			Taxable Total Asmt:	\$831,900
				Exempt Class:	650

**Lot Characteristics**

Sq Ft:	408,593	Zoning:	R-1
Acres:	9.3800	Zoning Desc:	Rural Residential

**Building Characteristics**

Total SQFT:	5,796	Family Room:	0	Water:	Private
Bldg Footprint SQFT:	4,500	Heat Delivery:	Baseboard	Sewer:	Pvt/Comm
Stories:	1.00	Elec:	Yes	Year Built:	1979
Total Units:	2	Other Bldgs:	Yes		
Abv Grd Fin SQFT:	5,796	Outbuilding:	Municipal Property		
Fireplace Total:					
Bldg Condition:	Average				
Sec 2 Construction:		Sec 2 Area:	4500	Sec 2 Story Type:	
Sec 2 Description:	Base Area (Commercial buildings)	Sec 2 Dimensions:		Sec 2 Type:	

**Property Card Information**

Card Num:	101	Building Type:	Service Garage	Building Style:	Service Garage
Class Code:	Steel	Quality:	Below Average	Year Built:	1979
Enclosed SQFT:	4500	Stories:	1.00	Story Height:	17.00
Card Num:	201	Building Type:	Service Garage	Building Style:	Service Garage
Class Code:	Steel	Quality:	Economy	Year Built:	1992

Enclosed SQFT: 1296      Stories: 1.00      Story Height: 14.00

**Land Characteristics**

Land Type: C039      Land Size: 7.3800      Land Measurement: Acreage  
Land Type: C031      Land Size: 2.0000      Land Measurement: Acreage

**Codes & Descriptions**

Land Use: EC Exempt Commercial  
County Legal Desc: 9.38 ACS NORTH SIDE R-346 N OF BERLIN  
Use Type: Service Garage  
Exempt Desc: Public Works Properties

**MLS History**

MLS Number	Category	Status	Status Date	Price
<u>1000837916</u>	LAND	Canceled	12/04/13	\$750,000

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Street Number is 9943  
Street Name is like 'old ocean city\*'  
Found 1 result in 0.02 seconds.

9943 Old Ocean City Blvd, Berlin, MD 21811-1141 Berlin

Tax ID 2403014819

[Public Records](#) [Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing-Property History](#) [Maps](#)

9943 Old Ocean City Blvd, Berlin, MD 21811

Canceled

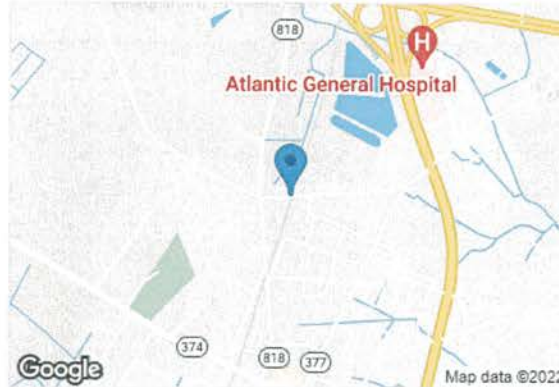
Land

\$750,000

(1) [Icons]



1 / 1



MLS #: 1000837916  
Tax ID #: [014819](#)  
Ownership Interest: Other  
Type: Land  
Waterfront: No  
Views: Other

Lot Acres / SQFT: 16a / Estimated  
Price/Acre: \$46,875.00

**Location**

County: Worcester, MD  
Municipality: Berlin  
MLS Area: Worcester West of Rt-113 - Worcester County  
Subdiv / Neigh: NONE AVAILABLE

School District: Worcester County Public Schools  
High School: Stephen Decatur  
Middle/Junior School: Stephen Decatur  
Elementary School: Ocean City

**Association / Community Info**

HOA Fee: Monthly  
Condo/Coop Fee: Unknown

**Taxes and Assessment**

County Tax: \$1,872 / Annually  
City/Town Tax: Annually  
Zoning Description: M2

Historic: No

**Land Information**

Lot Acres / SQFT: 16a / Estimated  
Current Use: Commercial, Industrial  
Views: Other  
Lot Features: Cleared  
Road: Public

**Utilities**

Utilities: Water Source: None

**Remarks**

Public: 16 +/- acres bordering US Rt 50 and 113. The entire site is 62 +/- acres and can be combined in the sale. Also a 55,000 SF building (Former Tysons Poultry Plant) can be included. Endless development potential!

**Listing Office**

Listing Agent: [Joey Gilkerson](#) (3255983) (Lic# Unknown) (410) 543-5115  
Listing Agent Email: [joey@naicoastal.com](mailto:joey@naicoastal.com)  
Broker of Record: Brent Miller (3256099) [Click for License](#)  
Listing Office: [SVN/Miller Commercial Real Estate](#) (123MCR) (Lic# 99323)  
206 E Main St, Salisbury, MD 21801-4923  
Office Phone: (410) 543-2440 Office Fax: (410) 543-1439  
Office Email: [brent.miller@svn.com](mailto:brent.miller@svn.com)  
Co-Listing Agent: [Brad Gillis](#) (Lic# Unknown) (410) 543-5115  
Co-Listing Agent Email: [brad@naicoastal.com](mailto:brad@naicoastal.com)

**Directions**

Located on Old Ocean City Blvd.

**Compensation**

Buyer Agency Comp: 4%% Sub Agency Comp: 4.00  
Dual/Var Comm: No

**Listing Details**

Original Price: \$750,000 Owner Name: Berlin Properties North Llc,  
Listing Agrmnt Type: Exclusive Right DOM / CDOM: 282 / 282



Prospects Excluded: No  
Dual Agency: Yes  
Original MLS Number: 482634  
Listing Term Begins: 02/26/2013  
Listing Entry Date: 02/26/2013  
List Agrmnt Cancel Dt: 12/04/13  
Acceptable Financing: Conventional

Original MLS Name: CAR  
Off Market Date: 12/04/13

**Click to Show Photos**

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Number is 9943

Street Name is like 'old ocean city'

Found 1 result in 0.02 seconds.



# Real Estate Taxes

View Bill

[View bill image](#)

As of	3/15/2022
Bill Year	2021
Bill	8059
Owner	MAYOR & COUNCIL OF BERLIN
Parcel ID	03014819

[View payments/adjustments](#) [View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2021	\$36.00	\$36.00	\$0.00	\$0.00	\$0.00
TOTAL		\$36.00	\$36.00	\$0.00	\$0.00	\$0.00



# Real Estate Taxes

## Charges

Owner	MAYOR & COUNCIL OF BERLIN
Parcel ID	03014819
Bill Year	2021

Tax Charges			
	Taxable Value	Tax Rate	Amount
Kitts Branch Crop			\$36.00
Total			\$36.00



# Real Estate Taxes

## Property Detail

Parcel ID	03014819
Alternate Parcel ID	0025 0009 0410
Location	9.38 ACS
Owner as of July 1	MAYOR & COUNCIL OF BERLIN
Customer ID	138
Jurisdiction	BERLIN
Book/Page	6717/453
Units	2
<u>Assessed Value</u>	\$831,900.00
Exemptions Value	\$0.00
<u>2021 Charges</u>	\$36.00



# DETACH AND KEEP THIS PORTION

**Worcester County**  
Office of the Treasurer

NOT A PRINCIPAL RESIDENCE

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID		BILL YEAR	LEVY PERIOD	LIBER/FOLIO	CHARGES	ASSESSMENT	RATE	AMOUNT
03014819		2021	07/01/21 - 06/30/22	6717 / 453	Kitts Branch Crop			36.00
MAP	GRID	PARCEL	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3 PRIOR YEAR TAXES DUE TAX SALE			
0025	0009	0410	8059	07/01/21				
CONSTANT YIELD RATE INFORMATION		COUNTY RATE - CONSTANT YIELD = DIFFERENCE \$ .8450 - \$.8374 = \$.0076						
<b>TOTAL TAXES</b>								36.00
MAYOR & COUNCIL OF BERLIN  10 WILLIAM STREET BERLIN, MD 21811					<b>PROPERTY DESCRIPTION</b>			
					9.38 ACS NORTH SIDE R-346 N OF BERLIN			

## WORCESTER COUNTY TAX BILL IMPORTANT INFORMATION FOR TAXPAYERS

**OFFICE LOCATIONS**

You may pay this bill in person at the Office of the Treasurer, Room 1105, Government Center, One West Market Street, Snow Hill, MD or at the Office of the Treasurer, Isle of Wight Center, 13070 St. Martin's Neck Road, Bishopville, MD.

**INTEREST**

This bill becomes delinquent as reflected in the payment schedule below and is subject to interest at the rate of 1% per month until paid. Interest is calculated on the net amount of the bill after any credits have been applied.

**ASSESSMENT**

Questions regarding your assessment should be directed to the local Assessment Office, (410) 632-1196, ext. 6.

## SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

MAKE CHECK PAYABLE TO:  
**WORCESTER COUNTY**  
P.O. BOX 64390  
BALTIMORE, MD 21264-4390

## ENCLOSE THIS PORTION WITH PAYMENT MAIL WITH FULL PAYMENT

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3	IF PAID IN	DISC/INT	PAY THIS AMOUNT
03014819	2021	8059	07/01/2021	PRIOR YEAR TAXES DUE TAX SALE	Jul	0.00	36.00
9.38 ACS NORTH SIDE R-346 N OF BERLIN					Aug	0.00	36.00
				<b>LEVY PERIOD</b>		Sep	0.00
		07/01/21 - 06/30/22			Oct	0.36	36.36
					Nov	0.72	36.72
					Dec	1.08	37.08
					Jan	1.44	37.44
					Feb	1.80	37.80
<b>MAIL WITH FULL ANNUAL PAYMENT</b>							

MAYOR & COUNCIL OF BERLIN

10 WILLIAM STREET  
BERLIN, MD 21811

**Payment Enclosed**

02402082021400008059800000036004



# MERLIN Maryland's Environmental Resources and Land Information Network



3/15/2022, 12:29:51 PM

Parcel Boundaries

State Boundary Mask

High Resolution Imagery 2016-2017

Red: Band\_1

Green: Band\_2

Blue: Band\_3

1:2,257

0 0.02 0.04 0.07 0.08 mi

0 0.04 0.07 0.14 km

MD IMAP, MDP, SDAT, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, MD IMAP, DoIT, MD IMAP, ESRI



Williams, Moore, Shockley & Harrison, LLP  
 File No. 61705CTW  
 Tax ID# 03-014819; 03-035107; 03-014800

FILED

2016 FEB 17 PM 1:18

SUSAN R. BRANIECKI  
 CLK. CT. CT.  
 WOR. CO.

This Deed, made this 12<sup>th</sup> day of February, 2016, by and between Berlin Properties North, LLC, a Maryland limited liability company, party of the first part, GRANTOR; and Mayor and Council of Berlin, a Maryland Municipal Corporation, party of the second part, GRANTEE.

- Witnesseth -

That in consideration of the sum of Two Million Five Hundred Thousand and 00/100 Dollars (\$2,500,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Mayor and Council of Berlin, a Maryland Municipal Corporation, in fee simple, all that lot of ground situate in the Town of Berlin, Worcester County, State of Maryland, and described as follows, that is to say:

Beginning for this description at a point located on the northerly right-of-way line of Maryland Route 346 (old Rte 50), being 30 feet wide, and the easterly right-of-way line of the Maryland & Delaware Railroad company, 33 feet from the centerline of the main track, thence with the easterly right-of-way line of said railroad 1) North 25 degrees 36 minutes 10 seconds East, 1974.38 feet to a point and the beginning of a curve to the left having a radius of 3354.24 feet, the following chord bearing and distance, 2) North 19 degrees 44 minutes 54 seconds East, 684.29 feet to a point, thence 3) North 13 degrees 53 minutes 38 seconds east, 324.72 feet to an iron pipe located on the southerly right-of-way line of U.S. Route 113; thence with said U. S. Route 113, 4) South 38 degrees 17 minutes 40 seconds East, 1000.79 feet to a point, thence 5) South 23 degrees 34 minutes 00 seconds east, 248.62 feet to a point, thence 6) South 07 degrees 46 minutes 00 seconds East, 363.87 feet to a point; thence 7) North 82 degrees 09 minutes 15 seconds East, 42.00 feet to a point and the beginning of a curve to the left having a radius of 7739.46 feet, the following chord bearing and distance, 8) South 10 degrees 04 minutes 00 seconds East, 599.85 feet to a point, thence 9) South 12 degrees 17 minutes 15 seconds East, 381.15 feet to a point and the lands of Pariraj, LLC, formerly owned by Muhanad and Khitam Hamad; thence with said lands 10) South 58 degrees 05 minutes 36 seconds West, 168.52 feet to an iron rod and cap; thence 11) South 32 degrees 08 minutes 58 seconds East, 271.59 feet to a point located on the northerly right-of-way line of Maryland Route 346 (old Rte. 50); thence with said

RETURN TO: MAYOR AND COUNCIL OF BERLIN  
 10 WILLIAM STREET  
 BERLIN, MD 21811



road 12) South 57 degrees 43 minutes 36 seconds West, 84.35 feet to a point and the lands of Berlin Land Associates, LLC; thence with said lands 13) North 32 degrees 04 minutes 24 seconds West, 194.00 feet to a point; thence 14 South 62 degrees 08 minutes 09 seconds West, 47.39 feet to an iron rod and cap; thence 15) North 48 degrees 45 minutes 01 seconds West, 97.80 feet to an iron rod and cap; thence 16) South 39 degrees 34 minutes 59 seconds West, 97.00 feet to a point; thence 17) North 55 degrees 03 minutes 43 seconds West, 300.82 feet to an iron rod and cap; thence 18) South 30 degrees 53 minutes 36 seconds West, 114.24 feet to a concrete marker and the lands now or formerly of Katharine E. Birch; thence with said lands 19) South 89 degrees 59 minutes 03 seconds West, 198.78 feet to a concrete marker; thence 20) South 30 degrees 50 minutes 49 seconds West, 236.53 feet to a concrete marker and the lands of William G. Williams III and David C. Williams; thence with said lands 21) North 58 degrees 55 minutes 21 seconds West, 204.45 feet to a concrete marker and the lands of Old OC Blvd. Partners; thence with said lands part way and then with the lands of the Mayor and Council of Berlin 22) North 59 degrees 14 minutes 16 seconds West, 580.60 feet to a point; thence continuing with the lands of the Mayor and Council of Berlin part way and with the lands of Park Oak-Kwang & Soon-Ae 23) South 05 degrees 19 minutes 26 seconds West, 486.51 feet to a point located on the northerly right-of-way line of Maryland Route 346; thence with said road 24) North 85 degrees 46 minutes 35 seconds West, 465.40 feet to a point and the place of beginning, containing 68.22 acres of land, be the same more or less, EXCEPTING THEREFROM ALL THAT LOT OR PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS "Lot A" on the plat entitled "Subdivision Plat of Lands of Berlin Properties North, LLC", by L. E. Bunting Surveys, Inc., Surveyor, dated May 6, 2008, and recorded among the Land Records of Worcester County, Maryland, in Plat Book 226, page 70, containing 6.527 acres, more or less, said parcel having been granted unto County Commissioners of Worcester County, Maryland, by Berlin Properties North, LLC, by Deed dated October 29, 2008, and recorded among the Land Records of Worcester County, Maryland, in Liber S.V.H. No. 5166, folio 010, *et seq.* Said property having the Tax Identification Nos. 03-014819, 03-035107, 03-~~14800~~.

014800

BEING PART OF THE PROPERTY granted and conveyed unto Berlin Properties North, LLC, by Tyson Chicken, Inc., by Deed dated December 22, 2005, and recorded among the Land Records of Worcester County, Maryland, in Liber S.V.H. No. 4611, folio 722, *et seq.*

Together with all of Grantor's right, title and interest in the 36 Equivalent Dwelling Units (EDUs) assigned to the Property; with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights,



privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Mayor and Council of Berlin, a Maryland Municipal Corporation, in fee simple, SUBJECT, HOWEVER, to that restrictive covenant contained in the aforementioned Deed dated December 22, 2005, and recorded among the Land Records of Worcester County, Maryland, in Liber S.V.H. No. 4611, folio 722, *et seq.*

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

Berlin Properties North, LLC

By: George A. Purnell, Managing Member

STATE OF MD, COUNTY OF Worcester, TO WIT:

I hereby certify that on this 12<sup>th</sup> day of February, 2016, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared George A. Purnell, who acknowledged himself to be the Managing Member of the Grantor company, and that as such, executed the foregoing Deed for the purposes therein contained, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

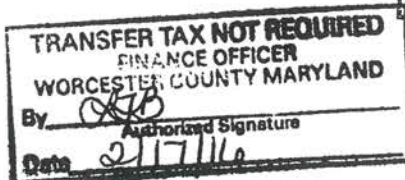


Notary Public

My commission expires: 11/14/17

TAXES FOR WHICH ASSESSMENTS  
HAVE BEEN RECEIVED HAVE BEEN  
PAID AS OF THIS DATE. 2/17/16  
Worcester County Finance Officer

By: [Signature]  
EXCEPT PERSONAL PROPERTY



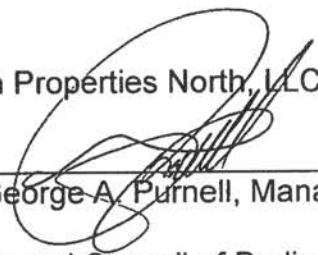
WATER/SEWER/STORMWATER  
PAID TO TOWN OF BERLIN  
INITIAL Michelle  
DATE 2/16/2016



AFFIDAVIT OF CONSIDERATION

This transaction is not subject to recordation taxes or transfer taxes pursuant to Section 12-108(a)(1)(iv) of the Tax Property Article of the Maryland Annotated Code, as the Grantee is a political subdivision of the State.

Berlin Properties North, LLC

By:  George A. Purnell, Managing Member

Mayor and Council of Berlin

 Wm. Gee Williams, III

By: Wm. Gee Williams, III, Mayor

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

 Christopher T. Woodley

LR - Deed (No-Taxes)	
Recording Fee	20.00
Grantor/Grantee Name:	berlin properties
	north/berlin town
Reference/Control #:	
LR - Deed (No-Taxes)	
Surcharge	40.00
=====	
SubTotal:	60.00
=====	
Total:	60.00
02/17/2016 01:20	
	CC23-16
#5605376 CC0104 -	
Worcester	
County/CC01.04.01 -	
Register 01	

MARYLAND  
FORM

WH-AR

Certification of Exemption from Withholding Upon  
Disposition of Maryland Real Estate Affidavit of  
Residence or Principal Residence

2015

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

## 1. Transferor Information

Name of Transferor **Berlin Properties North, LLC**

## 2. Reasons for Exemption

Resident Status

☐

I, Transferor, am a resident of the State of Maryland.

☒

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐

Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

## 3a. Individual Transferors

Witness

Name

Signature

## 3b. Entity Transferors

Witness/Attest

**BERLIN PROPERTIES NORTH, LLC**

Name of Entity

By

**George A. Purnell**

Name

**Managing Member**

Title

**FEB 17 2016** The foregoing instrument  
filed for record and is accordingly recorded  
among the land records of Worcester County,  
Maryland.

*Susan Purnell* Clerk

## State of Maryland Land Instrument Intake Sheet

[ ] Baltimore City [X] County: Worcester

Information provided is for the use of the Clerk's Office and State Department of  
Assessments and Taxation, and the County Finance Office only.  
(Type or Print in Black Ink Only All Copies Must Be Legible)

([ ] Check Box if Addendum Intake Form is Attached.)

1	Type(s) of Instruments	<input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/>						
2	Conveyance Check Box	<input checked="" type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple <input type="checkbox"/> Not an Arms- Arms-Length [1] Arms-Length [2] Arms Length [3] Length Sale [9]						
3	Tax Exemptions (if Applicable)	<input type="checkbox"/> Recordation <input type="checkbox"/> Exempt from recordation and transfer taxes pursuant to <input type="checkbox"/> State Transfer <input type="checkbox"/> Section 12-108(a)(91) (iv) of the Tax Property Article of the Cite or Explain Authority <input type="checkbox"/> County Transfer <input type="checkbox"/> Maryland Annotated Code						
4	Consideration and Tax Calculations	Consideration		Amount		Finance Office Use Only		
		Purchase Price/Consideration		\$ 2,500,000.00		Transfer and Recordation Tax Consideration		
		Any New Mortgage		\$ .00		Transfer Tax Consideration \$		
		Balance of Existing Mortgage		\$		x ( ) % = \$		
		Other:		\$		Less Exemption Amount - \$		
		Other:		\$		Total Transfer Tax = \$		
		Full Cash Value		\$ 2,500,000.00		Recordation Tax Consideration \$		
5	Fees	Amount of Fees		Doc. 1		Doc. 2		
		Recording Charge		\$ 20.00		\$		
		Surcharge		\$ 40.00		\$		
		State Recordation Tax		\$ 0.00		\$		
		State Transfer Tax		\$ 0.00		\$		
		County Transfer Tax		\$ 0.00		\$		
		Other		\$		\$		
6	Description of Property	District	Property Tax ID No.(1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		03	014819; 035107; 014800	4611/722	25	52; 410; 57	(5)	
		Subdivision Name		Lot (3a)	Block(3b)	Sect/AR(3c)	Plat Ref.	SqFt/Acreage(4)
		Location/Address of Property Being Conveyed (2)						
		Old Ocean City Boulevard, Berlin, MD 21811; 9943 Old Ocean City Boulevard; 10009 Old Ocean City Boulevard						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)				Doc. 2 - Grantor(s) Name(s)		
		Berlin Properties North, LLC						
8	Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)				Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
		Mayor and Council of Berlin						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)				Doc. 2 - Additional Names to be Indexed (Optional)		
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided		
		Name: Christopher T. Woodley Firm: Williams, Moore, Shockley & Harrison, LLP Address: 3509 Coastal Highway, Ocean City, MD 21842 Phone: Telephone: 410-289-3553 Fax: 410-289-4157						
11	Assessment Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: _____ <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required)						
		Assessment Use Only - Do Not Write Below This Line						
		<input type="checkbox"/> Terminal Verification <input type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification Transfer Number: Date Received: Deed Reference: Assigned Property No.:						
		Year Land Buildings Total Geo. Zoning Use Town Cd. Map Grid Parcel Ex. St. Sub Plat Section Ex. Cd. Block Lot Occ. Cd.						
REMARKS:								

WORCESTER COUNTY CIRCUIT COURT (Land Records) SRB 6717, p. 0458, MSA\_CE31\_6838, Date available 02/18/2016. Printed 03/15/2022.



## Search Result for WORCESTER COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)**Special Tax Recapture: None****Account Identifier:** District - 03 Account Number - 017397

## Owner Information

<b>Owner Name:</b>	MAYOR AND COUNCIL OF BERLIN	<b>Use:</b>	EXEMPT COMMERCIAL
<b>Mailing Address:</b>	10 WILLIAMS ST BERLIN MD 21811-1233	<b>Principal Residence:</b>	NO
		<b>Deed Reference:</b>	/03689/ 00021

## Location &amp; Structure Information

<b>Premises Address:</b>	10011 OLD OCEAN CITY BLVD BERLIN 0-0000	<b>Legal Description:</b>	PARCEL 3 1.585 ACS N SIDE R-346 PL GEORGE & SUZANNE HURLEY
--------------------------	--------------------------------------------	---------------------------	------------------------------------------------------------------

<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Neighborhood:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>
0025	0009	0191	30081.24	0000				2020	
									<b>Plat Ref:</b>

Town: BERLIN

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
1979	3,025 SF		1.5800 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Quality</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Notice of Major Improvements</b>
		SERVICE GARAGE	/	C3			

## Value Information

	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2020	07/01/2021	07/01/2022
<b>Land:</b>	290,200	225,700		
<b>Improvements</b>	33,800	36,200		
<b>Total:</b>	324,000	261,900	261,900	261,900
<b>Preferential Land:</b>	0	0		

## Transfer Information

<b>Seller:</b> RAYNE DENMAN & JO ANN F	<b>Date:</b> 05/02/2003	<b>Price:</b> \$275,000
<b>Type:</b> ARMS LENGTH IMPROVED	<b>Deed1:</b> SVH /03689/ 00021	<b>Deed2:</b>
<b>Seller:</b> GEORGE & SUZANNE HURLEY	<b>Date:</b> 07/03/1979	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> FWH /00670/ 00066	<b>Deed2:</b>
<b>Seller:</b>	<b>Date:</b>	<b>Price:</b>
<b>Type:</b>	<b>Deed1:</b>	<b>Deed2:</b>

## Exemption Information

<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2021	07/01/2022
<b>County:</b>	650	261,900.00	261,900.00
<b>State:</b>	650	261,900.00	261,900.00
<b>Municipal:</b>	650	261,900.00 261,900.00	261,900.00 261,900.00

**Special Tax Recapture: None**

## Homestead Application Information

**Homestead Application Status:** No Application

## Homeowners' Tax Credit Application Information

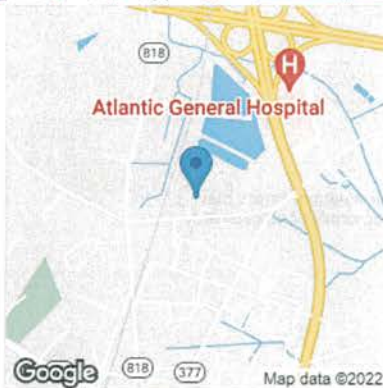
**Homeowners' Tax Credit Application Status:** No Application **Date:**



☐ 10011 Old Ocean City Blvd, Berlin, MD 21811-1142

Berlin

Tax ID 2403017397

[Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing](#) [Last Listing-Property History](#) [Maps](#) [View Comparable Properties](#)

1 / 1

**Summary Information**

Owner: Mayor & Council Of Berlin  
 Owner Address: 10 Williams St  
 Owner City State: BERLIN MD  
 Owner Zip+4: 21811-1233  
 Company Owner: MAYOR & COUNCIL OF BERLIN  
 No Mail(P): No  
 Owner Carrier Rt: C002

Property Class: Exempt/Inst  
 Annual Tax: \$4,641  
 Record Date: 05/02/03  
 Sale Amount: \$275,000  
 Book: 3689  
 Page: 21  
 Tax Record Updated: 03/11/22

**Geographic Information**

County: Worcester, MD  
 Municipality: Berlin  
 High Sch Dist: Worcester County Public Schools  
 Tax ID: 2403017397  
 Tax Map: 0025  
 Tax ID Alt: 03017397  
 Tax Act Num: 017397  
 Old Tax ID: 03-017397  
 City Council Dist: 03

Parcel Number: 191  
 Grid: 0009  
 Census: 9510.001  
 Qual Code: Average  
 Sub District: 3  
 Sub Parcel: 0191  
 Legal Subdivision: HURLEY GEORGE/SUZANNE LAND

**Assessment & Tax Information**

Tax Year:	2021	Annual Tax:	\$4,641	Total Land Asmt:	\$290,200
County Tax:	\$2,213	Base Land Asmt:	\$290,200	Total Bldg Asmt:	\$33,800
Municipal Tax:	\$2,134			Total Asmt:	\$261,900
State Tax:	\$293			Base Bldg Asmt:	\$33,800
Asmt As Of:	2021			Taxable Total Asmt:	\$261,900
				Exempt Class:	650

**Lot Characteristics**

Sq Ft:	68,825	Zoning:	B-2
Acres:	1.5800	Zoning Desc:	General Business

**Building Characteristics**

Total SQFT:	3,025	Family Room:	0	Year Built:	1979
Bldg Footprint SQFT:	3,025	Heat Delivery:	Forced Air		
Stories:	1.00	Outbuilding:	Municipal Property		
Total Units:	1				
Abv Grd Fin SQFT:	3,025				
Fireplace Total:					
Bldg Condition:	Average				
Sec 2 Construction:		Sec 2 Area:	3025	Sec 2 Story Type:	
Sec 2 Description:	Base Area (Commercial buildings)	Sec 2 Dimensions:		Sec 2 Type:	

**Property Card Information**

Card Num:	101	Building Type:	Service Garage	Building Style:	Service Garage
Class Code:	Steel	Quality:	Below Average	Year Built:	1979
Enclosed SQFT:	3025	Stories:	1.00	Story Height:	16.00

**Land Characteristics**

Land Type: C034 Land Size: 0.5800 Land Measurement: Acreage  
Land Type: C031 Land Size: 1.0000 Land Measurement: Acreage

#### Codes & Descriptions

Land Use: EC Exempt Commercial  
County Legal Desc: PARCEL 3 1.585 ACS N SIDE R-346 PL GEORGE & SUZANNE HURLEY  
Use Type: Service Garage  
Exempt Desc: Public Works Properties

#### MLS History

MLS Number	Category	Status	Status Date	Price
<u>1000755326</u>	COM	Canceled	10/14/02	\$325,000

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Number is 10011

Street Name is like 'old ocean city'

Found 1 result in 0.02 seconds.

☐ 10011 Old Ocean City Blvd, Berlin, MD 21811-1142

Berlin

Tax ID 2403017397

[Public Records](#) [Tax History](#) [Sale & Mortgage](#) [Flood Report](#) [Last Listing-Property History](#) [Maps](#)

10011 Old Ocean City Blvd #0000, Berlin, MD 21811

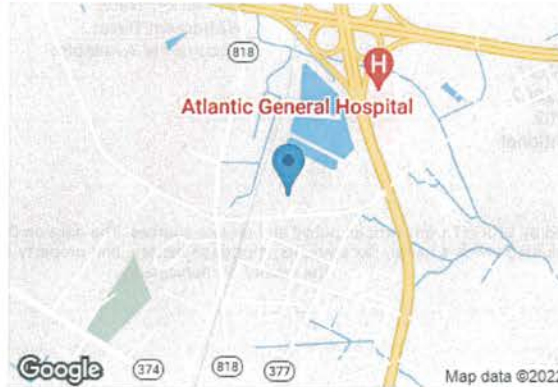
Canceled

Commercial Sale

\$325,000



1 / 1



MLS #: 1000755326  
 Tax ID #: [17397](#)  
 Ownership Interest: Other  
 Waterfront: No

Available SqFt: 3,000.00  
 Price / Sq Ft: 108.33  
 Year Built: 1979

**Location**

County: Worcester, MD  
 Municipality: Berlin  
 MLS Area: Worcester West of Rt-113 - Worcester County  
 Subdiv / Neigh: NONE AVAILABLE

School District: Worcester County Public Schools  
 Cross Street: 0.00  
 OC Cross Street: 0  
 Election District: 3

**Taxes and Assessment**

County Tax: Annually  
 City/Town Tax: Annually

Historic: No  
 Block/Lot: 0000

Zoning: C

**Commercial Sale Information**

Net Operating Income: \$0  
 Income Expense List: Annual Ground Rent

Building Total SQFT: 3,000 / Estimated

**Expenses**

Trash: \$0

**Building Info**

Building Level Count: 0  
 Building Total SQFT: 3,000 / Estimated

Roof: Metal

**Lot**

Lot Acres / SQFT: 1.58a / 68824sf / Estimated  
 Fencing Y/N: No

Road: / US Highway/Interstate / Public

**Ground Rent**

Ground Rent Exists: Yes  
 Ground Rent Amount: Annually

**Parking**

Total Parking Spaces: Unknown

**Utilities**

Utilities: Heating: Other; Heating Fuel: Oil; Water Source: Well; Sewer: Private Sewer

**Remarks**

Agent: Exclude tyson Foods/Town of Berlin. Settle after Jan. 1, 2003. Seller relocating. Call listing agent to arrange a time to show. Jay Phillips 410-726-8631.

Public: 1.58 Zoned Commercial Industrial. Aprox. 3000 sq.ft. of warehouse and office space.

**Listing Office**

Listing Agent: [Jay Phillips](#) (3255728) (Lic# Unknown) (410) 726-8631

Listing Agent Email: [jay@phillipscoastalgroupp.com](mailto:jay@phillipscoastalgroupp.com)

Broker of Record: Mr. Jerome E Milko JR. (3255549) [Click for License](#)

Listing Office: [Holiday Real Estate](#) (270HRE) (Lic# Unknown)

7700 Coastal Hwy, Ocean City, MD 21842-2825

Office Phone: (410) 289-8888

Office Fax: (410) 524-7055

Office Email: [jmilko@holidayoc.com](mailto:jmilko@holidayoc.com)

### Directions

Exclude tyson Foods/Town of Berlin. Settle after Jan. 1, 2003. Seller relocating. Call listing agent to arrange a time to show. Jay Phillips 410-726-8631.

### Compensation

Buyer Agency Comp: 3%%

Sub Agency Comp:	3.00
Sub Agency Comp 2:	\$0.00
Dual/Var Comm:	No

### Listing Details

Original Price: \$399,000  
Annual Rental Income: 0.00  
Listing Agrmnt Type: Exclusive Right  
Prospects Excluded: No  
Dual Agency: No  
Original MLS Number: 383406  
Listing Term Begins: 10/14/2002  
Listing Entry Date: 10/14/2002  
List Agrmnt Cancel Dt: 10/14/02  
Acceptable Financing: Conventional

Owner Name:	RAYNE, DENMAN
DOM / CDOM:	211 / 211
Original MLS Name:	CAR
Off Market Date:	05/12/03
Withdrawn Date:	05/12/03
Documents Available:	Survey House Location

### Click to Show Photos

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

Street Number is 10011

Street Name is like 'old ocean city'

Found 1 result in 0.02 seconds.





# Real Estate Taxes

**View Bill**

[View bill image](#)

**As of**

3/15/2022

**Bill Year**

2021

**Bill**

8276

**Owner**

MAYOR AND COUNCIL OF BERLIN

**Parcel ID**

03017397

[View payments/adjustments](#)

[View state assessment data](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	9/30/2021	\$20.00	\$20.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>		\$20.00	\$20.00	\$0.00	\$0.00	\$0.00



## Real Estate Taxes Charges

Owner MAYOR AND COUNCIL OF BERLIN

Parcel ID 03017397

Bill Year 2021

### Tax Charges

	Taxable Value	Tax Rate	Amount
Kitts Branch Crop			\$20.00
Total			\$20.00



## Real Estate Taxes

### Property Detail

Parcel ID	03017397
Alternate Parcel ID	0025 0009 0191
Location	PARCEL 3 1.585 ACS
Owner as of July 1	MAYOR AND COUNCIL OF BERLIN
Customer ID	340478
Jurisdiction	BERLIN
Book/Page	3689/21
Units	1
<u>Assessed Value</u>	\$261,900.00
Exemptions Value	\$0.00
<u>2021 Charges</u>	\$20.00

# DETACH AND KEEP THIS PORTION

Worcester County  
Office of the Treasurer

NOT A PRINCIPAL RESIDENCE

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	LEVY PERIOD	LIBER/FOLIO	CHARGES	ASSESSMENT	RATE	AMOUNT
03017397	2021	07/01/21 - 06/30/22	3689 / 21	Kitts Branch Crop			20.00
MAP	GRID	PARCEL	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3 PRIOR YEAR TAXES DUE		
0025	0009	0191	8276	07/01/21			
CONSTANT YIELD RATE INFORMATION		COUNTY RATE - CONSTANT YIELD = DIFFERENCE \$.8450 - \$.8374 = \$.0076			TAX SALE		
<b>TOTAL TAXES</b>							20.00
MAYOR AND COUNCIL OF BERLIN  10 WILLIAMS ST BERLIN, MD 21811-1233				PROPERTY DESCRIPTION			
				PARCEL 3 1.585 ACS N SIDE R-346 PL GEORGE & SUZANNE HURLEY			

## WORCESTER COUNTY TAX BILL IMPORTANT INFORMATION FOR TAXPAYERS

### OFFICE LOCATIONS

You may pay this bill in person at the Office of the Treasurer, Room 1105, Government Center, One West Market Street, Snow Hill, MD or at the Office of the Treasurer, Isle of Wight Center, 13070 St. Martin's Neck Road, Bishopville, MD.

### INTEREST

This bill becomes delinquent as reflected in the payment schedule below and is subject to interest at the rate of 1% per month until paid. Interest is calculated on the net amount of the bill after any credits have been applied.

### ASSESSMENT

Questions regarding your assessment should be directed to the local Assessment Office, (410) 632-1196, ext. 6.

**SEE REVERSE SIDE FOR ADDITIONAL INFORMATION**

MAKE CHECK PAYABLE TO:  
**WORCESTER COUNTY**  
P.O. BOX 64390  
BALTIMORE, MD 21264-4390

## ENCLOSE THIS PORTION WITH PAYMENT MAIL WITH FULL PAYMENT

(410) 632-0686 Ext. 3  
[www.co.worcester.md.us](http://www.co.worcester.md.us)

PROPERTY ID	BILL YEAR	BILL #	BILL DATE	IF CHECKED CALL (410) 632-0686 EXT. 3	IF PAID IN	DISC/INT	PAY THIS AMOUNT
03017397	2021	8276	07/01/2021		Jul	0.00	20.00
PARCEL 3 1.585 ACS N SIDE R-346 PL GEORGE & SUZANNE HURLEY			LEVY PERIOD	PRIOR YEAR TAXES DUE  TAX SALE	Aug	0.00	20.00
			07/01/21 - 06/30/22		Sep	0.00	20.00
					Oct	0.20	20.20
					Nov	0.40	20.40
					Dec	0.60	20.60
					Jan	0.80	20.80
					Feb	1.00	21.00
MAYOR AND COUNCIL OF BERLIN					MAIL WITH FULL ANNUAL PAYMENT		

MAYOR AND COUNCIL OF BERLIN

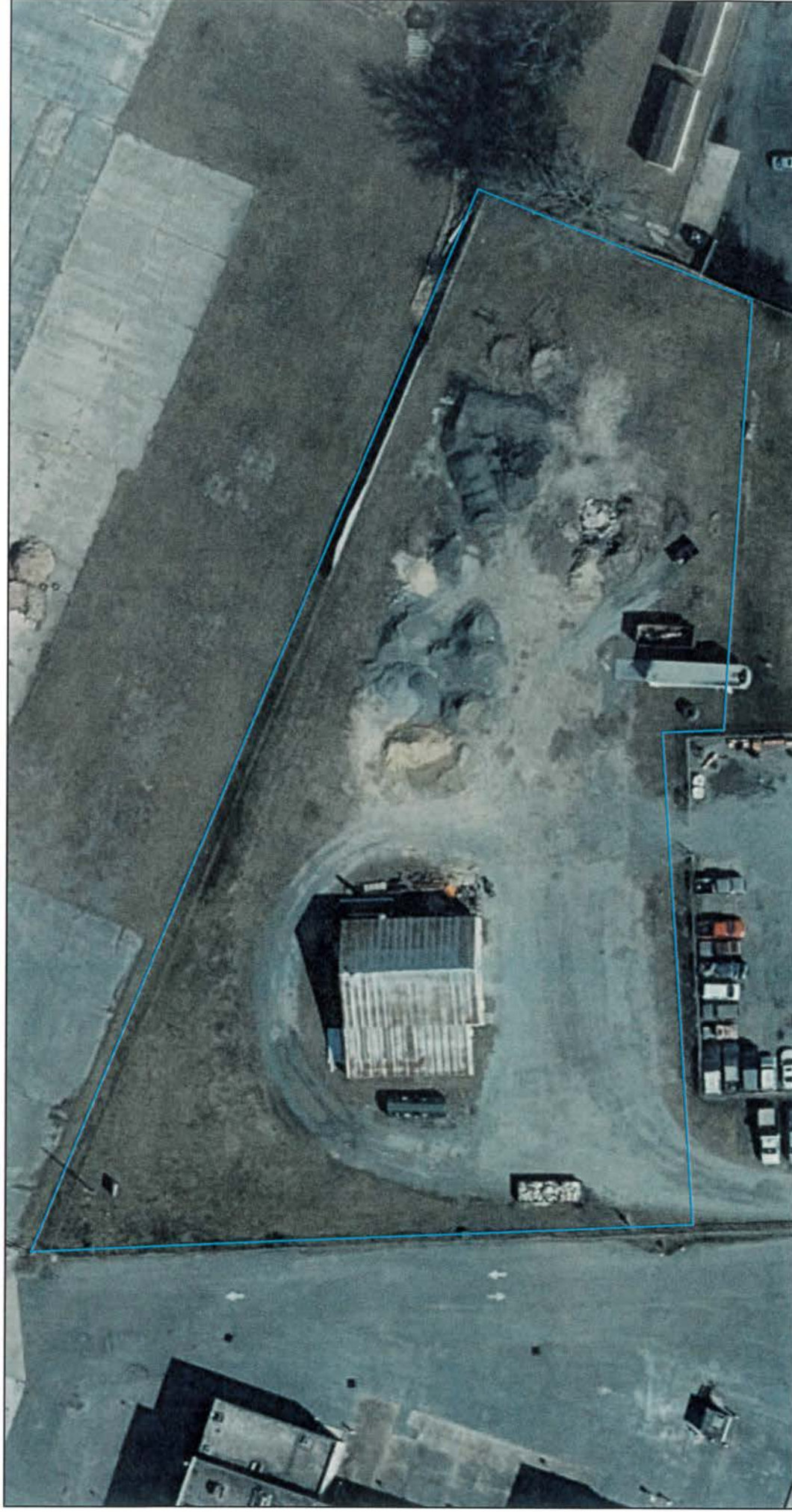
10 WILLIAMS ST  
BERLIN, MD 21811-1233

**Payment Enclosed**

02402082021400008276800000020008



MERLIN Maryland's Environmental Resources and Land Information Network



3/15/2022, 12:31:50 PM

☐ Parcel Boundaries

☐ State Boundary Mask

High Resolution Imagery 2016-2017

Red: Band\_1

1:564

MD iMAP, MDP, SDAT, VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA, MD iMAP, DoIT, MD iMAP, ESRI

VITA, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA | MD IMAP, DoIT | MD IMAP, USDA | MD IMAP, USGS | MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, SHA, USDOT, FHWA, DoIT | MD IMAP, MDP, MHT, MD IMAP, MDP, MHT, NPS | MD IMAP, MDP | MD IMAP, Maryland Department of Natural Resources



LIBER 3689 FOLIO 21

THIS DEED, made this 1<sup>st</sup> day of May, in the year two thousand three (2003) by DENMAN E. RAYNE and JO ANN F. RAYNE, his wife, of Worcester County in the State of Maryland, hereinafter called the Grantors, WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy-five Thousand Dollars (\$275,000.00) and other good and valuable considerations, the said Grantor does hereby grant and convey unto MAYOR AND COUNCIL OF BERLIN, a municipal corporation of the State of Maryland, its successors and assigns, forever in fee simple, All lot, part of a lot, tract or parcel of land situate, lying and being north of the corporate limits of the Town of Berlin in the Third Tax District of Worcester County, Maryland, located north of but not binding upon Maryland Route No. 346 and being more particularly designated and distinguished as Parcel 3 on a plat entitled "Plat Showing Subdivision of Land of George/Suzanne Hurley, Third Election District, Worcester County, Maryland", which said plat is recorded among the Land Records of Worcester County, Maryland in Plat Book F.W.H. No. 61, folio 46; and BEING ALL AND THE SAME property which was granted and conveyed unto the Grantors herein from George Hurley and Suzanne Hurley, his wife, by deed dated June 29, 1979 and recorded among the Land Records of Worcester County, Maryland in Liber F.W.H. No. 670, folio 66, et seq.

TOGETHER with the improvements thereon, and all the rights, roads, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining and TOGETHER with a right of way, twenty (20) feet in width, over the westerly twenty (20) feet of Parcel 2 as shown on said plat.

TO HAVE AND TO HOLD the above described and hereby granted property unto the said Mayor and Council of Berlin, a municipal corporation as aforesaid, its successors and assigns, forever in fee simple.

AND the said Grantor does hereby covenant that they will warrant specially the property hereby conveyed, and that they will execute such other and further assurances of title thereto as may be requisite.

AS WITNESS the hands and seals of the Grantors herein on the day and year first above written.

FILED

2003 MAY -2 A 42

STEPHEN V HALES  
CLK. CT. CT.  
WOR. CO.

COATER, COATES & COATES, PA

LIBER 3689 FOLIO 22

This deed was approved by Ordinance No. 2003-4 by the Mayor and Council of the Town of Berlin.

WITNESS:

W.D. Coates, Jr.  
As to Grantors.

Denman E. Rayne  
Denman E. Rayne  
Jo Ann F. Rayne (SEAL)  
Jo Ann F. Rayne

STATE OF MARYLAND, WORCESTER COUNTY, TO WIT:

I HEREBY CERTIFY that on this 1<sup>st</sup> day of May, 2003, before me, a Notary Public of the State and County aforesaid, personally appeared Denman E. Rayne and Jo Ann F. Rayne, his wife, and acknowledged the foregoing deed to be their respective act.

AS WITNESS my hand and Notarial Seal.

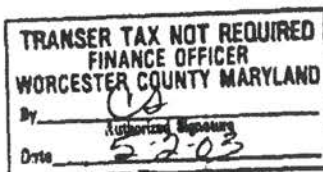
W.D. Coates, Jr.  
Notary Public  
My commission expires 4/1/2004

ATTORNEY AFFIDAVIT

I HEREBY CERTIFY that this instrument was prepared under the supervision of an attorney admitted to practice law before the Court of Appeals for the State of Maryland.

Raymond D. Coates, Jr.

TAXES FOR WHICH ASSESSMENTS  
HAVE BEEN RECEIVED HAVE BEEN  
PAID AS OF THIS DATE. 5/2/03  
WORCESTER COUNTY FINANCE OFFICER  
BY [Signature]  
EXCEPT PERSONAL PROPERTY



IMP. FD. SURE \$ 5.00  
RECORDING FEE 20.00  
TOTAL 25.00  
Res# MOBI Rec# 499  
S# 7736 211 1333  
May 02, 2003 09:57 am

MAY 02 2003 The foregoing instrument  
filed for record and is accordingly recorded  
among the land records of Worcester County,  
Maryland.  
[Signature] Clerk



LIBER 3689 FOLIO 23

**State of Maryland Land Instrument Intake Sheet**  
☐ Baltimore City ☒ County: Worcester

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

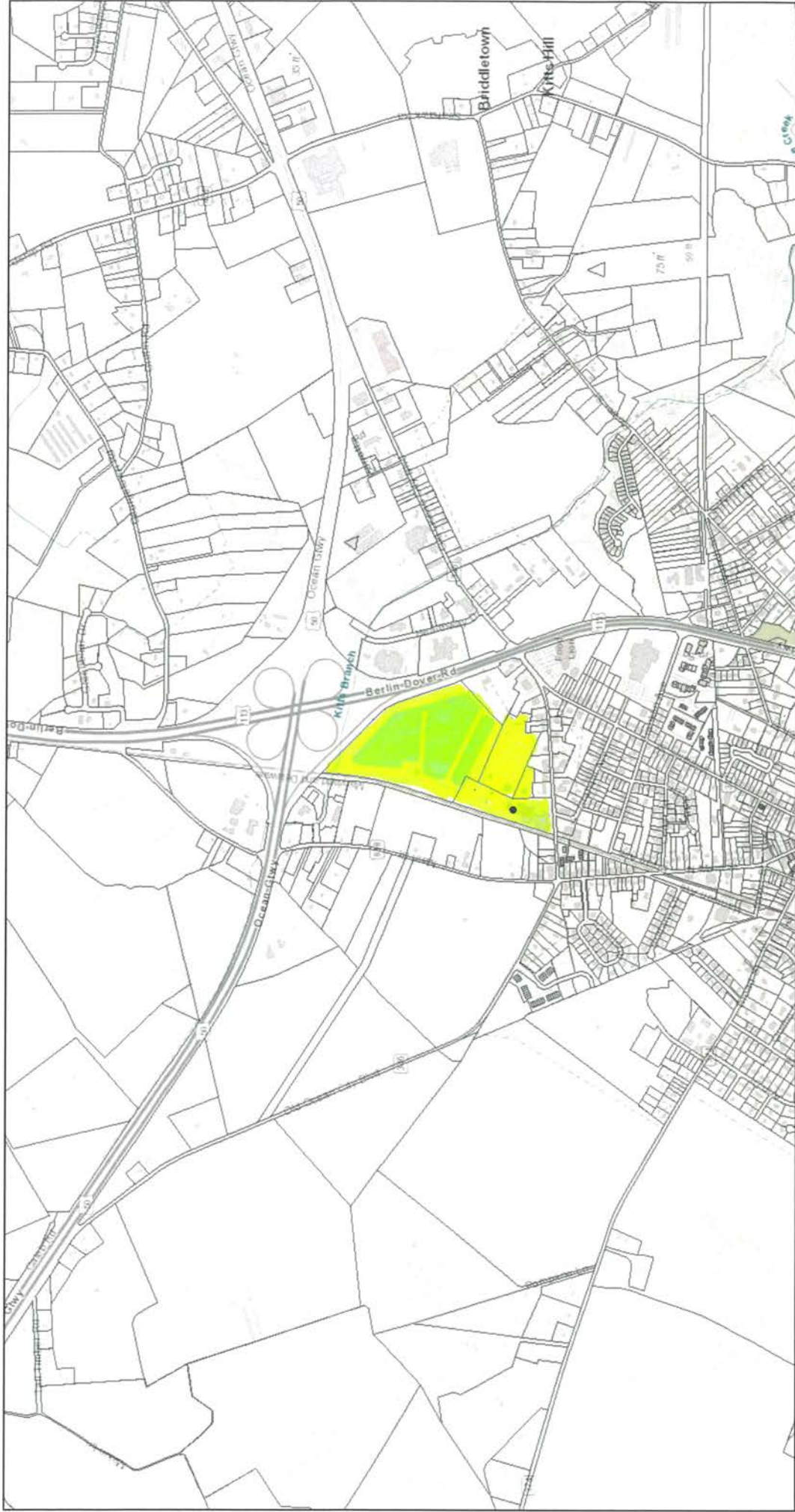
(Type or Print in Black Ink Only—All Copies Must Be Legible)

<b>1</b>	<b>Type(s) of Instruments</b>	<input type="checkbox"/> Check Box If Addendum Intake Form is Attached. <input type="checkbox"/> Deed <input type="checkbox"/> Mortgage <input type="checkbox"/> Other <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Lease <input type="checkbox"/> Other <input checked="" type="checkbox"/> Improved Sale <input type="checkbox"/> Unimproved Sale <input type="checkbox"/> Multiple Accounts <input type="checkbox"/> Not an Arms-Length Sale (9) Arms-Length (1) Arms-Length (2) Arms-Length (3)																																																																			
<b>2</b>	<b>Conveyance Type</b>	<input checked="" type="checkbox"/> Check Box Arms-Length (1) Arms-Length (2) Arms-Length (3)																																																																			
<b>3</b>	<b>Tax Exemptions (If Applicable)</b>	Recordation State Transfer County Transfer																																																																			
<b>4</b>	<b>Consideration and Tax Calculations</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Consideration Amount</th> <th colspan="2">Finance Office Use Only</th> </tr> <tr> <td>Purchase Price/Consideration</td> <td>\$ 275,000.00</td> <td colspan="2">Transfer and Recordation Tax Consideration</td> </tr> <tr> <td>Any New Mortgage</td> <td>\$</td> <td>Transfer Tax Consideration</td> <td>\$</td> </tr> <tr> <td>Balance of Existing Mortgage</td> <td>\$</td> <td>X ( ) % =</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Less Exemption Amount</td> <td>\$</td> </tr> <tr> <td>Other:</td> <td>\$</td> <td>Total Transfer Tax</td> <td>\$</td> </tr> <tr> <td>Full Cash Value</td> <td>\$ 275,000.00</td> <td>Recordation Tax Consideration</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td>X ( ) per \$500 =</td> <td>\$</td> </tr> <tr> <td></td> <td></td> <td><b>TOTAL DUE</b></td> <td>\$</td> </tr> </table>				Consideration Amount		Finance Office Use Only		Purchase Price/Consideration	\$ 275,000.00	Transfer and Recordation Tax Consideration		Any New Mortgage	\$	Transfer Tax Consideration	\$	Balance of Existing Mortgage	\$	X ( ) % =	\$	Other:	\$	Less Exemption Amount	\$	Other:	\$	Total Transfer Tax	\$	Full Cash Value	\$ 275,000.00	Recordation Tax Consideration	\$			X ( ) per \$500 =	\$			<b>TOTAL DUE</b>	\$																												
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<b>5</b>	<b>Fees</b>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="2">Amount of Fees</th> <th colspan="2">Doc. 1</th> <th colspan="2">Doc. 2</th> <th colspan="2">Agent:</th> </tr> <tr> <td>Recording Charge</td> <td>\$ 20.00</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2">Tax Bill:</td> </tr> <tr> <td>Surcharge</td> <td>\$ 5.00</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2">C.B. Credit:</td> </tr> <tr> <td>State Recordation Tax</td> <td>\$</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2">Ag. Tax/Other:</td> </tr> <tr> <td>State Transfer Tax</td> <td>\$</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>County Transfer Tax</td> <td>\$</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td>Other</td> <td>\$</td> <td>\$</td> <td>\$</td> <td colspan="2"></td> <td colspan="2"></td> </tr> </table>				Amount of Fees		Doc. 1		Doc. 2		Agent:		Recording Charge	\$ 20.00	\$	\$			Tax Bill:		Surcharge	\$ 5.00	\$	\$			C.B. Credit:		State Recordation Tax	\$	\$	\$			Ag. Tax/Other:		State Transfer Tax	\$	\$	\$					County Transfer Tax	\$	\$	\$					Other	\$	\$	\$					Other	\$	\$	\$				
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<b>6</b>	<b>Description of Property</b>	SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i). District: <u>03</u> Property Tax ID No. (1): <u>017397</u> Grantor Liber/Folio: <u>FWH 670/66</u> Map: <u>25</u> Parcel No.: <u>191</u> Var. LOG: <input type="checkbox"/> (5) Subdivision Name: <u>FWH 61/46</u> Lot (3a): <u>3</u> Block (3b)/Sect/AR(3c): <u>FWH 61/46</u> Plat Ref.: <u>FWH 61/46</u> SqFt/Acreage (4): Location/Address of Property Being Conveyed (2): <u>Old Ocean City Boulevard, Berlin, MD</u> Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____ Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____ Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____ If Partial Conveyance, List Improvements Conveyed: _____																																																																			
<b>7</b>	<b>Transferred From</b>	Doc. 1 - Grantor(s) Name(s): <u>Denman E. Rayne</u> Doc. 2 - Grantor(s) Name(s): _____ Doc. 1 - Owner(s) of Record, if Different from Grantor(s): <u>Jo Ann F. Rayne</u> Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____																																																																			
<b>8</b>	<b>Transferred To</b>	Doc. 1 - Grantee(s) Name(s): <u>Mayor and Council of Berlin</u> Doc. 2 - Grantee(s) Name(s): _____ New Owner's (Grantee) Mailing Address: <u>10 Williams Street, Berlin, MD 21811</u>																																																																			
<b>9</b>	<b>Other Names to Be Indexed</b>	Doc. 1 - Additional Names to be Indexed (Optional): _____ Doc. 2 - Additional Names to be Indexed (Optional): _____																																																																			
<b>10</b>	<b>Contact/Mail Information</b>	Instrument Submitted By or Contact Person: <u>Raymond D. Coates, Jr.</u> <input type="checkbox"/> Return to Contact Person Firm: <u>Coates, Coates &amp; Coates, P.A.</u> <input checked="" type="checkbox"/> Hold for Pickup Address: <u>PO Box 366</u> <u>Berlin, MD 21811</u> Phone: (410) <u>641-1515</u> <input type="checkbox"/> Return Address Provided																																																																			
<b>11</b>	<b>IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER</b>	Assessment Information: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Does transfer include personal property? If yes, identify: _____ Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Assessment Use Only - Do Not Write Below This Line <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td><input type="checkbox"/> Terminal Verification</td> <td><input type="checkbox"/> Agricultural Verification</td> <td><input type="checkbox"/> Whole</td> <td><input type="checkbox"/> Part</td> <td><input type="checkbox"/> Tran. Process Verification</td> </tr> <tr> <td>Transfer Number: <u>19</u></td> <td>Date Received: <u>19</u></td> <td>Dead Release:</td> <td>Map:</td> <td>Assigned Property No.:</td> </tr> <tr> <td>Year: <u>Land</u></td> <td>Zone: <u>Zone</u></td> <td>Map:</td> <td>Grid:</td> <td>Block:</td> </tr> <tr> <td>Building: <u>Use</u></td> <td>Use: <u>Use</u></td> <td>Parcel:</td> <td>Section:</td> <td>Lot:</td> </tr> <tr> <td>Total: <u>Town Cd.</u></td> <td>Es. Bl.</td> <td>Es. Cd.</td> <td>Es. Cd.</td> <td>Occ. Cd.</td> </tr> </table> REMARKS: _____						<input type="checkbox"/> Terminal Verification	<input type="checkbox"/> Agricultural Verification	<input type="checkbox"/> Whole	<input type="checkbox"/> Part	<input type="checkbox"/> Tran. Process Verification	Transfer Number: <u>19</u>	Date Received: <u>19</u>	Dead Release:	Map:	Assigned Property No.:	Year: <u>Land</u>	Zone: <u>Zone</u>	Map:	Grid:	Block:	Building: <u>Use</u>	Use: <u>Use</u>	Parcel:	Section:	Lot:	Total: <u>Town Cd.</u>	Es. Bl.	Es. Cd.	Es. Cd.	Occ. Cd.																																					
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Total: <u>Town Cd.</u>	Es. Bl.	Es. Cd.	Es. Cd.	Occ. Cd.																																																																	

Distribution: White - Clerk's Office  
 Canary - SDAT  
 Pink - Office of Finance  
 Goldenrod - Proper  
 100-20-201-101



# MERLIN Maryland's Environmental Resources and Land Information Network



3/15/2022, 12:18:54 PM

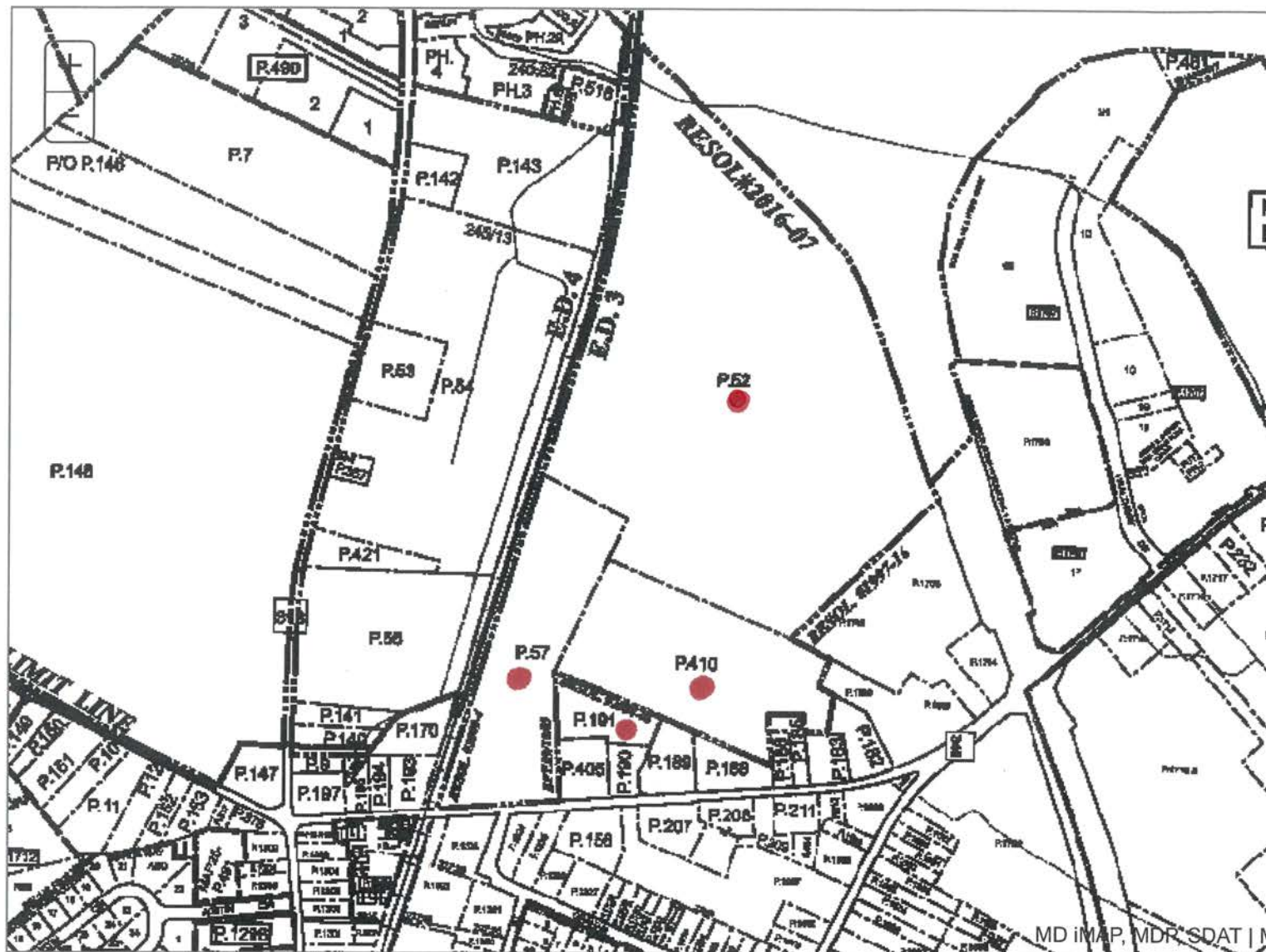
Parcel Boundaries

State Boundary Mask

1:18,056

0 0.17 0.35 0.7 mi  
0 0.28 0.55 1.1 km

MD IMAP, MDP, SDAT, VITA, Esri, HERE, Garmin,  
GeoTechnologies, Inc., USGS, METINASA, EPA, USDA, MD IMAP,  
ESRI

District: **03** Account Number: **035107**

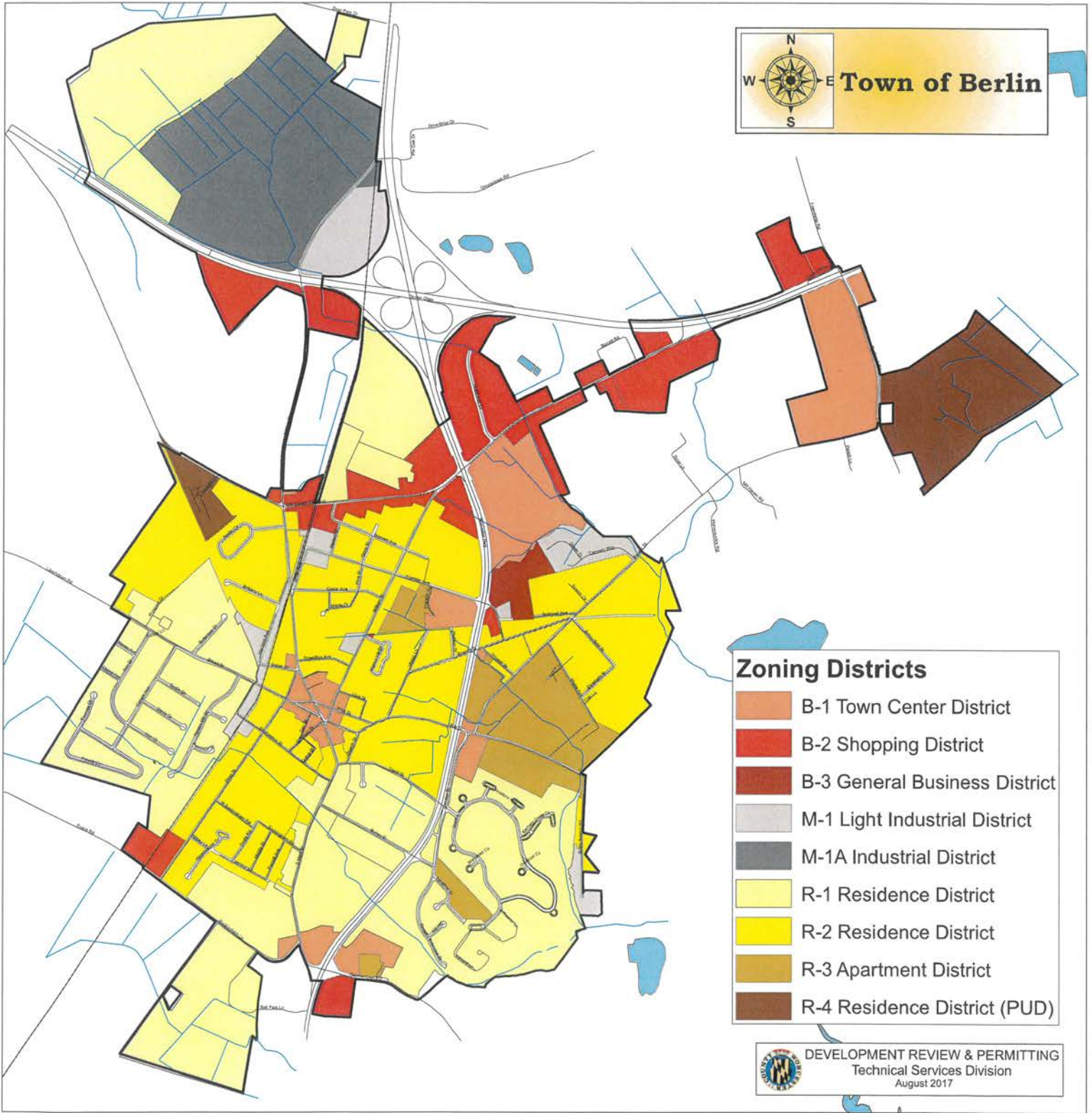
The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.


If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at [www.plats.net](http://www.plats.net) (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx> (<http://planning.maryland.gov/Pages/OurProducts/OurProducts.aspx>).

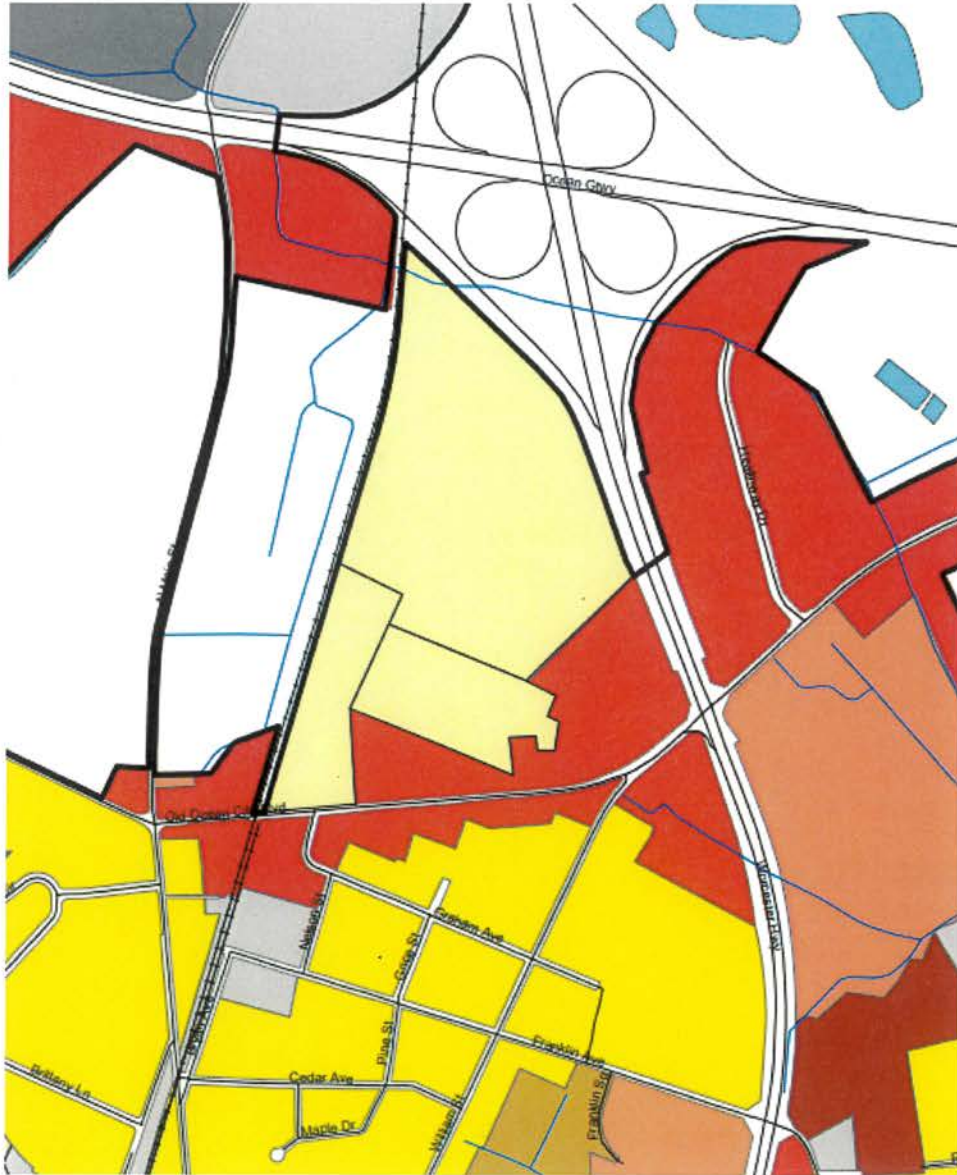




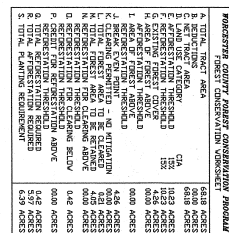


**Town of Berlin**

- Zoning Districts**
- B-1 Town Center District
  - B-2 Shopping District
  - B-3 General Business District
  - M-1 Light Industrial District
  - M-1A Industrial District
  - R-1 Residence District
  - R-2 Residence District
  - R-3 Apartment District
  - R-4 Residence District (PUD)







Item	Score	10-15 Years	16-17 Years
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
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99	1	1	1
100	1	1	1

**FOREST CONSERVATION ASSESSMENT ARIAS**

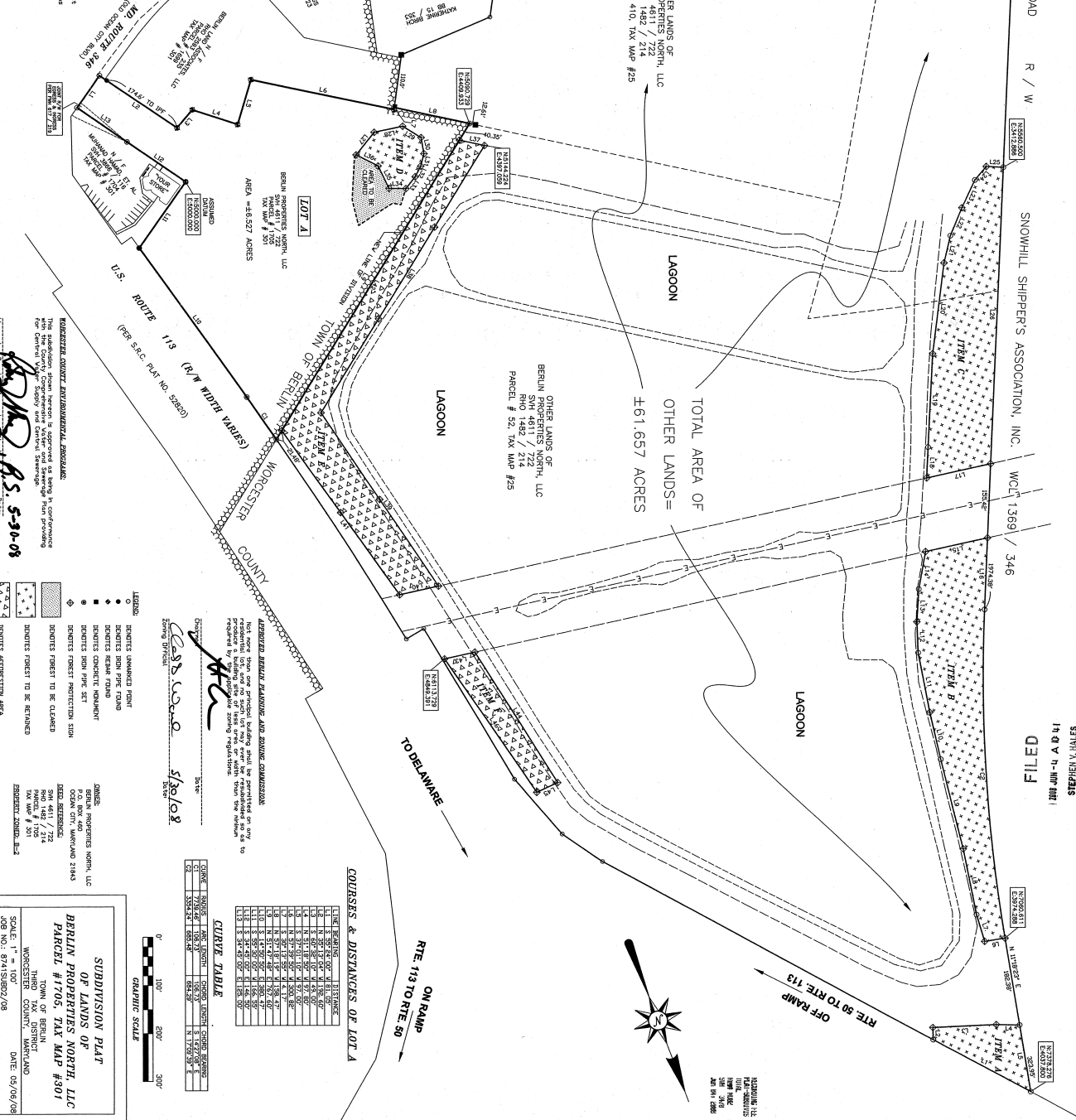
[illegible]

**L. E. BUNTING SURVEYS, INC.**  
MARYLAND & VIRGINIA  
LAND SURVEYING  
24 BROAD STREET  
BERLIN, MARYLAND 21811  
(410) 641-3313



representative a survey made by me that  
that all monuments  
described in the  
and their locations and descriptions  
at monuments of Chapter 94 of  
and other applicable laws have been

5/14/08



CLUSE	ROUTE	ROUTE IDENT	GROUP IDENT
12	7718.46	106.71	106.71
11	7718.46	106.71	106.71
10	7718.46	106.71	106.71
9	7718.46	106.71	106.71
8	7718.46	106.71	106.71
7	7718.46	106.71	106.71
6	7718.46	106.71	106.71
5	7718.46	106.71	106.71
4	7718.46	106.71	106.71
3	7718.46	106.71	106.71
2	7718.46	106.71	106.71
1	7718.46	106.71	106.71

**SUBDIVISION PLAT  
OF LANDS OF  
BERLIN PROPERTIES NORTH, LLC  
PARCEL #1705, TAX MAP #301**

TOWN OF BERLIN  
THIRD TAX DISTRICT  
WORCESTER COUNTY, MARYLAND

SCALE: 1" = 100'  
JOB NO.: 87451SUBD2/08  
DATE: 05/06/08

9154281 USA Cu 2/57 7991

## DIVISION 2. - R-1 RESIDENCE DISTRICT

### Sec. 108-325. - Permitted uses.

The following uses shall be permitted and the following regulations and the applicable regulations contained in other articles shall apply in the R-1 Residence District. Principal permitted uses are as follows:

- (1) Single-family dwellings.
- (2) Churches and parish houses.\*
- (3) Schools and colleges for academic instruction.\*
- (4) Agriculture, grazing and the usual agricultural buildings and structures, but not including chicken farms, hog farms or fur farms, provided that any heating plant, horse barn, cow barn, feeding pen or other building in which farm animals are kept shall comply with the distance requirement in section 108-712.
- (5) Silviculture.
- (6) Publicly owned buildings and properties of an administrative or public service type but not including such uses as storage yards, warehouses or garages.\*
- (7) Publicly owned areas and buildings, such as parks playground, community centers, and buildings or properties of a cultural or conservative nature.\*
- (8) Residential day care, provided that there is established and maintained in connection therewith a completely fenced and screened play lot of adequate size located at least 15 feet from any residential lot line.

\*Requires site plan review.

(Code 1977, § 107-34(A); Ord. No. 2000-10, 9-25-2000)

### Sec. 108-326. - Conditional uses.

Conditional uses requiring board of appeals authorization in accordance with sections 108-160 through 108-166 and site plan review pursuant to article V of this chapter are as follows:

- (1) Country clubs, public and private golf courses, swimming clubs and other social and recreational clubs and facilities for private noncommercial use, provided that any such establishment shall have an area of at least three acres and every principal building or swimming pool shall comply with one-half the distance requirement in section 108-712.
- (2) Public utility structures and properties other than essential services defined in section 108-5, but not including production, construction, maintenance or storage buildings or yards.
- (3) Cross-country electric transmission or communication line, cables or towers; oil, gas, water,

sewer, or other pipelines; railroad lines; or any other utility located on a private right-of-way.

- (4) The new construction of a dwelling or the conversion of an existing dwelling into a bed-and-breakfast facility, which shall be a single-family owner-occupied dwelling in which overnight sleeping rooms are rented on a short-term basis to transients subject to the following restrictions:
- a. No bed-and-breakfast facility shall contain more than four guest sleeping rooms.
  - b. Only designated rooms shall be used for sleeping.
  - c. A minimum of one full bathroom with lavatory, toilet and shower or tub or combination thereof shall be available for every two guestrooms as well as one for the owner-occupant.
  - d. No guestroom shall contain more than two beds.
  - e. On-site off-street parking in the rear or side yard in accordance with this Code shall be provided at the rate of one space per guestroom and two spaces for the owner-occupant.
  - f. No cooking facilities shall be permitted in any guestroom.
  - g. Upon conversion of an existing dwelling to a bed-and-breakfast facility, no additional entrance shall be permitted in the front facade.
  - h. No guest shall be permitted in a bed-and-breakfast facility for more than ten consecutive nights.
  - i. No more than four persons shall simultaneously occupy any one guestroom in a bed-and-breakfast facility.
  - j. There shall be no more than two nonresident employees in or about the bed-and-breakfast facility.
  - k. There may be only one on-premises advertising sign, which shall not exceed more than four square feet. The sign shall not be self-illuminated.
  - l. Breakfast only shall be served only to overnight guests.
  - m. Where a bed and breakfast facility exists or is proposed for a lot greater than one acre in size, the board of appeals shall have the authority to modify the above criteria, provided that such modification does not substantially impair the purpose of this chapter as stated in section 108-1.
- (5) Day-care centers.
- (6) Nursing facility, hospice facility or other institution for human care size. In addition to the review parameters established in article V of this chapter, and sections 108-160 through 108-166, application for such uses shall include an exterior lighting plan to ensure minimal adverse impact on neighboring properties.

Sec. 108-327. - Accessory uses.

Accessory buildings and uses customarily incidental to any principal use or authorized conditional use are permitted, including:

- (1) Private garages, parking areas, stables, swimming pools and other customary outbuildings and structures, provided that any stable shall comply with one-half the distance requirement in section 108-712.
- (2) Temporary real estate signs complying with the regulations in article X of this chapter.
- (3) Identification signs complying with the regulations in article X of this chapter.
- (4) Security signs not exceeding two square feet.
- (5) One bulletin board or sign for any permitted church, school or other public or semipublic institution not exceeding 32 square feet in size, which sign may be indirectly lighted.
- (6) Customary home occupations, provided that the home occupation is clearly and obviously subordinate to the principal use of a residential use. Home occupations shall be conducted wholly within the primary structure or an existing accessory building on the premises and pursuant to section 108-844.
- (7) The keeping of not more than one roomer or boarder by a resident family.
- (8) An accessory living quarters as defined pursuant to section 108-5.
- (9) Yard sales, provided that the personal property shall be removed 12 hours after the yard sale. Any item remaining on site for more than two days shall be declared a nuisance.
- (10) The keeping of no more than six female chickens, provided that:
  - a. All chickens must be confined at all times within a pen located no less than 25 feet from any residence.
  - b. Chickens must be registered with the state department of agriculture, domestic poultry and exotic bird registration division, via application forms provided by the town. The applicant shall complete the application form and return the form to the planning director, who shall then forward the application form to the state department of agriculture.
  - c. All chickens must be provided with access to a shelter that provides suitable protection from inclement weather.
  - d. Each pen containing poultry must be kept free of odors and materials that may attract rodents and maintained in such a way as to minimize turf destruction.
  - e. No male chickens, waterfowl or other game birds may be harbored or maintained.
  - f. Chickens shall only be permitted on residential lots containing single-family residences



which are occupied.

(Code 1977, § 107-34(C); Ord. No. 2000-10, 9-25-2000; Ord. No. 2009-16, 1-11-2010)

Sec. 108-328. - Height regulations.

No principal structure or part thereof, except as provided in section 108-241, shall exceed 2½ stories or 35 feet in height, and no accessory structure shall exceed 1½ stories or 25 feet in height.

(Code 1977, § 107-34(D); Ord. No. 2000-10, 9-25-2000; Ord. No. 2009-16, 1-11-2010; Ord. No. 2012-03, 6-3-2012)

Sec. 108-329. - Lot area, width and yard requirements.

The following minimum requirements shall be observed, subject to the modified requirements in article IV of this chapter:

					Side Yard Width		
Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Lot Area per Family (square feet)	Front Yard Depth (feet)	Least Width (feet)	Sum of Widths (feet)	Rear Yard Depth (feet)
Dwelling	10,000	80	10,000	25	10	25	35
Churches*	2 acres	200	—	35	25	50	40
Schools*	5 acres	400	—	35	35	80	50
Day-care centers*	40,000	100	—	35	15	—	40
Public utility uses <sup>3*</sup>	10,000	80	—	35	25	50	40

Other permitted uses*	40,000	100	—	35	25 <sup>2</sup>	50 <sup>2</sup>	40 <sup>2</sup>
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Notes:

1. For narrow streets, see section 108-706; for built-up frontage see section 108-243.
2. Or greater as may be specified elsewhere in this chapter.
3. Other than essential services as defined as section 108-5.

\*Requires site plan review.

(Code 1977, § 107-34(E); Ord. No. 2000-10, 9-25-2000; Ord. No. 2009-16, 1-11-2010; Ord. No. 2010-11, 11-22-2010)

Secs. 108-330—108-346. - Reserved.

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## DIVISION 7. - B-2 SHOPPING DISTRICT

### Sec. 108-464. - Principal uses.

The following uses shall be permitted and the following regulations and the applicable regulations contained in the other articles shall apply in the B-2 Shopping District. All principal permitted uses and conditional uses shall require site plan review in accordance with article V of this chapter, site plan review. Principal permitted uses include the following:

- (1) Any principal use or structure permitted and as regulated in the B-1 District, except as herein modified.
- (2) Boardinghouses or lodginghouses.
- (3) Bed-and-breakfasts.
- (4) Hotels and motels.
- (5) Any community retail business or service establishment, such as a food, drug, clothing, hardware, accessory, variety or department stores, barbershops, beauty shops, florist or specialty shop, a shoe repair shop, laundromats, cleaning shop, a bank or savings and loan office, a professional office, funeral homes, a real estate or insurance office or the like, supplying commodities or performing services primarily for residents of the town and surrounding community.
- (6) Tourist homes and produce stands.
- (7) Taverns, nightclubs, drive-in eating and drinking establishments, summer gardens and road houses, including entertainment and dancing, provided that the principal building shall comply with one-half the distance requirement of section 108-712.
- (8) Automobile parking lots, repair shops or general garages, subject to the provisions in section 108-817.
- (9) Automobile, tire, battery, recreational vehicle and implement establishments for display, hire, sale or general repair, including sales lots.
- (10) Animal hospitals, veterinary clinic or kennel, provided that any structure or area used for such purposes shall comply with the distance requirement of section 108-712.
- (11) Bakery, laundry and clothes cleaning and dyeing establishments, all subject to one-half the distance requirement of section 108-712.
- (12) Wholesale business, warehousing, storage and distributing establishments, except for flammable liquids, paints or explosives.
- (13) Municipally owned electric, communication, water, sewer, gas and fuel transmission lines and necessary equipment and buildings incidental thereto. Wireless transmitting stations, transformers, boosters, railroad lines and stations, water tanks and standpipes shall be subject to one-half the distance of section 108-712.
- (14) Any other retail business or service establishment which is determined by the board of appeals to be of the same general character as those specified herein, but not including any use of a class first permitted in a B-3 or M District.
- (15) Churches and parish houses, and the cultural, educational and recreational activity of its members, worshipers and their invitees, conducted as the sole principal use on a lot or contiguous lots.

(Code 1977, § 107-39(A); Ord. No. 2000-10, 9-25-2000; Ord. No. 2016-01, 4-11-2016)

Sec. 108-465. - Accessory uses.

The following accessory uses are permitted in the B-2 Shopping District:

- (1) Accessory buildings and uses customarily incidental to any permitted principal use, and not otherwise prohibited.
- (2) The manufacturing, processing or treatment of goods for sale primarily at retail on the premises or the cleaning, laundering, repairing or other treatment of objects as a retail service to customers on the premises, in which operations not more than three persons shall be engaged at any one time.
- (3) Warehousing for goods merchandise or products offered for sale on the premises.

(Code 1977, § 107-39(B); Ord. No. 2000-10, 9-25-2000)

Sec. 108-466. - Required conditions.

The following conditions are required in the B-2 Shopping District:

- (1) Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of hazard, odor, dust, smoke, cinders, gas, fumes, noise, vibration, radiation, refuse matter or water-carried waste.
- (2) Lots for public display or sale of automobiles, trucks, recreational vehicles, implements, boats or other machinery or equipment shall comply with the requirement that every such lot shall be fenced along each public street by an ornamental fence not less than 30 inches high, located at least five feet back from the property line or from any public sidewalk, and the space in front thereof shall be landscaped and neatly maintained.
- (3) No lighting, other than minimum protective night lighting, shall remain on after normal business hours. All lighting shall be shaded so as to direct the light away from residential premises and from public streets.
- (4) Along any side adjacent to any R District or institutional premises, an ornamental wall, fence or compact evergreen hedge and wire fence, not less than four feet nor more than six feet high, shall be installed and maintained in good condition without any advertising.

(Code 1977, § 107-39(C); Ord. No. 2000-10, 9-25-2000)

Sec. 108-467. - Height regulations.

Height regulations shall be the same as in the B-1 District.

(Code 1977, § 107-39(D); Ord. No. 2000-10, 9-25-2000)

Sec. 108-468. - Prohibited uses.

The following uses are prohibited in the B-2 Shopping District:

- (1) Any use specified as a permitted use or conditional use in a B-3 or M-1 District.



(2) Warehousing for goods or merchandise other than those offered for sale on premises.

(3) Warehousing within 50 feet of Main Street, Broad Street, William Street, or Commerce Street.

(Code 1977, § 107-39(E); Ord. No. 2000-10, 9-25-2000)

Sec. 108-469. - Lot area, width and yard requirements.

The following minimum requirements shall be observed, subject to the modified requirements contained in article IV of this chapter:

Use	Minimum Lot Area	Minimum Lot Width (feet)	Lot Area per Unit	Front Yard Depth <sup>1</sup> (feet)	Side Yard Width Each Side (feet)	Rear Yard Depth (feet)
Motels and hotels	Same as B-1					
Boardinghouses	Same as B-1					
Community retail and services	Same as B-1					
Wholesale and warehousing	6,000	60	—	20	6	25
Other permitted uses	—	—	—	10 <sup>2</sup>	None, except 10 when adjoining an R District	30 abutting an R District, otherwise 10

Notes:

1. For narrow streets, see section 108-706; for built-up frontage, see section 108-243.

2. Or greater as may be specified elsewhere in this chapter.

(Code 1977, § 107-39(F); Ord. No. 2000-10, 9-25-2000)

Secs. 108-470—108-491. - Reserved.

## Kim Rohrer

---

**From:** Jill Jeffery  
**Sent:** Thursday, March 10, 2022 2:48 PM  
**To:** Jennifer Wagner; Kim Rohrer  
**Cc:** Kayla Miller  
**Subject:** FW: Bid

Jen –

New Order  
Town of Berlin  
No LOE  
\$3,900  
Commercial Land  
Assign to Kayla

Thanks!

Kayla – detailed scope of work in email chain.

Kind regards,

**Jill Jeffery**  
VP Commercial Valuation



**OPTEON**

D. 410-912-2049  
M. 410-251-6274  
E. [Jill.Jeffery@opteonusa.com](mailto:Jill.Jeffery@opteonusa.com)

 **1888 440 8258**  **[OPTEONUSA.COM](https://www.opteonusa.com)**

---

**From:** Jill Jeffery  
**Sent:** Thursday, March 10, 2022 2:47 PM  
**To:** 'Jeffrey Fleetwood' <[jfleetwood@berlinmd.gov](mailto:jfleetwood@berlinmd.gov)>  
**Cc:** David Engelhart <[dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov)>  
**Subject:** RE: Bid

Jeff –

I confirm that we will proceed.

Thanks!  
Jill

**From:** Jeffrey Fleetwood <[jfleetwood@berlinmd.gov](mailto:jfleetwood@berlinmd.gov)>  
**Sent:** Thursday, March 10, 2022 12:10 PM  
**To:** Jill Jeffery <[Jill.Jeffery@opteonusa.com](mailto:Jill.Jeffery@opteonusa.com)>  
**Cc:** David Engelhart <[dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov)>

**Subject:** FW: Bid  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you have verified with the sender and know the content is safe.

Jill-Please move forward on this appraisal for us.



**Jeffrey Fleetwood - Town Administrator**  
Town of Berlin

10 William Street, Berlin, MD 21811

Office: 410-641-4002 | Fax: 410-641-2316  
[jfleetwood@berlinmd.gov](mailto:jfleetwood@berlinmd.gov) | [berlinmd.gov](http://berlinmd.gov)

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**From:** David Engelhart <[dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov)>

**Sent:** Thursday, March 10, 2022 10:49 AM

**To:** Jeffrey Fleetwood <[jfleetwood@berlinmd.gov](mailto:jfleetwood@berlinmd.gov)>

**Subject:** FW: Bid

**Importance:** High



**David Engelhart - Planning Director**  
Town of Berlin

10 William Street, Berlin, MD 21811

Office: 410-641-4143 | Fax: 410-641-2316  
[dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov) | [berlinmd.gov](http://berlinmd.gov)

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-----Original Message-----

**From:** Jill Jeffery <[Jill.Jeffery@opteonusa.com](mailto:Jill.Jeffery@opteonusa.com)>

**Sent:** Monday, March 7, 2022 9:30 AM

**To:** David Engelhart <[dengelhart@berlinmd.gov](mailto:dengelhart@berlinmd.gov)>

**Subject:** Bid

**Importance:** High

Dave -

Sorry this bid was a bit delayed. We wanted to accurately understand that the requested scope of work. For the

appraisal of Parcels 52, 57, 191 and 410, we can quote \$3,900 with a 4-5 week turnaround time.

The appraisal would include the following seven values, as requested:

1. As Is value of Parcels 52, 57, 191 and 410 as one, w/current zoning (R-1/B-2)
2. As Is value of Parcels 52, 57, 191 and 410 as one, w/residential zoning
3. As Is value of Parcels 52, 57, 191 and 410 as one, w/commercial zoning
4. As Is value Parcel 52 (43.36 acres/R-1)
5. As Is value Parcel 57 (9.35 acres/R-1)
6. As Is value Parcel 191 (1.58 acres/B-2)
7. As Is value Parcel 410 (9.38 acres/R-1)

As we had previously determined that the existing improvements have minimal to no contributory value, these would be land appraisals. A hypothetical condition may be employed for the purposes of analysis to determine the value of the parcels with the different zonings. Please let me know if you'd like us to proceed. If so, do you need a formal letter of engagement?

Thanks.

Kind regards,

Jill Jeffery  
VP Commercial Valuation

D.

410-912-2049

M. 410-251-6274

E. [Jill.Jeffery@opteonusa.com](mailto:Jill.Jeffery@opteonusa.com)

1888 440 8258 OPTEONUSA.COM

<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.opteonusa.com%2F&data=04%7C01%7C%7C765b3a9f13ad49edf88608da0046f237%7C799b1f0ab4fb4909ae800ac966d5c44b%7C1%7C0%7C637822602145381224%7CUnknown%7CTWFpbGZsb3d8eyJWljoImMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C1000&sdata=NDaoFzS1ycgrlEISxTR%2BPsZ5fmZtcKbY1f%2BAvDbCGUw%3D&reserved=0>





**MOTION TO APPROVE NO. 2022-05**

A MOTION OF THE MAYOR AND COUNCIL OF THE TOWN OF BERLIN  
APPROVING THE ARPA SPENDING PLAN AS PRESENTED.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Mayor and Council of  
the Town of Berlin, Maryland by affirmative vote of \_\_\_\_\_ to \_\_\_\_\_opposed, with  
\_\_\_\_\_abstaining and \_\_\_\_\_ absent.

\_\_\_\_\_  
Dean Burrell  
Vice-President of the Council

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the Mayor of the Town of Berlin.

\_\_\_\_\_  
Zack Tyndall, Mayor  
President of the Council

ATTEST: \_\_\_\_\_

Mary Bohlen  
Acting Town Administrator

## Town of Berlin ARPA Spending Plan

**Grant Total: \$4,794,272.69**

	Department	Project	Description/Notes	Project Cost
<b>Payment 1: \$2,397,136.35 (Received on 7/12/2021)</b>	Water	Smart Meters	The Council approved up-to \$1,000,000 for this expenditure. The contract was awarded for \$754,990.	\$754,990
	Water	Smart Meter Installation	Requested by Water Resources to cover the cost to install smart meters	\$300,000
	Stromwater	Drainage Project on Washington Street	The Council approved up-to \$110,000 for this expenditure	\$110,000
	Water	Branch Street Well Replacement	The Council approved up-to \$350,000 for this expenditure	\$350,000
	Administration	Strategic Plan	Create a plan to navigate the post-pandemic environment	\$28,000
	Planning	Growth Discussion and Addition to Comprehensive Plan	Plan for population changes following the pandemic	\$30,000
	Police, Public Works, Water Resources, Electric	Mobile Radio + Portables	Radios requested by the Police Department and 20 portable radios for daily operations and emergency preparedness	\$135,500
	Council Chambers	Audio and Visual System Improvements	Increase access to municipal operations by allowing the streaming of board, commission, committee, and Mayor and Council meetings	\$50,000
	Fire	Self Contained Breathing Apparatus (SCBA)	Cost fulfills the total request about by the Berlin Fire Company.	\$220,000
	EMS	Heart Monitor + 12-Lead Transmission Upgrade	Cost fulfills the total request about by Berlin Fire Company EMS and includes \$2,520 for additional software to transmit 12-Lead EKG's not originally request by BFCEMS.	\$47,520
	Businesses	Grant to Businesses	This grant will be divided among our business community as a one-time grant to aid in post pandemic recovery	\$54,000
	Administration	Digitizing of Documents and Files	This expenditure is designed to increase the access to town files by making them available for staff on the cloud	\$50,000
<b>Total Expenditures for Payment 1</b>	\$2,130,010.00			
<b>Remaining Balance from Payment 1</b>	\$267,126.35			

<b>Payment 2: \$2,397,136.34 (Expected in last quarter of 2022)</b>	Sewer	Broad Street Lift Station	Funding to improve and update lift station	\$1,000,000
	Water	Well House #1 Powellton Avenue	Funding to improve and update well house	\$300,000
	Sewer	Treatment Plant Upgrade (FY24 Item)	Funding towards the improvement of the wastewater treatment plant	\$1,000,000
	Building and Grounds	Rails to Trails Phase II	Funding to fulfill the final phase of the Rails to Trails project.	\$76,138
	Stormwater	Projects TBD	This expenditure will be used to fund stormwater projects.	\$250,000.00
	General Fund	Margin of Error/Revenue Loss (FY24 Item)	This expenditure serves as a margin of error to account for price fluctuations for the projects listed above. The remainder will be reallocated or returned to the general fund to account for revenue losses associated with the COVID-19 pandemic	\$38,124.69
<b>Total Expenditures for Payment 2 and Unused Balance from Payment 1</b>	\$2,664,262.69			
<b>Remaining Balance from Payment 1 and 2</b>	\$0.00			

ORDINANCE NO. 2022-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF BERLIN, MARYLAND AMENDING CHAPTER 108 ENTITLED ZONING, ARTICLE VI – DISTRICTS AND DISTRICT REGULATIONS, DIVISION 5, SECTION 108-403, ENTITLED LOT AREA, WIDTH AND YARD REQUIREMENTS.

Sec. 108-403. - Lot area, width and yard requirements.

The following minimum requirements shall be observed, subject to the requirements in article IV of this chapter:

					Side Yard Width		
Use	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Lot Area per Family (square feet)	Front Yard Depth <sup>1</sup> (feet)	Least Width (feet)	Sum of Widths (feet)	Rear Yard Depth (feet)
All dwellings	5,000	50	5,000	25	6	15	35
Public utilities	5,000	50	—	25	6	15	35
Other permitted uses	Same as specified in R-3 District						

FEE SIMPLE TOWNHOUSE DWELLINGS MAY BE PERMITTED WITH THE FOLLOWING MINIMUM LOT AND AREA REQUIREMENTS:

1. MINIMUM LOT SIZE – 2,000 SQUARE FEET;
2. MINIMUM LOT WIDTH – 18 FEET;
3. FRONT YARD SETBACK – 20 FEET;
4. REAR YARD SETBACK – 25 FEET; AND
5. SIDE YARD SETBACK – 0 FEET ALONG THE PARTY WALL AND 8 FEET ON THE END UNITS

IF A TOWNHOUSE PROJECT IS DEVELOPED AS ALLOWED HEREIN, THE DENSITY SHALL REMAIN CALCULATED AS SET FORTH FOR “ALL DWELLINGS” (MINIMUM LOT AREA (SQUARE FEET) IS 5,000).

Notes:

1. For narrow streets, see section 108-706; for built-up frontage, see section 108-243.

(Code 1977, § 107-37(D); Ord. No. 2000-10, 9-25-2000; Ord. No. 2001-9, 10-22-2001; Ord. No. 2005-8, 7-25-2005)

**THIS ORDINANCE** was introduced and read at a meeting of the Town Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and thereafter a statement of the substance of the Ordinance having been published as required by law.

A PUBLIC HEARING was held, and this Ordinance was adopted this \_\_\_\_ day of \_\_\_\_\_, 2022, by the Mayor and Council of the Town of Berlin, Maryland by affirmative vote of \_\_\_\_\_ in favor, to \_\_\_\_\_ opposed, with \_\_\_\_\_ abstaining and \_\_\_\_\_ absent.

\_\_\_\_\_  
Dean Burrell  
Vice-President of the Mayor and Council

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by the Mayor of the Town of Berlin and was therefore effective twenty (20) calendar days later on the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Zackery Tyndall, Mayor  
President of the Mayor and Council

\_\_\_\_\_  
ATTEST: Mary Bohlen, Deputy Town Administrator





**ORDINANCE 2022-05**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF BERLIN APPROVING THE FY 2023 BUDGET AS SUBMITTED.

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE MAYOR AND COUNCIL OF THE TOWN OF BERLIN, MARYLAND BY AFFIRMATIVE VOTE OF \_\_\_\_\_ TO \_\_\_\_\_ OPPOSED, WITH \_\_\_\_\_ ABSTAINING, AND \_\_\_\_\_ ABSENT.

\_\_\_\_\_  
DEAN BURRELL, SR.  
VICE PRESIDENT OF THE COUNCIL

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 BY THE MAYOR OF THE TOWN OF BERLIN.

\_\_\_\_\_  
ZACKERY TYNDALL, MAYOR  
PRESIDENT OF THE COUNCIL

ATTEST: \_\_\_\_\_  
MARY BOHLEN  
ACTING TOWN ADMINISTRATOR



Town of Berlin, MD

# Budget Comparison Report

## Account Summary

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Fund: 01 - GENERAL FUND								
Department: 4001 - GENERAL FUND REVENUES								
<a href="#">01-4001-3000</a>	PRIOR YEAR ABATEMENT	-13,761.46	-14,373.72	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3005</a>	REAL PROPERTY	3,575,237.28	3,677,503.35	3,923,283.65	3,780,561.00	3,924,509.00	143,948.00	3.81%
<a href="#">01-4001-3015</a>	CORPORATION TAX	188,868.64	210,998.05	193,395.23	170,000.00	190,000.00	20,000.00	11.76%
<a href="#">01-4001-3020</a>	PUBLIC UTILITIES TAX	106,892.77	117,107.22	114,953.15	90,000.00	115,000.00	25,000.00	27.78%
<a href="#">01-4001-3021</a>	ROOM TAX	35,109.60	41,852.30	39,074.22	20,000.00	40,800.00	20,800.00	104.00%
<a href="#">01-4001-3022</a>	ADMISSION TAX	0.00	11,612.43	3,019.81	0.00	6,200.00	6,200.00	0.00%
<a href="#">01-4001-3025</a>	DISCOUNT	-9,198.03	-9,972.26	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3030</a>	IN LIEU OF TAX	157,000.00	182,076.00	46,124.50	92,249.00	0.00	-92,249.00	-100.00%
<a href="#">01-4001-3040</a>	STATE INCOME TAX	429,195.28	672,261.87	223,327.59	300,000.00	400,000.00	100,000.00	33.33%
<a href="#">01-4001-3060</a>	PENALTY AND INTEREST	32,029.63	24,338.56	626.32	4,000.00	15,000.00	11,000.00	275.00%
<a href="#">01-4001-3105</a>	BUILDING PLAN REVIEW	4,443.00	6,840.00	4,319.00	2,500.00	3,000.00	500.00	20.00%
<a href="#">01-4001-3106</a>	BUILDING PERMIT	70,915.43	160,563.95	99,788.73	50,000.00	50,000.00	0.00	0.00%
<a href="#">01-4001-3108</a>	SIGN PERMIT	1,235.19	3,908.96	683.19	1,500.00	1,000.00	-500.00	-33.33%
<a href="#">01-4001-3109</a>	MISCELLANEOUS PERMIT	9,626.00	11,535.72	6,234.70	5,000.00	5,000.00	0.00	0.00%
<a href="#">01-4001-3113</a>	FRANCHISE FEES	107,133.68	109,469.04	79,429.82	104,000.00	104,000.00	0.00	0.00%
<a href="#">01-4001-3115</a>	BUSINESS LICENSE	36,023.65	40,643.71	2,323.92	30,000.00	35,000.00	5,000.00	16.67%
<a href="#">01-4001-3200</a>	POLICE USDA GRANT	0.00	0.00	24,300.00	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3208</a>	ARPA GRANT	0.00	0.00	2,287,136.35	0.00	691,158.00	691,158.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	AUDIO & VISUAL SYSTEM COUNCIL CHAMBERS	0.00	0.00	-50,000.00				
INTRODUCED	DIGITIZING OF DOCUMENTS & FILES FUNDED I	0.00	0.00	-50,000.00				
INTRODUCED	ECONOMIC DEVELOPMENT BUSINESS LICENSE	0.00	0.00	-54,000.00				
INTRODUCED	EMS HEART MONITOR & LEAD TRANSMISSION	0.00	0.00	-47,520.00				
INTRODUCED	FIRE SELF CONTAINED BREATHING APPARATUS	0.00	0.00	-220,000.00				
INTRODUCED	PLANNING COMPREHENSIVE PLAN FUNDED BY	0.00	0.00	-30,000.00				
INTRODUCED	POLICE MOBILE AND PORTABLE RADIOS FUND	0.00	0.00	-135,500.00				
INTRODUCED	RAILS TO TRAILS PHASE TWO FUNDED BY ARP	0.00	0.00	-76,138.00				
INTRODUCED	STRATEGIC PLAN FOR GROWTH FUNDED BY AF	0.00	0.00	-28,000.00				
<a href="#">01-4001-3240</a>	HIGHWAY USER REVENUE	197,872.29	225,343.58	106,367.99	113,190.00	230,000.00	116,810.00	103.20%
<a href="#">01-4001-3241</a>	MDOT BIKEWAYS GRANT	30,000.00	0.00	0.00	239,250.00	430,819.00	191,569.00	80.07%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	RAILS TO TRAILS PHASE 2	0.00	0.00	-430,819.00			
<a href="#">01-4001-3242</a>	STATE POLICE AID	53,015.32	62,403.25	79,341.32	43,940.00	35,110.00	-8,830.00 -20.10%
<a href="#">01-4001-3246</a>	MAINSTREET TOURISM	22,931.00	7,400.00	41,575.50	1,000.00	10,000.00	9,000.00 900.00%
<a href="#">01-4001-3247</a>	SLOT REVENUE	289,557.38	412,314.47	304,920.62	300,000.00	300,000.00	0.00 0.00%
<a href="#">01-4001-3248</a>	FACADE GRANT	27,628.17	10,140.50	22,924.83	50,000.00	30,000.00	-20,000.00 -40.00%
<a href="#">01-4001-3270</a>	COUNTY GRANT	465,000.00	636,033.00	504,875.00	504,875.00	663,138.00	158,263.00 31.35%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	FLOWER ST ROUNDABOUT	0.00	0.00	-122,000.00			
INTRODUCED	RAILS TO TRAILS	0.00	0.00	-76,138.00			
INTRODUCED	UNRESTRICTED WO CO GRANT	0.00	0.00	-465,000.00			
<a href="#">01-4001-3300</a>	PARKING FINE	125.00	425.00	145.00	100.00	100.00	0.00 0.00%
<a href="#">01-4001-3352</a>	BOARD OF ZONING APPEAL	690.00	1,325.00	1,300.00	650.00	650.00	0.00 0.00%
<a href="#">01-4001-3353</a>	GRASS CUTTING	970.00	859.80	1,400.00	500.00	950.00	450.00 90.00%
<a href="#">01-4001-3354</a>	WASTE COLLECTION	20,323.33	20,626.66	21,858.33	20,000.00	20,000.00	0.00 0.00%
<a href="#">01-4001-3355</a>	POLICE REPORT FEE	989.00	1,257.50	1,000.00	500.00	500.00	0.00 0.00%
<a href="#">01-4001-3356</a>	FINGERPRINT FEE	11,410.50	13,701.00	10,715.50	8,000.00	8,000.00	0.00 0.00%
<a href="#">01-4001-3460</a>	GENERAL OH WATER CONTRIBU	88,086.00	75,235.00	63,168.75	84,225.00	69,610.00	-14,615.00 -17.35%
<a href="#">01-4001-3461</a>	GENERAL OH SEWER CONTRIBU	204,758.00	181,833.00	139,475.25	185,967.00	252,305.00	66,338.00 35.67%
<a href="#">01-4001-3462</a>	GENERAL OH ELECTRIC CONTRIB	228,016.00	204,962.00	163,137.75	217,517.00	210,395.00	-7,122.00 -3.27%
<a href="#">01-4001-3464</a>	ELECTRIC FUND REIMBURSMEN	11,722.00	11,324.00	8,261.25	11,015.00	10,690.00	-325.00 -2.95%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	2002 RDA BOND 97 50% INTEREST	0.00	0.00	-10,690.00			
<a href="#">01-4001-3465</a>	WATER FUND REIMBURSMEN	1,407.00	1,359.00	1,012.50	1,322.00	1,283.00	-39.00 -2.95%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	2002 RDA BOND 97 6% INTEREST	0.00	0.00	-1,283.00			
<a href="#">01-4001-3466</a>	SEWER FUND REIMBURSMEN	4,455.00	4,303.00	3,150.00	4,186.00	4,062.00	-124.00 -2.96%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	2002 RDA BOND 97 19% INTEREST	0.00	0.00	-4,062.00			
<a href="#">01-4001-3467</a>	RECYCLING DISCOUNT	6,655.29	7,570.14	4,873.44	4,000.00	4,000.00	0.00 0.00%
<a href="#">01-4001-3500</a>	RENT	3,700.00	22,800.00	19,000.00	5,000.00	22,800.00	17,800.00 356.00%

## Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
<a href="#">01-4001-3590</a>	IMPACT FEE RESIDENTIAL	19,622.00	180,888.00	122,000.00	20,000.00	100,000.00	80,000.00	400.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	RESIDENTIAL IMPACT FEES		50.00	-2,000.00	-100,000.00			
<a href="#">01-4001-3591</a>	IMPACT FEE COMMERCIAL	16,268.00	6,816.00	25,492.00	10,000.00	35,000.00	25,000.00	250.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	COMMERCIAL IMPACT FEES		35.00	-1,000.00	-35,000.00			
<a href="#">01-4001-3701</a>	INTEREST EARNED	38,464.45	48,537.19	43,059.39	15,000.00	35,000.00	20,000.00	133.33%
<a href="#">01-4001-3800</a>	MISCELLANEOUS INCOME	7,401.10	20,370.71	5,392.93	1,000.00	2,000.00	1,000.00	100.00%
<a href="#">01-4001-3805</a>	PARKS AND RECREATION GRANT	0.00	0.00	0.00	107,500.00	111,650.00	4,150.00	3.86%
<a href="#">01-4001-3815</a>	CHRISTMAS PARADE	4,310.00	2,205.00	2,831.00	4,000.00	2,500.00	-1,500.00	-37.50%
<a href="#">01-4001-3820</a>	POLICE CPA PROG REVENUE	5,638.60	-4,499.44	2,537.04	2,000.00	2,000.00	0.00	0.00%
<a href="#">01-4001-3821</a>	POLICE FORFEITURE FUND	0.00	0.00	16,700.00	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3867</a>	CONTRIBUTION FROM SEWER FI	0.00	-1,691,780.50	0.00	10,000.00	400,000.00	390,000.00	3,900.00%
<a href="#">01-4001-3868</a>	CONTRIBUTION FROM STORMW	0.00	0.00	0.00	20,000.00	10,000.00	-10,000.00	-50.00%
<a href="#">01-4001-3870</a>	GAIN LOSS DISPOSAL OF ASSETS	7,630.36	34,249.00	5,947.51	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3871</a>	CONTRIBUTION FROM RESERVE	0.00	0.00	0.00	186,810.00	252,950.00	66,140.00	35.40%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	IMPACT FEES RESERVE		0.00	0.00	-122,000.00			
INTRODUCED	STABILIZATION RESERVE		0.00	0.00	-130,950.00			
<a href="#">01-4001-3874</a>	BOND LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-4001-3884</a>	SITE PLAN REVIEW	14,750.30	1,050.00	3,675.00	2,000.00	2,000.00	0.00	0.00%
<a href="#">01-4001-3888</a>	COUNTY LIQUOR BOARD	0.00	40,032.00	0.00	5,000.00	10,000.00	5,000.00	100.00%
<a href="#">01-4001-3899</a>	NSF HOLDING ACCOUNT	28.00	56.00	0.00	0.00	0.00	0.00	0.00%
<b>Total Department: 4001 - GENERAL FUND REVENUES:</b>		<b>6,514,174.75</b>	<b>5,785,505.04</b>	<b>8,774,158.08</b>	<b>6,828,357.00</b>	<b>8,848,179.00</b>	<b>2,019,822.00</b>	<b>29.58%</b>



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5000 - ELECTED OFFICIALS								
<a href="#">01-5000-4001</a>	SALARIES ELECTED AND APPOIN'	52,990.83	50,264.59	44,076.97	52,500.00	52,500.00	0.00	0.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	MAYOR AND 5 ELECTED	MAYOR AND 5 ELECTED						
<a href="#">01-5000-4002</a>	SALARIES FULL TIME	27,351.71	27,916.97	23,373.00	28,100.00	29,500.00	1,400.00	4.98%
<a href="#">01-5000-4500</a>	FICA	5,680.15	5,210.11	4,595.22	6,170.00	6,280.00	110.00	1.78%
<a href="#">01-5000-4505</a>	EMPLOYEE HEALTH INSURANCE	43,222.47	53,747.04	51,235.12	56,700.00	56,805.00	105.00	0.19%
<a href="#">01-5000-4510</a>	RETIREMENT	4,857.12	7,405.29	6,397.26	5,620.00	5,015.00	-605.00	-10.77%
<a href="#">01-5000-4515</a>	WORKERS' COMPENSATION	364.43	1,581.55	1,665.00	1,665.00	1,765.00	100.00	6.01%
<a href="#">01-5000-4530</a>	VACATION BUY BACK	834.72	851.04	0.00	835.00	850.00	15.00	1.80%
<a href="#">01-5000-4550</a>	HEALTH CLAIMS	13,494.38	9,866.65	16,808.84	26,400.00	26,400.00	0.00	0.00%
<a href="#">01-5000-4555</a>	RETENTION	47.57	48.23	589.64	592.00	50.00	-542.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.00	50.00	50.00				
<a href="#">01-5000-5200</a>	CONTRACTED SERVICES	359.26	526.58	543.85	740.00	740.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	4.00	30.00	120.00				
INTRODUCED	ADP PAYROLL	3.00	190.00	570.00				
INTRODUCED	DRUG TESTING	1.00	50.00	50.00				
<a href="#">01-5000-5210</a>	INSURANCE	10,000.00	9,832.00	9,832.00	11,902.00	12,620.00	718.00	6.03%
<a href="#">01-5000-5615</a>	TRAVEL	1,515.49	500.00	224.22	2,000.00	2,000.00	0.00	0.00%
<a href="#">01-5000-5616</a>	CELL PHONE	3,000.00	3,000.00	1,800.00	3,600.00	4,200.00	600.00	16.67%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS	7.00	600.00	4,200.00				
<a href="#">01-5000-5620</a>	DUES AND PUBLICATIONS	0.00	60.00	0.00	200.00	240.00	40.00	20.00%
<a href="#">01-5000-5621</a>	EMPLOYEE TRAINING	0.00	1,775.00	420.00	3,750.00	3,750.00	0.00	0.00%
<a href="#">01-5000-5676</a>	SPECIAL APPROPRIATIONS	908.42	1,405.33	1,095.94	1,000.00	1,000.00	0.00	0.00%
<a href="#">01-5000-5700</a>	OFFICE SUPPLIES	956.63	1,084.95	1,899.90	1,750.00	2,970.00	1,220.00	69.71%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	LAPTOP	0.00	0.00	1,970.00				

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget		%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)
INTRODUCED	OFFICE SUPPLIES		0.00	0.00	1,000.00		
Total Department: 5000 - ELECTED OFFICIALS:		165,583.18	175,075.33	164,556.96	203,524.00	206,685.00	3,161.00 1.55%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Department: 5100 - ADMINISTRATION								
01-5100-4002	SALARIES FULL TIME	339,582.07	307,662.18	255,639.97	312,750.00	328,380.00	15,630.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	4 FTE	4 FTE						
01-5100-4004	SALARIES OVERTIME	25.96	288.60	734.79	500.00	500.00	0.00	0.00%
01-5100-4068	ELECTION EXPENSE	0.00	3,189.98	0.00	0.00	4,000.00	4,000.00	0.00%
01-5100-4500	FICA	25,130.23	22,711.04	18,705.62	23,970.00	25,160.00	1,190.00	4.96%
01-5100-4505	EMPLOYEE HEALTH INSURANCE	49,553.62	44,924.25	43,247.38	45,400.00	55,895.00	10,495.00	23.12%
01-5100-4510	RETIREMENT	34,468.78	32,591.18	33,314.67	37,875.00	37,180.00	-695.00	-1.83%
01-5100-4515	WORKERS' COMPENSATION	1,101.24	1,854.24	1,950.00	1,950.00	2,070.00	120.00	6.15%
01-5100-4530	VACATION BUY BACK	5,112.53	5,298.24	0.00	5,120.00	5,500.00	380.00	7.42%
01-5100-4545	VEHICLE ALLOWANCE	4,500.08	4,500.08	0.00	0.00	0.00	0.00	0.00%
01-5100-4550	HEALTH CLAIMS	14,719.16	10,475.10	6,233.35	20,500.00	20,500.00	0.00	0.00%
01-5100-4555	RETENTION	245.28	332.92	2,358.59	2,366.00	200.00	-2,166.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	4.00	50.00	200.00				
01-5100-5000	PROFESSIONAL SERVICES	6,791.73	0.00	2,180.00	5,000.00	4,000.00	-1,000.00	-20.00%
01-5100-5005	LEGAL EXPENSES	72,350.61	2,445.00	19,263.50	25,000.00	25,000.00	0.00	0.00%
01-5100-5200	CONTRACTED SERVICES	20,840.76	17,571.73	24,909.10	23,350.00	27,950.00	4,600.00	19.70%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CODERED	0.00	0.00	3,700.00				
INTRODUCED	ENGINEERING SERVICES	0.00	0.00	15,000.00				
INTRODUCED	GRANT APPLICATION SERVICES	0.00	0.00	5,000.00				
INTRODUCED	MUNICODE	0.00	0.00	2,500.00				
INTRODUCED	PUBLIC ACCESS CHANNEL	0.00	0.00	1,000.00				
INTRODUCED	SHREDDING	0.00	0.00	500.00				
INTRODUCED	ZOOM LICENSING	0.00	0.00	250.00				
01-5100-5210	INSURANCE	5,166.33	4,820.00	5,200.00	6,120.00	6,500.00	380.00	6.21%
01-5100-5220	RENTAL OFFICE EQUIPMENT	0.00	0.00	450.00	0.00	600.00	600.00	0.00%
01-5100-5255	CAPITAL OUTLAY EQUIPMENT	120,959.12	23,000.00	0.00	0.00	128,000.00	128,000.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	AUDIO & VISUAL SYSTEM COUNCIL CHAMBERS	0.00	0.00	50,000.00				
INTRODUCED	DIGITIZING OF DOCUMENTS & FILES FUNDED I	0.00	0.00	50,000.00				

Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
INTRODUCED	STRATEGIC PLAN FUNDED BY ARPA		0.00	0.00	28,000.00			
<a href="#">01-5100-5257</a>	VEHICLE MAINTENANCE	-450.59	-292.81	-133.47	300.00	1,300.00	1,000.00	333.33%
<a href="#">01-5100-5264</a>	WEBSITE	2,400.00	1,775.00	1,950.00	2,900.00	2,400.00	-500.00	-17.24%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	D3 WEBSITE HOSTING		12.00	125.00	1,500.00			
INTRODUCED	MUNICODE CODE ON WEB		0.00	0.00	900.00			
<a href="#">01-5100-5266</a>	TRANSFER TO RESERVES	0.00	0.00	0.00	30,000.00	410,000.00	380,000.00	1,266.67%
<a href="#">01-5100-5268</a>	SLOT CONTRIBUTION TO RESERV	0.00	0.00	0.00	300,000.00	300,000.00	0.00	0.00%
<a href="#">01-5100-5400</a>	UTILITIES	18,014.72	19,797.52	17,640.87	18,990.00	19,000.00	10.00	0.05%
<a href="#">01-5100-5601</a>	POSTAGE	0.00	0.00	293.09	0.00	0.00	0.00	0.00%
<a href="#">01-5100-5608</a>	FIRE&EMS OPERATING ALLOCAT	544,000.00	400,000.00	400,000.00	400,000.00	525,000.00	125,000.00	31.25%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	ADDITIONAL STAFF REQUEST		0.00	0.00	125,000.00			
INTRODUCED	FIRE/EMS BUDGET ALLOCATION		0.00	0.00	400,000.00			
<a href="#">01-5100-5610</a>	TELEPHONE	12,275.40	8,957.31	7,896.74	14,000.00	11,000.00	-3,000.00	-21.43%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	PHONE, INTERNET, VOICE		0.00	0.00	11,000.00			
<a href="#">01-5100-5611</a>	BFC ONE TIME CAPITAL	0.00	0.00	0.00	0.00	267,520.00	267,520.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	HEART MONITOR & LEAD TRANSMISSION UPG		0.00	0.00	47,520.00			
INTRODUCED	SCBA FUNDED BY ARPA		0.00	0.00	220,000.00			
<a href="#">01-5100-5615</a>	TRAVEL	1,171.61	271.47	856.22	2,200.00	2,200.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	MML, MMCA, LGIT		0.00	0.00	1,700.00			
INTRODUCED	PSC HEARING		0.00	0.00	500.00			
<a href="#">01-5100-5616</a>	CELL PHONE	2,460.00	2,400.00	1,800.00	2,400.00	2,400.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS		4.00	600.00	2,400.00			
<a href="#">01-5100-5620</a>	DUES AND PUBLICATIONS	5,439.99	5,348.18	6,307.26	6,000.00	6,320.00	320.00	5.33%



Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022	YTD Activity				
Budget Detail	Total Activity	Total Activity	Through May					
Budget Code	Description	Units	Price	Amount				
INTRODUCED	LESMA, MMAA, IIMC	0.00	0.00	1,000.00				
INTRODUCED	MML ANNUAL DUES	0.00	0.00	5,100.00				
INTRODUCED	SHRM DUES	0.00	0.00	220.00				
<a href="#">01-5100-5621</a>	EMPLOYEE TRAINING	430.00	0.00	35.35	1,500.00	1,500.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	TOWN CLERK, LGIT	0.00	0.00	1,500.00				
<a href="#">01-5100-5622</a>	INFORMATION TECHNOLOGY	6,574.36	5,443.67	5,518.45	5,470.00	7,750.00	2,280.00	41.68%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	PW 24P SWITCH	0.00	0.00	144.00				
INTRODUCED	PW T35 FIREWALL	0.00	0.00	1,056.00				
INTRODUCED	PW WAP	0.00	0.00	288.00				
INTRODUCED	PZ - WAP (\$12*12)	0.00	0.00	144.00				
INTRODUCED	PZ 24P SWITCH	0.00	0.00	144.00				
INTRODUCED	SSL CERTIFICATE	0.00	0.00	70.00				
INTRODUCED	TH 24P SWITCH	0.00	0.00	432.00				
INTRODUCED	TH M370 FIREWALL	0.00	0.00	2,796.00				
INTRODUCED	TH WAP	0.00	0.00	432.00				
INTRODUCED	TH WATCHGUARD AUTHPOINT MFA LICENSE	0.00	0.00	900.00				
INTRODUCED	VC 24P SWITCH	0.00	0.00	144.00				
INTRODUCED	VC T35 FIREWALL	0.00	0.00	1,056.00				
INTRODUCED	VC WAP	0.00	0.00	144.00				
<a href="#">01-5100-5630</a>	VEHICLE FUEL	2,492.46	5,842.59	3,068.48	3,310.00	4,150.00	840.00	25.38%
<a href="#">01-5100-5676</a>	SPECIAL APPROPRIATIONS	20,000.00	20,000.00	20,000.00	20,000.00	20,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	AGH GRANT PLEDGE PAYMENT 5 OF 5	0.00	0.00	20,000.00				
<a href="#">01-5100-5700</a>	OFFICE SUPPLIES	3,509.31	2,702.02	9,640.76	9,500.00	5,055.00	-4,445.00	-46.79%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	DATTO NETWORKING DNW-AP62 WAP	1.00	150.00	150.00				
INTRODUCED	GENERAL OFFICE SUPPLIES	0.00	0.00	3,000.00				
INTRODUCED	MICROSOFT WINDOWS SERVER STANDARD 16	1.00	1,070.00	1,070.00				
INTRODUCED	MISC PARTS FOR NETWORKING EQUIP INSTALI	0.00	0.00	35.00				

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget 2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	%
Account Number								
INTRODUCED	WATCHGUARD FIREBOX M370 APPLIANCE		1.00	800.00	800.00			
<a href="#">01-5100-5720</a>	PRINTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-5100-5726</a>	ADVERTISING	1,035.35	1,001.50	1,065.01	1,500.00	1,500.00	0.00	0.00%
<a href="#">01-5100-5789</a>	CONTINGENCY	0.00	0.00	0.00	56,543.00	21,332.00	-35,211.00	-62.27%
<a href="#">01-5100-6510</a>	CUST SERVICE REIM GEN FUN	70,561.00	79,376.00	62,352.75	83,137.00	89,683.00	6,546.00	7.87%
Total Department: 5100 - ADMINISTRATION:		1,390,461.11	1,034,286.99	952,478.48	1,467,651.00	2,369,545.00	901,894.00	61.45%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022					
Department: 5120 - FINANCE	Total Activity	Total Activity	YTD Activity	Through May				
<a href="#">01-5120-4002</a>	SALARIES FULL TIME	173,403.90	186,345.60	155,799.22	191,080.00	200,630.00	9,550.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	3 FTES	3 FTES						
<a href="#">01-5120-4004</a>	SALARIES OVERTIME	35.12	0.00	343.53	300.00	500.00	200.00	66.67%
<a href="#">01-5120-4500</a>	FICA	12,729.65	11,119.76	11,287.44	14,650.00	15,390.00	740.00	5.05%
<a href="#">01-5120-4505</a>	EMPLOYEE HEALTH INSURANCE	11,313.65	11,705.14	26,395.83	12,100.00	30,980.00	18,880.00	156.03%
<a href="#">01-5120-4510</a>	RETIREMENT	17,801.84	18,794.34	20,389.72	23,315.00	22,890.00	-425.00	-1.82%
<a href="#">01-5120-4515</a>	WORKERS' COMPENSATION	529.43	1,189.93	1,255.00	1,255.00	1,335.00	80.00	6.37%
<a href="#">01-5120-4545</a>	VEHICLE ALLOWANCE	2,644.20	2,644.20	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-5120-4550</a>	HEALTH CLAIMS	4,324.19	4,925.04	12,197.51	5,850.00	11,700.00	5,850.00	100.00%
<a href="#">01-5120-4555</a>	RETENTION	142.71	144.69	1,768.94	1,775.00	150.00	-1,625.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	3.00	50.00	150.00				
<a href="#">01-5120-5000</a>	PROFESSIONAL SERVICES	49,875.00	44,700.00	46,250.00	40,000.00	43,000.00	3,000.00	7.50%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ANNUAL AUDIT, UFR, SINGLE AUDIT	0.00	0.00	43,000.00				
<a href="#">01-5120-5200</a>	CONTRACTED SERVICES	444.90	579.46	511.31	720.00	720.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	3.00	190.00	570.00				
INTRODUCED	DRUG TESTING	3.00	50.00	150.00				
<a href="#">01-5120-5210</a>	INSURANCE	1,397.00	1,435.00	1,435.00	1,720.00	1,850.00	130.00	7.56%
<a href="#">01-5120-5615</a>	TRAVEL	544.58	96.00	279.90	1,050.00	2,500.00	1,450.00	138.10%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	MD GFOA, SHORE FRAUD, GFOA	0.00	0.00	2,500.00				
<a href="#">01-5120-5616</a>	CELL PHONE	1,000.00	1,800.00	1,350.00	1,800.00	1,800.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE ALLOWANCE	3.00	600.00	1,800.00				
<a href="#">01-5120-5620</a>	DUES AND PUBLICATIONS	280.00	160.00	345.00	280.00	350.00	70.00	25.00%

## Budget Comparison Report

Account Number	Budget Detail	Description	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Comparison 1	Comparison 1	%
						Budget	to Parent Budget	
						Parent Budget		
Budget Code						2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)
INTRODUCED	MDGFOA, GFOA		0.00	0.00	350.00			
<a href="#">01-5120-5621</a>	EMPLOYEE TRAINING	565.00	904.00	1,455.00	2,490.00	3,500.00	1,010.00	40.56%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	MD GFOA, IMA SHORE FRAUD, GFOA, TYLER O	0.00	0.00	3,500.00				
<a href="#">01-5120-5700</a>	OFFICE SUPPLIES	1,739.30	2,661.27	7,922.32	9,500.00	3,000.00	-6,500.00	-68.42%
	Total Department: 5120 - FINANCE:	278,770.47	289,204.43	288,985.72	307,885.00	340,295.00	32,410.00	10.53%



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	
					Parent Budget	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5125 - CUSTOMER ACCOUNTS							
<a href="#">01-5125-4002</a>	SALARIES FULL TIME	121,552.73	119,818.58	103,341.56	125,260.00	133,335.00	8,075.00 6.45%
Budget Notes							
Budget Code	Subject	Description					
INTRODUCED	3 FTE	3 FTE					
<a href="#">01-5125-4004</a>	SALARIES OVERTIME	113.94	110.81	88.47	1,000.00	1,000.00	0.00 0.00%
<a href="#">01-5125-4500</a>	FICA	8,701.75	8,737.15	7,561.65	9,660.00	10,280.00	620.00 6.42%
<a href="#">01-5125-4505</a>	EMPLOYEE HEALTH INSURANCE	22,332.00	22,853.12	25,472.88	23,100.00	33,580.00	10,480.00 45.37%
<a href="#">01-5125-4510</a>	RETIREMENT	12,626.84	13,053.79	13,432.62	15,610.00	15,525.00	-85.00 -0.54%
<a href="#">01-5125-4515</a>	WORKERS' COMPENSATION	389.43	1,109.93	1,155.00	1,155.00	1,225.00	70.00 6.06%
<a href="#">01-5125-4550</a>	HEALTH CLAIMS	5,371.61	3,893.61	8,819.27	11,700.00	14,625.00	2,925.00 25.00%
<a href="#">01-5125-4555</a>	RETENTION	142.71	144.69	1,768.92	1,775.00	150.00	-1,625.00 -91.55%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	HOLIDAY GIFT CARD	3.00	50.00	150.00			
<a href="#">01-5125-5200</a>	CONTRACTED SERVICES	33,629.59	36,948.61	36,512.73	36,120.00	36,220.00	100.00 0.28%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	ADP	3.00	190.00	570.00			
INTRODUCED	DRUG TESTING	3.00	50.00	150.00			
INTRODUCED	OUTSIDE CONTRACTUAL SERVICES	0.00	0.00	500.00			
INTRODUCED	TYLER ANNUAL SUPPORT	0.00	0.00	28,000.00			
INTRODUCED	TYLER ON LINE	0.00	0.00	7,000.00			
<a href="#">01-5125-5210</a>	INSURANCE	2,500.00	2,380.00	2,380.00	2,710.00	2,875.00	165.00 6.09%
<a href="#">01-5125-5220</a>	RENTAL OFFICE EQUIPMENT	14,030.07	13,011.43	13,822.35	14,000.00	14,000.00	0.00 0.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	COPIERS, PRINTERS	0.00	0.00	14,000.00			
<a href="#">01-5125-5601</a>	POSTAGE	24,891.10	20,546.46	26,262.24	28,200.00	30,000.00	1,800.00 6.38%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	BULK MAILING, REG POSTAGE	0.00	0.00	30,000.00			
<a href="#">01-5125-5615</a>	TRAVEL	125.87	97.47	3.00	500.00	500.00	0.00 0.00%
<a href="#">01-5125-5616</a>	CELL PHONE	600.00	1,650.00	1,350.00	1,800.00	1,800.00	0.00 0.00%

# Budget Comparison Report

Account Number	Budget Detail	Budget Code	Description	Units	Price	Amount	Comparison 1	Comparison 1	%
							Budget	to Parent Budget	
							Parent Budget		
							2021-2022	2022-2023	
							2021-2022	INTRODUCED	Increase /
									(Decrease)

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					Parent Budget		
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May			
Department: 5130 - BUILDING AND GROUNDS							
<a href="#">01-5130-5200</a>	CONTRACTED SERVICES	59,268.35	20,482.21	14,167.94	37,550.00	49,700.00	12,150.00 32.36%
Budget Detail							
Budget Code	Description		Units	Price	Amount		
INTRODUCED	DOWNTOWN LANDSCAPING		0.00	0.00	3,200.00		
INTRODUCED	ELEVATOR INSPECTION		0.00	0.00	1,100.00		
INTRODUCED	FIRE PROTECTIVE SERVICES		0.00	0.00	400.00		
INTRODUCED	JANITORIAL SERVICES		0.00	0.00	40,000.00		
INTRODUCED	TOWN HALL BRICK REPAIR		0.00	0.00	5,000.00		
<a href="#">01-5130-5250</a>	BUILDING MAINTENANCE	6,862.05	4,548.23	6,587.95	7,500.00	8,000.00	500.00 6.67%
Budget Detail							
Budget Code	Description		Units	Price	Amount		
INTRODUCED	BUILDING MAINTENANCE		0.00	0.00	3,000.00		
INTRODUCED	HVAC MAINTENANCE		0.00	0.00	3,500.00		
INTRODUCED	PLANNING BLDG WATER HEATER		0.00	0.00	500.00		
INTRODUCED	SMALL REPAIRS AND TOOLS		0.00	0.00	1,000.00		
<a href="#">01-5130-5251</a>	EQUIPMENT MAINTENANCE	2,751.17	119.28	385.00	1,300.00	1,300.00	0.00 0.00%
Budget Detail							
Budget Code	Description		Units	Price	Amount		
INTRODUCED	GENERATOR MAINTENANCE		0.00	0.00	600.00		
INTRODUCED	GEO THERMAL HVAC FILTERS		0.00	0.00	400.00		
INTRODUCED	PUBLIC RESTROOMS WATER FILTRATION		0.00	0.00	300.00		
<a href="#">01-5130-5255</a>	CAPITAL OUTLAY EQUIPMENT	21,396.94	0.00	98,019.16	110,000.00	583,095.00	473,095.00 430.09%
Budget Detail							
Budget Code	Description		Units	Price	Amount		
INTRODUCED	RAILS TO TRAILS MDOT		0.00	0.00	430,819.00		
INTRODUCED	RAILS TO TRAILS PHASE TWO FUNDED BY ARP/		0.00	0.00	76,138.00		
INTRODUCED	RAILS TO TRAILS WORCESTER COUNTY		0.00	0.00	76,138.00		
<a href="#">01-5130-5650</a>	NON-CAPITAL EQUIPMENT	528.71	0.00	0.00	0.00	0.00	0.00 0.00%
Total Department: 5130 - BUILDING AND GROUNDS:		90,807.22	25,149.72	119,160.05	156,350.00	642,095.00	485,745.00 310.68%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5200 - POLICE								
01-5200-4002	SALARIES FULL TIME	914,186.80	1,121,022.05	796,532.53	1,056,615.00	1,110,370.00	53,755.00	5.09%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	14 SWORN 5 FTE 3 PT	14 SWORN 5 FTE 3 PT						
01-5200-4003	SALARIES PART TIME AND TEMP	10,229.22	11,150.78	8,543.20	10,440.00	12,860.00	2,420.00	23.18%
01-5200-4004	SALARIES OVERTIME	91,039.29	86,894.72	111,337.91	70,000.00	80,000.00	10,000.00	14.29%
01-5200-4500	FICA	79,079.51	93,542.43	71,714.73	86,990.00	92,050.00	5,060.00	5.82%
01-5200-4505	EMPLOYEE HEALTH INSURANCE	127,975.77	136,150.17	121,439.20	137,200.00	152,635.00	15,435.00	11.25%
01-5200-4510	RETIREMENT	104,828.74	112,084.25	108,189.93	129,660.00	127,400.00	-2,260.00	-1.74%
01-5200-4515	WORKERS' COMPENSATION	148,406.72	107,059.58	126,592.00	112,415.00	134,190.00	21,775.00	19.37%
01-5200-4530	VACATION BUY BACK	10,775.36	13,307.04	0.00	10,777.00	11,000.00	223.00	2.07%
01-5200-4550	HEALTH CLAIMS	43,559.66	26,276.16	23,823.47	67,500.00	73,200.00	5,700.00	8.44%
01-5200-4555	RETENTION	1,088.93	2,061.05	11,301.19	11,387.00	1,100.00	-10,287.00	-90.34%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	HOLIDAY GIFT CARDS		22.00	50.00	1,100.00			
01-5200-5200	CONTRACTED SERVICES	36,562.53	40,492.35	48,946.89	44,670.00	63,639.00	18,969.00	42.46%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	ABSOLUTE SECURITY		1.00	1,600.00	1,600.00			
INTRODUCED	ADP		1.00	4,100.00	4,100.00			
INTRODUCED	AXON		1.00	8,500.00	8,500.00			
INTRODUCED	BACKGROUND CHECKS		1.00	500.00	500.00			
INTRODUCED	CAPITAL NETWORK		1.00	3,100.00	3,100.00			
INTRODUCED	COMMUNICATIONS BACK-UP		1.00	150.00	150.00			
INTRODUCED	CROSSMATCH		1.00	1,600.00	1,600.00			
INTRODUCED	CROWN POINT TECH		1.00	1,200.00	1,200.00			
INTRODUCED	DEPT PUBLIC SAFETY		12.00	140.00	1,680.00			
INTRODUCED	DRUG TESTING		1.00	800.00	800.00			
INTRODUCED	FIDELITY POWER		1.00	2,054.00	2,054.00			
INTRODUCED	FIRE PROTECTIVE SERVICES		1.00	400.00	400.00			
INTRODUCED	GRANT WRITING		1.00	3,000.00	3,000.00			
INTRODUCED	HARRIS RADIO		1.00	1,835.00	1,835.00			
INTRODUCED	IACP NET		1.00	550.00	550.00			
INTRODUCED	K9 VET SERVICES		1.00	2,000.00	2,000.00			
INTRODUCED	KENNELING K9		24.00	40.00	960.00			
INTRODUCED	LEOPS STUDY		1.00	10,000.00	10,000.00			



Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
				Through May				
	INTRODUCED		1.00	7,900.00	7,900.00			
	INTRODUCED		1.00	540.00	540.00			
	INTRODUCED		1.00	810.00	810.00			
	INTRODUCED		1.00	4,000.00	4,000.00			
	INTRODUCED		12.00	530.00	6,360.00			
<a href="#">01-5200-5210</a>	INSURANCE	15,508.00	14,106.00	18,024.50	17,630.00	18,690.00	1,060.00	6.01%
<a href="#">01-5200-5220</a>	RENTAL OFFICE EQUIPMENT	2,666.48	2,345.87	2,289.30	2,640.00	2,604.00	-36.00	-1.36%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	COPIER LEASE		12.00	80.00	960.00			
INTRODUCED	PRINTER LEASE		12.00	137.00	1,644.00			
<a href="#">01-5200-5250</a>	BUILDING MAINTENANCE	2,903.49	12,269.49	9,773.84	15,300.00	16,000.00	700.00	4.58%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	JANITORIAL		1.00	12,000.00	12,000.00			
INTRODUCED	SUPPLIES, MULCH		1.00	1,000.00	1,000.00			
INTRODUCED	VCT FLOORS		1.00	3,000.00	3,000.00			
<a href="#">01-5200-5251</a>	EQUIPMENT MAINTENANCE	220.00	254.00	137.00	500.00	500.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	SCANNERS, TYPEWRITERS, RADIOS, RADAR		1.00	500.00	500.00			
<a href="#">01-5200-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	52,381.92	133,200.41	100,000.00	199,000.00	99,000.00	99.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	2023 CHEV.TAHOE REPL. 2014 CHEVY TAHOE		0.00	0.00	45,000.00			
INTRODUCED	DUTY HAND GUNS		0.00	0.00	7,400.00			
INTRODUCED	MOBILE RADIO AND PORTABLE UNIT 800 MGH		0.00	0.00	135,500.00			
INTRODUCED	RADAR AND CAR VIDEO EQIPMENT		0.00	0.00	6,100.00			
INTRODUCED	TASER 7X26 REPLACEMENT		0.00	0.00	5,000.00			
<a href="#">01-5200-5257</a>	VEHICLE MAINTENANCE	24,096.13	17,404.75	16,754.85	15,000.00	16,000.00	1,000.00	6.67%
<a href="#">01-5200-5400</a>	UTILITIES	12,862.57	13,569.53	11,832.25	16,000.00	16,404.00	404.00	2.53%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	ELECTRIC AND WATER		12.00	1,200.00	14,400.00			
INTRODUCED	GAS		12.00	167.00	2,004.00			

## Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
<a href="#">01-5200-5601</a>	POSTAGE	59.30	16.65	85.78	200.00	200.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	FED EX, USPS, UPS		1.00	200.00	200.00			
<a href="#">01-5200-5610</a>	TELEPHONE	5,149.31	4,870.36	4,207.18	5,400.00	5,400.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	COMCAST		12.00	400.00	4,800.00			
INTRODUCED	VERIZON		12.00	50.00	600.00			
<a href="#">01-5200-5615</a>	TRAVEL	1,489.32	1,035.68	4,010.88	2,500.00	2,500.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	PER DIEM, HOTEL, TRANSPORT		1.00	2,500.00	2,500.00			
<a href="#">01-5200-5616</a>	CELL PHONE	7,550.00	7,500.00	5,500.00	8,400.00	7,800.00	-600.00	-7.14%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS		13.00	600.00	7,800.00			
<a href="#">01-5200-5620</a>	DUES AND PUBLICATIONS	865.00	1,138.34	1,240.00	925.00	1,000.00	75.00	8.11%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	IACP		1.00	200.00	200.00			
INTRODUCED	MAGLOCLEAN		1.00	400.00	400.00			
INTRODUCED	MD CHIEFS ASSOCIATION		1.00	200.00	200.00			
INTRODUCED	MML POLICE EXECUTIVE		1.00	200.00	200.00			
<a href="#">01-5200-5621</a>	EMPLOYEE TRAINING	3,959.00	15,227.00	6,533.20	14,000.00	14,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	CIVILIAN TRAINING		0.00	0.00	500.00			
INTRODUCED	COLLEGE EDUCATION		0.00	0.00	10,000.00			
INTRODUCED	IN SERVICE TRAINING		0.00	0.00	800.00			
INTRODUCED	K-9 TRAINING		0.00	0.00	1,500.00			
INTRODUCED	SPECIALIZED TRAINING		0.00	0.00	1,200.00			
<a href="#">01-5200-5622</a>	INFORMATION TECHNOLOGY	9,429.67	9,801.82	8,839.98	10,000.00	12,500.00	2,500.00	25.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022					
	Total Activity	Total Activity	YTD Activity	Through May				
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CODY MAINTENANCE	1.00	8,500.00	8,500.00				
INTRODUCED	COMPUTER TECH SERVICES	1.00	1,185.00	1,185.00				
INTRODUCED	MICROSOFT 365 LICENSES	1.00	1,815.00	1,815.00				
INTRODUCED	WATCHGUARD LICENSE	1.00	1,000.00	1,000.00				
<a href="#">01-5200-5626</a>	FINGERPRINT EXPENSE	8,046.50	10,992.24	3,987.47	8,000.00	8,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	FINGERPRINT FEES PAID TO STATE	1.00	8,000.00	8,000.00				
<a href="#">01-5200-5630</a>	VEHICLE FUEL	27,588.43	32,915.90	46,326.63	39,600.00	49,500.00	9,900.00	25.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ESTIMATE FOR FUEL	1.00	49,500.00	49,500.00				
<a href="#">01-5200-5647</a>	CLOTHING PURCHASE	2,020.95	6,999.29	5,004.38	4,000.00	5,000.00	1,000.00	25.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CIVILIAN ATTIRE	1.00	600.00	600.00				
INTRODUCED	DETECTIVE CLOTHING ALLOWANCE	1.00	600.00	600.00				
INTRODUCED	HATS	1.00	100.00	100.00				
INTRODUCED	NEW OFFICER UNIFORMS	1.00	2,380.00	2,380.00				
INTRODUCED	REPLACEMENT UNIFORMS	1.00	600.00	600.00				
INTRODUCED	SHOES BOOTS	6.00	120.00	720.00				
<a href="#">01-5200-5648</a>	LAUNDRY AND DRYCLEANING	1,006.00	1,059.00	737.50	1,300.00	1,300.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ALTERATIONS, REPAIRS	1.00	100.00	100.00				
INTRODUCED	LAUNDRY, DRYCLEANING	12.00	100.00	1,200.00				
<a href="#">01-5200-5676</a>	SPECIAL APPROPRIATIONS	1,050.00	1,050.00	1,050.00	1,050.00	1,050.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	WO CO RANGE FEES	1.00	1,050.00	1,050.00				
<a href="#">01-5200-5700</a>	OFFICE SUPPLIES	3,708.48	1,230.47	4,475.72	2,500.00	2,500.00	0.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
					2021-2022	2022-2023	Increase /	
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
Budget Detail		Total Activity	Total Activity	YTD Activity				
Budget Code	Description		Units	Price	Amount			
INTRODUCED	TONER, PENS, PAPER		1.00	2,500.00	2,500.00			
<a href="#">01-5200-5726</a>	ADVERTISING	0.00	22.50	1,772.25	500.00	500.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	NEWS ADS		1.00	500.00	500.00			
<a href="#">01-5200-5730</a>	SUPPLIES AND OPERATIONS	12,402.20	19,937.14	7,100.00	19,000.00	19,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	AMMUNITION, RANGE SUPPLIES		1.00	6,000.00	6,000.00			
INTRODUCED	BATTERIES, EQUIPMENT		1.00	2,000.00	2,000.00			
INTRODUCED	K9 EQUIPMENT, FOOD		1.00	4,000.00	4,000.00			
INTRODUCED	RADARS		1.00	2,000.00	2,000.00			
INTRODUCED	TASERS		1.00	2,000.00	2,000.00			
INTRODUCED	VESTS		1.00	3,000.00	3,000.00			
Total Department: 5200 - POLICE:		1,710,313.36	1,976,168.53	1,721,304.17	2,022,099.00	2,257,892.00	235,793.00	11.66%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5300 - PUBLIC WORKS								
<a href="#">01-5300-4002</a>	SALARIES FULL TIME	10,063.49	0.00	25,257.00	71,050.00	76,660.00	5,610.00	7.90%
<a href="#">01-5300-4500</a>	FICA	754.63	0.00	1,896.75	5,440.00	5,865.00	425.00	7.81%
<a href="#">01-5300-4505</a>	EMPLOYEE HEALTH INSURANCE	849.61	0.00	2,185.90	11,500.00	6,325.00	-5,175.00	-45.00%
<a href="#">01-5300-4510</a>	RETIREMENT	3,087.69	0.00	64.30	8,650.00	8,700.00	50.00	0.58%
<a href="#">01-5300-4515</a>	WORKERS' COMPENSATION	125.00	125.00	135.00	135.00	145.00	10.00	7.41%
<a href="#">01-5300-4550</a>	HEALTH CLAIMS	50.45	0.00	395.61	5,850.00	2,925.00	-2,925.00	-50.00%
<a href="#">01-5300-4555</a>	RETENTION	0.00	0.00	0.00	50.00	50.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	HOLIDAY GIFT CARDS		1.00	50.00	50.00			
<a href="#">01-5300-5200</a>	CONTRACTED SERVICES	3,117.17	7,034.90	6,772.49	7,020.00	7,120.00	100.00	1.42%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	ADP		1.00	190.00	190.00			
INTRODUCED	DOT PHYSICAL		1.00	80.00	80.00			
INTRODUCED	DRUG TESTING		0.00	0.00	50.00			
INTRODUCED	FIRE PROTECTION		0.00	0.00	100.00			
INTRODUCED	MISS UTILITIES		0.00	0.00	400.00			
INTRODUCED	OIL RECYCLING		0.00	0.00	500.00			
INTRODUCED	UNIFORM CLEANING		0.00	0.00	5,800.00			
<a href="#">01-5300-5210</a>	INSURANCE	1,282.00	1,634.08	1,400.00	1,420.00	1,510.00	90.00	6.34%
<a href="#">01-5300-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	30,000.00	13,000.00	-17,000.00	-56.67%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	CONCRETE PAD 20X40 OIL SEPARATOR		0.00	0.00	8,000.00			
INTRODUCED	FLEET MAINTENANCE TRACKING SOFTWARE		0.00	0.00	5,000.00			
<a href="#">01-5300-5257</a>	VEHICLE MAINTENANCE	478.36	770.89	138.00	500.00	500.00	0.00	0.00%
<a href="#">01-5300-5400</a>	UTILITIES	5,564.53	6,540.62	6,754.97	6,500.00	6,600.00	100.00	1.54%
<a href="#">01-5300-5610</a>	TELEPHONE	5,883.82	5,271.09	4,673.78	6,200.00	6,200.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	PHONE, INTERNET, VOICE		0.00	0.00	6,200.00			
<a href="#">01-5300-5615</a>	TRAVEL	151.26	201.21	751.76	250.00	1,000.00	750.00	300.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	SOLID WASTE CONF, MML		0.00	0.00	500.00			



## Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
INTRODUCED	WEATHER PREP.		0.00	0.00	500.00			
<a href="#">01-5300-5616</a>	CELL PHONE	90.00	50.00	0.00	600.00	600.00	0.00	0.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	QTR CELL REIMBURSEMENTS		1.00	600.00	600.00			
<a href="#">01-5300-5620</a>	DUES AND PUBLICATIONS	119.00	1,995.00	1,720.00	120.00	2,140.00	2,020.00	1,683.33%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	AMAZON PRIME		0.00	0.00	140.00			
INTRODUCED	DIESEL LAPTOP ANNUAL SUBSCRIPTION		0.00	0.00	1,200.00			
INTRODUCED	MD DC UTILITIES		0.00	0.00	800.00			
<a href="#">01-5300-5621</a>	EMPLOYEE TRAINING	0.00	255.00	6.83	750.00	3,950.00	3,200.00	426.67%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	CDL CLASS		0.00	0.00	2,800.00			
INTRODUCED	FLAGGERS TRAINING		0.00	0.00	500.00			
INTRODUCED	PESTICIDE SPRAYING CERTIFICATION		0.00	0.00	650.00			
<a href="#">01-5300-5630</a>	VEHICLE FUEL	2,878.84	2,429.91	2,416.30	3,310.00	3,750.00	440.00	13.29%
<a href="#">01-5300-5700</a>	OFFICE SUPPLIES	1,071.56	360.82	3,691.71	4,250.00	9,007.00	4,757.00	111.93%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	APC BACK-UPS		2.00	86.00	172.00			
INTRODUCED	GENERAL OFFICE SUPPLIES		0.00	0.00	3,500.00			
INTRODUCED	LAPTOP (DIRECTOR & SUPER)		2.00	1,970.00	3,940.00			
INTRODUCED	LAPTOP DOCS		2.00	290.00	580.00			
INTRODUCED	SMART-UPS 1000VA RACK UPS (LABOR & EQU		0.00	0.00	815.00			
<a href="#">01-5300-5730</a>	SUPPLIES AND OPERATIONS	6,053.78	6,974.43	6,614.27	8,000.00	8,000.00	0.00	0.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	BATTERIES		0.00	0.00	1,000.00			
INTRODUCED	CLEANING		0.00	0.00	2,000.00			
INTRODUCED	OUOTDOOR SUPPLIES		0.00	0.00	2,000.00			
INTRODUCED	SMALL TOOLS		0.00	0.00	3,000.00			
<a href="#">01-5300-5740</a>	SAFETY SUPPLIES AND MATERIAL	0.00	0.00	1,509.93	500.00	2,000.00	1,500.00	300.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	
		2019-2020	2020-2021	2021-2022	2021-2022	2022-2023	Increase /	%
Account Number		Total Activity	Total Activity	YTD Activity	2021-2022	INTRODUCED	(Decrease)	
Budget Detail				Through May				
Budget Code	Description		Units	Price	Amount			
INTRODUCED	FIRST AID BOXES		0.00	0.00	1,000.00			
INTRODUCED	SAFETY GEAR		0.00	0.00	1,000.00			
Total Department: 5300 - PUBLIC WORKS:		41,621.19	33,642.95	66,384.60	172,095.00	166,047.00	-6,048.00	-3.51%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
					2021-2022	2022-2023	Increase /	
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022					
Department: 5310 - SANITATION	Total Activity	Total Activity	YTD Activity	Through May				
<a href="#">01-5310-4002</a>	SALARIES FULL TIME	118,026.86	119,773.84	98,542.88	120,890.00	126,935.00	6,045.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	3 FTE	3 FTE						
<a href="#">01-5310-4004</a>	SALARIES OVERTIME	2,338.40	1,287.91	4,080.29	8,500.00	8,500.00	0.00	0.00%
<a href="#">01-5310-4500</a>	FICA	8,105.84	8,023.70	6,976.79	9,900.00	10,365.00	465.00	4.70%
<a href="#">01-5310-4505</a>	EMPLOYEE HEALTH INSURANCE	37,282.88	38,144.82	34,867.81	38,500.00	33,455.00	-5,045.00	-13.10%
<a href="#">01-5310-4510</a>	RETIREMENT	12,093.84	12,612.98	12,970.69	15,100.00	14,825.00	-275.00	-1.82%
<a href="#">01-5310-4515</a>	WORKERS' COMPENSATION	7,000.00	5,580.58	5,865.00	5,865.00	6,220.00	355.00	6.05%
<a href="#">01-5310-4530</a>	VACATION BUY BACK	918.72	936.96	0.00	920.00	1,000.00	80.00	8.70%
<a href="#">01-5310-4550</a>	HEALTH CLAIMS	12,322.06	5,639.48	18,341.84	17,550.00	14,625.00	-2,925.00	-16.67%
<a href="#">01-5310-4555</a>	RETENTION	142.71	244.69	1,768.93	1,775.00	150.00	-1,625.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	3.00	50.00	150.00				
<a href="#">01-5310-5200</a>	CONTRACTED SERVICES	161,802.07	185,418.62	123,335.13	162,380.00	215,000.00	52,620.00	32.41%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	WO COUNTY LANDFILL	0.00	0.00	215,000.00				
<a href="#">01-5310-5210</a>	INSURANCE	4,885.00	4,664.08	4,064.00	5,390.00	5,715.00	325.00	6.03%
<a href="#">01-5310-5251</a>	EQUIPMENT MAINTENANCE	0.00	0.00	219.31	0.00	11,200.00	11,200.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	DIESEL EXHAUST FLUID PUMP SYSTEM	0.00	0.00	1,500.00				
INTRODUCED	HYDRAULIC OIL PUMP AND HOSE FOR DRUMS	0.00	0.00	2,700.00				
INTRODUCED	HYDRAULIC PRESS	0.00	0.00	3,500.00				
INTRODUCED	PLASMA CUTTER	0.00	0.00	3,500.00				
<a href="#">01-5310-5257</a>	VEHICLE MAINTENANCE	11,085.58	10,726.13	11,083.06	9,000.00	16,500.00	7,500.00	83.33%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	5 TON HYDRAULIC TRUCK JACK	0.00	0.00	1,500.00				
INTRODUCED	HYDROLIC OIL	0.00	0.00	3,000.00				
INTRODUCED	SANITATION TRUCKS	0.00	0.00	12,000.00				
<a href="#">01-5310-5616</a>	CELL PHONE	1,800.00	1,800.00	1,350.00	1,800.00	1,800.00	0.00	0.00%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget			
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	%
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL REIMBURSEMENTS		3.00	600.00	1,800.00			
<a href="#">01-5310-5630</a>	VEHICLE FUEL	13,119.29	13,824.84	15,935.27	15,450.00	21,750.00	6,300.00	40.78%
<a href="#">01-5310-5730</a>	SUPPLIES AND OPERATIONS	15,504.75	5,139.76	1,982.58	4,000.00	6,000.00	2,000.00	50.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	OUTDOOR CLEANING		0.00	0.00	2,000.00			
INTRODUCED	SANITATION SMALL TOOLS		0.00	0.00	4,000.00			
Total Department: 5310 - SANITATION:		406,428.00	413,818.39	341,383.58	417,020.00	494,040.00	77,020.00	18.47%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5320 - STREETS								
<a href="#">01-5320-4002</a>	SALARIES FULL TIME	230,732.86	239,331.26	171,921.93	238,000.00	245,160.00	7,160.00	3.01%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	5 FTE	5 FTE						
<a href="#">01-5320-4003</a>	SALARIES PART TIME AND TEMP	4,361.40	2,211.60	1,001.00	10,000.00	13,200.00	3,200.00	32.00%
<a href="#">01-5320-4004</a>	SALARIES OVERTIME	6,151.99	1,990.62	5,241.63	18,000.00	18,000.00	0.00	0.00%
<a href="#">01-5320-4500</a>	FICA	17,783.03	18,820.77	12,982.33	20,400.00	21,150.00	750.00	3.68%
<a href="#">01-5320-4505</a>	EMPLOYEE HEALTH INSURANCE	36,586.75	36,412.05	33,006.64	35,950.00	57,416.00	21,466.00	59.71%
<a href="#">01-5320-4510</a>	RETIREMENT	20,995.65	25,430.18	21,443.43	29,450.00	28,660.00	-790.00	-2.68%
<a href="#">01-5320-4515</a>	WORKERS' COMPENSATION	14,600.00	11,316.55	11,885.00	11,885.00	12,600.00	715.00	6.02%
<a href="#">01-5320-4530</a>	VACATION BUY BACK	3,136.80	0.00	0.00	890.00	1,000.00	110.00	12.36%
<a href="#">01-5320-4550</a>	HEALTH CLAIMS	18,441.62	15,524.32	11,989.97	20,500.00	26,325.00	5,825.00	28.41%
<a href="#">01-5320-4555</a>	RETENTION	237.85	241.15	2,948.20	2,958.00	250.00	-2,708.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	5.00	50.00	250.00				
<a href="#">01-5320-5200</a>	CONTRACTED SERVICES	22,571.20	3,185.70	773.77	6,410.00	7,830.00	1,420.00	22.15%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	5.00	190.00	950.00				
INTRODUCED	DOT PHYSICAL	4.00	80.00	320.00				
INTRODUCED	DRUG TESTING	5.00	80.00	400.00				
INTRODUCED	DRUG TESTING SEASONAL	0.00	0.00	160.00				
INTRODUCED	ENGINEERING SERVICES	0.00	0.00	6,000.00				
<a href="#">01-5320-5210</a>	INSURANCE	690.00	1,428.08	1,066.00	940.00	1,130.00	190.00	20.21%
<a href="#">01-5320-5221</a>	RENTAL EQUIPMENT	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
<a href="#">01-5320-5251</a>	EQUIPMENT MAINTENANCE	4,995.53	7,144.72	5,068.73	8,000.00	10,300.00	2,300.00	28.75%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	METAL BAND SAW	0.00	0.00	2,300.00				
INTRODUCED	STREET EQUIPMENT MAINTENANCE	0.00	0.00	8,000.00				
<a href="#">01-5320-5252</a>	STREET REPAIR	5,603.66	11,342.97	3,556.84	5,000.00	11,000.00	6,000.00	120.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	PAVING, STONE, SOIL	0.00	0.00	11,000.00				



## Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
<a href="#">01-5320-5255</a>	CAPITAL OUTLAY EQUIPMENT	135,781.36	516,614.83	255,500.00	261,000.00	601,000.00	340,000.00	130.27%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	BACKHOE TRACTOR REPLACE 2001 JOHN DEER		0.00	0.00	125,000.00			
INTRODUCED	ELIZABETH STREET		0.00	0.00	65,000.00			
INTRODUCED	FLOWER STREET ROUNDABOUT		0.00	0.00	244,000.00			
INTRODUCED	FORD F250 PICK UP TO REPLACE 2003 F150 #5		0.00	0.00	45,000.00			
INTRODUCED	FORD F550 DUMP TRUCK TO REPLACE 2000 GI		0.00	0.00	87,000.00			
INTRODUCED	JOHN DEER ZERO TURN MOWER REPLACE 200		0.00	0.00	15,000.00			
INTRODUCED	TRIPOLI STREET TO SD PARK SIDEWALK		0.00	0.00	20,000.00			
<a href="#">01-5320-5257</a>	VEHICLE MAINTENANCE	3,958.70	9,123.31	6,244.05	10,000.00	11,000.00	1,000.00	10.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	STREET VEHICLES		0.00	0.00	11,000.00			
<a href="#">01-5320-5258</a>	CAPITAL IMPROVEMTS IMPACT I	0.00	0.00	0.00	30,000.00	135,000.00	105,000.00	350.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	IMPACT FEES		0.00	0.00	135,000.00			
<a href="#">01-5320-5262</a>	SIDEWALK REPAIR	2,700.00	0.00	0.00	5,000.00	6,000.00	1,000.00	20.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	OVERLAY,STONES		0.00	0.00	6,000.00			
<a href="#">01-5320-5616</a>	CELL PHONE	3,000.00	2,700.00	2,250.00	3,000.00	3,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS		5.00	600.00	3,000.00			
<a href="#">01-5320-5621</a>	EMPLOYEE TRAINING	0.00	76.00	20.00	200.00	0.00	-200.00	-100.00%
<a href="#">01-5320-5630</a>	VEHICLE FUEL	5,397.56	7,316.02	13,479.54	8,820.00	15,000.00	6,180.00	70.07%
<a href="#">01-5320-5647</a>	CLOTHING PURCHASE	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
<a href="#">01-5320-5665</a>	STREET LIGHTS	64,965.68	67,146.89	59,863.67	67,000.00	67,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	TOWN STREET LIGHTS		0.00	0.00	67,000.00			
<a href="#">01-5320-5730</a>	SUPPLIES AND OPERATIONS	12,916.09	5,587.46	8,594.04	17,000.00	20,200.00	3,200.00	18.82%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					Parent Budget		
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	CHAIN SAWS	0.00	0.00	2,500.00			
INTRODUCED	DUAL BEVEL MITRE SAW	0.00	0.00	800.00			
INTRODUCED	LEAF BLOWERS	0.00	0.00	900.00			
INTRODUCED	SNOW BLOWER	0.00	0.00	3,000.00			
INTRODUCED	STREET SUPPLIES	0.00	0.00	13,000.00			
<a href="#">01-5320-5740</a>	SAFETY SUPPLIES AND MATERIAL	511.82	1,232.62	204.00	1,000.00	1,000.00	0.00 0.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	SAFETY GEAR	0.00	0.00	1,000.00			
Total Department: 5320 - STREETS:		616,119.55	984,177.10	629,040.77	812,403.00	1,314,221.00	501,818.00 61.77%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget		Increase / (Decrease)	
Department: 5400 - ECONOMIC DEVELOPMENT							
<a href="#">01-5400-4002</a>	SALARIES FULL TIME	95,273.15	86,766.50	75,322.40	91,915.00	96,515.00	4,600.00 5.00%
Budget Notes							
Budget Code	Subject	Description					
INTRODUCED	2 FTES	2 FTES					
<a href="#">01-5400-4004</a>	SALARIES OVERTIME	135.00	3,503.73	0.00	500.00	500.00	0.00 0.00%
<a href="#">01-5400-4500</a>	FICA	6,527.23	6,235.23	5,228.96	7,075.00	7,425.00	350.00 4.95%
<a href="#">01-5400-4505</a>	EMPLOYEE HEALTH INSURANCE	34,497.41	26,409.07	25,853.82	26,700.00	27,250.00	550.00 2.06%
<a href="#">01-5400-4510</a>	RETIREMENT	9,829.56	10,332.17	9,843.41	11,400.00	11,185.00	-215.00 -1.89%
<a href="#">01-5400-4515</a>	WORKERS' COMPENSATION	289.62	751.62	790.00	790.00	840.00	50.00 6.33%
<a href="#">01-5400-4550</a>	HEALTH CLAIMS	8,671.21	7,571.82	3,386.04	11,700.00	11,700.00	0.00 0.00%
<a href="#">01-5400-4555</a>	RETENTION	95.14	96.46	1,179.30	1,183.00	100.00	-1,083.00 -91.55%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	HOLIDAY GIFT CARDS	2.00	50.00	100.00			
<a href="#">01-5400-5200</a>	CONTRACTED SERVICES	16,935.99	20,243.35	19,628.95	18,080.00	19,750.00	1,670.00 9.24%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	CHRISTMAS ACTIVITIES	0.00	0.00	4,500.00			
INTRODUCED	FARMERS MARKET	0.00	0.00	3,500.00			
INTRODUCED	FIREWORKS	0.00	0.00	5,000.00			
INTRODUCED	LIVE MUSIC	0.00	0.00	1,500.00			
INTRODUCED	NEW YEAR EVE	0.00	0.00	2,250.00			
INTRODUCED	OCTOBERFEST	0.00	0.00	2,000.00			
INTRODUCED	WELCOME CENTER MAINTENANCE	0.00	0.00	1,000.00			
<a href="#">01-5400-5210</a>	INSURANCE	1,000.00	1,065.00	1,100.00	1,120.00	1,190.00	70.00 6.25%
<a href="#">01-5400-5220</a>	RENTAL OFFICE EQUIPMENT	2,717.45	1,335.07	1,158.44	2,000.00	2,000.00	0.00 0.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	COPIER PRINTER LEASE	0.00	0.00	2,000.00			
<a href="#">01-5400-5257</a>	VEHICLE MAINTENANCE	-519.13	-644.00	-495.00	500.00	500.00	0.00 0.00%
<a href="#">01-5400-5400</a>	UTILITIES	2,824.57	3,187.00	2,912.23	3,000.00	3,300.00	300.00 10.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	VISITOR'S CENTER TOWN BILLS	0.00	0.00	3,300.00			
<a href="#">01-5400-5610</a>	TELEPHONE	3,955.66	3,462.09	2,968.66	4,000.00	4,000.00	0.00 0.00%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	INTERNET PHONE SERVICE	0.00	0.00	4,000.00				
<a href="#">01-5400-5615</a>	TRAVEL	1,278.59	0.00	1,013.77	2,000.00	3,000.00	1,000.00	50.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ARTS ENTERTAIN DIST. ANNUAL CONFERENCE	0.00	0.00	500.00				
INTRODUCED	MD MAIN ST QTR MEETINGS	0.00	0.00	500.00				
INTRODUCED	NATIONAL MAIN ST CONFERENCE	0.00	0.00	2,000.00				
<a href="#">01-5400-5616</a>	CELL PHONE	1,200.00	1,050.00	900.00	1,200.00	1,200.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS	2.00	600.00	1,200.00				
<a href="#">01-5400-5619</a>	SPONSORSHIPS	1,675.00	2,191.60	2,150.00	3,000.00	3,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	NON FOR PROFIT EVENTS SPONSORSHIPS	0.00	0.00	2,500.00				
INTRODUCED	SPONSORSHIP BASKETS FOR NON FOR PROFIT	0.00	0.00	500.00				
<a href="#">01-5400-5620</a>	DUES AND PUBLICATIONS	2,235.11	1,593.00	1,646.17	1,500.00	1,500.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	MEMBERSHIP FOR LOCAL AND STATE ORGANI	0.00	0.00	1,500.00				
<a href="#">01-5400-5621</a>	EMPLOYEE TRAINING	560.00	129.00	1,257.44	3,050.00	3,000.00	-50.00	-1.64%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CONFERENCE REGISTRATION, AMBASSADOR P	0.00	0.00	3,000.00				
<a href="#">01-5400-5627</a>	CHRISTMAS PARADE	2,708.65	0.00	2,843.03	2,500.00	2,500.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	PARADE EXPENSES FUNDED BY CHRISTMAS PA	0.00	0.00	2,500.00				
<a href="#">01-5400-5630</a>	VEHICLE FUEL	489.31	384.03	308.75	780.00	975.00	195.00	25.00%
<a href="#">01-5400-5700</a>	OFFICE SUPPLIES	3,195.88	2,431.60	2,269.48	2,500.00	8,007.00	5,507.00	220.28%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	APC BACK UPS	2.00	86.00	172.00				

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023		
					2021-2022	INTRODUCED		
						Increase /		
						(Decrease)		



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Department: 5440 - PLANNING								
<a href="#">01-5440-4002</a>	SALARIES FULL TIME	106,632.79	111,834.31	96,299.76	118,110.00	124,010.00	5,900.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	2 FTES	2 FTES						
<a href="#">01-5440-4004</a>	SALARIES OVERTIME	1,474.41	1,294.24	1,195.19	1,200.00	1,400.00	200.00	16.67%
<a href="#">01-5440-4500</a>	FICA	8,577.02	8,915.17	7,409.60	9,130.00	9,600.00	470.00	5.15%
<a href="#">01-5440-4505</a>	EMPLOYEE HEALTH INSURANCE	1,802.81	9,082.69	8,979.03	12,300.00	18,120.00	5,820.00	47.32%
<a href="#">01-5440-4510</a>	RETIREMENT	10,170.56	11,732.30	12,612.55	14,460.00	14,195.00	-265.00	-1.83%
<a href="#">01-5440-4515</a>	WORKERS' COMPENSATION	359.62	796.62	837.00	837.00	890.00	53.00	6.33%
<a href="#">01-5440-4530</a>	VACATION BUY BACK	1,537.92	1,614.72	0.00	1,538.00	1,600.00	62.00	4.03%
<a href="#">01-5440-4545</a>	VEHICLE ALLOWANCE	4,500.08	4,500.08	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-5440-4550</a>	HEALTH CLAIMS	2,706.23	1,006.77	1,162.83	5,850.00	8,775.00	2,925.00	50.00%
<a href="#">01-5440-4555</a>	RETENTION	95.14	96.46	1,179.29	1,183.00	100.00	-1,083.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	2.00	50.00	100.00				
<a href="#">01-5440-5200</a>	CONTRACTED SERVICES	18,312.49	34,656.56	24,442.82	24,730.00	25,730.00	1,000.00	4.04%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	2.00	190.00	380.00				
INTRODUCED	DRUG TESTING	2.00	50.00	100.00				
INTRODUCED	INSPECTIONS	0.00	0.00	25,000.00				
INTRODUCED	PEST CONTROL	0.00	0.00	250.00				
<a href="#">01-5440-5210</a>	INSURANCE	900.00	1,026.00	1,026.00	1,077.00	1,145.00	68.00	6.31%
<a href="#">01-5440-5220</a>	RENTAL OFFICE EQUIPMENT	2,727.50	1,333.64	1,159.95	2,500.00	2,500.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	COPIER PRINTER LEASE	0.00	0.00	2,500.00				
<a href="#">01-5440-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	0.00	30,000.00	30,000.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	STRATEGIC PLAN FOR GROWTH FUNDED BY AF	0.00	0.00	30,000.00				
<a href="#">01-5440-5257</a>	VEHICLE MAINTENANCE	0.00	723.86	162.73	400.00	400.00	0.00	0.00%
<a href="#">01-5440-5610</a>	TELEPHONE	2,701.97	2,305.72	1,711.88	3,000.00	2,500.00	-500.00	-16.67%

## Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023		
					2021-2022	INTRODUCED	Increase /	%
							(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
Budget Detail		Total Activity	Total Activity	YTD Activity				
Budget Code	Description		Units	Price	Amount			
INTRODUCED	INTERNET, VOICE		0.00	0.00	2,500.00			
<a href="#">01-5440-5615</a>	TRAVEL	0.00	0.00	1.20	1,000.00	1,000.00	0.00	0.00%
<a href="#">01-5440-5616</a>	CELL PHONE	1,200.00	1,200.00	900.00	1,200.00	1,200.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL REIMBURSEMENTS		2.00	600.00	1,200.00			
<a href="#">01-5440-5620</a>	DUES AND PUBLICATIONS	75.00	150.00	150.00	175.00	175.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	MAHDC		0.00	0.00	150.00			
INTRODUCED	NOTARY		0.00	0.00	25.00			
<a href="#">01-5440-5621</a>	EMPLOYEE TRAINING	0.00	0.00	0.00	1,000.00	1,000.00	0.00	0.00%
<a href="#">01-5440-5630</a>	VEHICLE FUEL	71.06	81.67	301.04	450.00	562.00	112.00	24.89%
<a href="#">01-5440-5700</a>	OFFICE SUPPLIES	1,147.95	465.69	2,707.16	3,000.00	1,815.00	-1,185.00	-39.50%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	GENERAL OFFICE SUPPLIES		0.00	0.00	1,000.00			
INTRODUCED	REPLACEMENT UPS SYSEM		0.00	0.00	815.00			
<a href="#">01-5440-5726</a>	ADVERTISING	704.50	181.31	566.25	600.00	650.00	50.00	8.33%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	NEWSPAPER ADS		0.00	0.00	650.00			
Total Department: 5440 - PLANNING:		165,697.05	192,997.81	162,804.28	203,740.00	247,367.00	43,627.00	21.41%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
Account Number		2019-2020	2020-2021	2021-2022	2021-2022	2022-2023	Increase /	
		Total Activity	Total Activity	YTD Activity	2021-2022	INTRODUCED	(Decrease)	
				Through May				
Department: 5500 - PARKS AND RECREATION								
<a href="#">01-5500-5200</a>	CONTRACTED SERVICES	5,609.00	5,013.39	4,796.45	5,575.00	5,875.00	300.00	5.38%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	MISC CONTRACTORS		0.00	0.00	700.00			
INTRODUCED	MML CHILDREN'S PARTY		0.00	0.00	300.00			
INTRODUCED	MOSQUITO CONTROL		0.00	0.00	3,800.00			
INTRODUCED	PLAYGROUND INSPECTIONS		0.00	0.00	1,075.00			
<a href="#">01-5500-5255</a>	CAPITAL OUTLAY EQUIPMENT	6,418.18	0.00	25,985.00	448,500.00	122,000.00	-326,500.00	-72.80%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	WHP BASKETBALL LIGHTING		0.00	0.00	122,000.00			
<a href="#">01-5500-5400</a>	UTILITIES	4,567.06	3,359.37	3,580.87	5,000.00	5,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	LITTLE LEAGUE FIELDS, HP RESTROOM, TENNIS		0.00	0.00	5,000.00			
<a href="#">01-5500-5613</a>	YOUTH PROGRAMS	40,000.00	21,758.89	33,065.49	40,000.00	40,000.00	0.00	0.00%
<a href="#">01-5500-5620</a>	DUES AND PUBLICATIONS	0.00	35.00	35.00	635.00	635.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	MD REC & PARKS ASSOC, MRPA		0.00	0.00	600.00			
INTRODUCED	MML PARKS & REC		0.00	0.00	35.00			
<a href="#">01-5500-5650</a>	NON-CAPITAL EQUIPMENT	2,098.18	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">01-5500-5730</a>	SUPPLIES AND OPERATIONS	8,991.99	10,299.54	3,077.90	13,700.00	18,700.00	5,000.00	36.50%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	AMENTIES, PLAYGROUND EQUIP/REPAIR		0.00	0.00	5,900.00			
INTRODUCED	ENGINEERED WOOD FIBER		0.00	0.00	7,500.00			
INTRODUCED	MISC SUPPLIES, PESTICIDES		0.00	0.00	2,300.00			
INTRODUCED	MULCH		0.00	0.00	700.00			
INTRODUCED	PARKS BEAUTIFICATION		0.00	0.00	2,300.00			
Total Department: 5500 - PARKS AND RECREATION:		67,684.41	40,466.19	70,540.71	513,410.00	192,210.00	-321,200.00	-62.56%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
				Through May				
Department: 5900 - DEBT SERVICE								
<a href="#">01-5900-8000</a>	BOND PRINCIPAL	182,125.26	182,680.10	179,955.21	183,432.00	184,085.00	653.00	0.36%
<a href="#">01-5900-8100</a>	BOND INTEREST	132,091.31	124,934.01	70,472.01	117,755.00	110,760.00	-6,995.00	-5.94%
Total Department: 5900 - DEBT SERVICE:		314,216.57	307,614.11	250,427.22	301,187.00	294,845.00	-6,342.00	-2.11%
Total Fund: 01 - GENERAL FUND:		1,005,752.46	141,559.55	3,792,251.40	0.00	0.00	0.00	0.00%
Fund: 10 - ELECTRIC								
Department: 4010 - ELECTRIC FUND REVENUES								
<a href="#">10-4010-3060</a>	PENALTY AND INTEREST	3,185.29	165.27	-507.20	1,500.00	0.00	-1,500.00	-100.00%
<a href="#">10-4010-3207</a>	MD ENERGY ADMINISTRATION C	0.00	122,375.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">10-4010-3362</a>	RECONNECTION FEE	7,200.00	0.00	0.00	3,000.00	0.00	-3,000.00	-100.00%
<a href="#">10-4010-3468</a>	RESIDENTIAL SERVICE	3,033,021.23	3,439,572.08	2,761,243.22	3,180,241.00	3,458,800.00	278,559.00	8.76%
<a href="#">10-4010-3469</a>	COMMERCIAL SERVICE	192,431.63	472,815.55	382,690.19	448,298.00	479,450.00	31,152.00	6.95%
<a href="#">10-4010-3470</a>	GENERAL SERVICE	1,350,328.77	1,241,959.02	994,455.30	1,129,772.00	1,281,950.00	152,178.00	13.47%
<a href="#">10-4010-3471</a>	STREET LIGHTS	76,214.38	79,109.40	64,083.64	76,445.00	79,635.00	3,190.00	4.17%
<a href="#">10-4010-3472</a>	LARGE GENERAL SERVICE	383,610.88	413,491.60	318,928.86	378,798.00	425,735.00	46,937.00	12.39%
<a href="#">10-4010-3480</a>	SERVICE AND MATERIAL	143,300.28	171,536.44	63,502.09	85,000.00	413,500.00	328,500.00	386.47%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	DEVELOPER CAPITAL RMB	0.00	0.00	-313,500.00				
INTRODUCED	EL SERVICES AND MATERIALS	0.00	0.00	-100,000.00				
<a href="#">10-4010-3710</a>	INTEREST ON DELINQUENT	19,783.38	33,282.53	24,432.57	20,000.00	25,000.00	5,000.00	25.00%
<a href="#">10-4010-3800</a>	MISCELLANEOUS INCOME	854.60	1,089.60	10,399.04	100.00	500.00	400.00	400.00%
<a href="#">10-4010-3870</a>	GAIN LOSS DISPOSAL OF ASSETS	10,936.58	-160,494.65	0.00	0.00	0.00	0.00	0.00%
<a href="#">10-4010-3871</a>	CONTRIBUTION FROM RESERVE	0.00	0.00	0.00	0.00	210,000.00	210,000.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	RATE STUDY	0.00	0.00	-140,000.00				
INTRODUCED	TRANSFORMERS CF FY 22	0.00	0.00	-70,000.00				
<a href="#">10-4010-3875</a>	EXCHANGE ACCOUNT	55.34	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">10-4010-3890</a>	INSURANCE CLAIM	1,798,992.09	124,305.99	0.00	0.00	0.00	0.00	0.00%
<a href="#">10-4010-3899</a>	NSF HOLDING ACCOUNT	218.00	49.00	112.00	100.00	100.00	0.00	0.00%
Total Department: 4010 - ELECTRIC FUND REVENUES:		7,020,132.45	5,939,256.83	4,619,339.71	5,323,254.00	6,374,670.00	1,051,416.00	19.75%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5600 - ELECTRIC ADMINISTRATION								
<a href="#">10-5600-4002</a>	SALARIES FULL TIME	103,067.40	105,421.32	85,323.22	103,995.00	109,195.00	5,200.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1 FTE	1 FTE						
<a href="#">10-5600-4500</a>	FICA	7,491.20	7,482.23	6,214.50	7,960.00	8,355.00	395.00	4.96%
<a href="#">10-5600-4505</a>	EMPLOYEE HEALTH INSURANCE	14,685.74	14,889.46	14,652.55	15,000.00	14,910.00	-90.00	-0.60%
<a href="#">10-5600-4510</a>	RETIREMENT	24,122.28	16,429.19	11,056.22	12,500.00	12,260.00	-240.00	-1.92%
<a href="#">10-5600-4515</a>	WORKERS' COMPENSATION	88.09	523.31	550.00	550.00	585.00	35.00	6.36%
<a href="#">10-5600-4530</a>	VACATION BUY BACK	2,332.32	0.00	0.00	2,333.00	0.00	-2,333.00	-100.00%
<a href="#">10-5600-4550</a>	HEALTH CLAIMS	2,707.91	3,448.25	9,013.51	5,850.00	5,850.00	0.00	0.00%
<a href="#">10-5600-4555</a>	RETENTION	47.57	48.23	589.65	592.00	50.00	-542.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARD	1.00	50.00	50.00				
<a href="#">10-5600-5000</a>	PROFESSIONAL SERVICES	113,183.57	97,382.69	100,129.35	110,000.00	270,000.00	160,000.00	145.45%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ENGINEERING ELECTRIC MATTERS	0.00	0.00	110,000.00				
INTRODUCED	LEGAL ELECTRIC SERVICES	0.00	0.00	20,000.00				
INTRODUCED	RATE STUDY	0.00	0.00	140,000.00				
<a href="#">10-5600-5200</a>	CONTRACTED SERVICES	1,007.80	680.85	410.31	1,920.00	1,045.00	-875.00	-45.57%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	1.00	190.00	190.00				
INTRODUCED	DOT PHYSICAL	1.00	80.00	80.00				
INTRODUCED	DRUG TESTING	1.00	75.00	75.00				
INTRODUCED	MISS UTILITY	0.00	0.00	700.00				
<a href="#">10-5600-5210</a>	INSURANCE	1,730.00	1,779.08	1,700.00	1,915.00	2,015.00	100.00	5.22%
<a href="#">10-5600-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	0.00	55,000.00	55,000.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	FORD F250 4X4 REPLACE 2010 FORD F150 #53	0.00	0.00	55,000.00				
<a href="#">10-5600-5257</a>	VEHICLE MAINTENANCE	323.97	-449.52	-422.51	500.00	500.00	0.00	0.00%
<a href="#">10-5600-5610</a>	TELEPHONE	7,172.00	6,001.54	4,977.11	6,000.00	6,000.00	0.00	0.00%
<a href="#">10-5600-5615</a>	TRAVEL	3,870.37	2,836.72	5,331.68	5,000.00	7,000.00	2,000.00	40.00%



Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022					
Budget Detail	Total Activity	Total Activity	YTD Activity	Through May				
Budget Code	Description	Units	Price	Amount				
INTRODUCED	METER SCHOOL, LINEMEN TRAINING	0.00	0.00	7,000.00				
<a href="#">10-5600-5616</a>	CELL PHONE	450.00	600.00	450.00	600.00	600.00	0.00	0.00%
Budget Detail	Description	Units	Price	Amount				
Budget Code	QTR CELL REIMBURSEMENTS	1.00	600.00	600.00				
INTRODUCED								
<a href="#">10-5600-5620</a>	DUES AND PUBLICATIONS	352.99	1,210.00	1,035.00	1,000.00	1,350.00	350.00	35.00%
Budget Detail	Description	Units	Price	Amount				
Budget Code	ATSSA DUES	0.00	0.00	300.00				
INTRODUCED	MD DC UTILITY	0.00	0.00	700.00				
INTRODUCED	PUBLIC SERVICE	0.00	0.00	350.00				
INTRODUCED								
<a href="#">10-5600-5621</a>	EMPLOYEE TRAINING	6,590.82	7,571.28	5,209.09	8,700.00	10,000.00	1,300.00	14.94%
Budget Detail	Description	Units	Price	Amount				
Budget Code	EMISSION	0.00	0.00	1,200.00				
INTRODUCED	LINEMEN TRAINING	0.00	0.00	5,800.00				
INTRODUCED	METERING	0.00	0.00	2,500.00				
INTRODUCED	RELAY SCHOOL	0.00	0.00	500.00				
INTRODUCED								
<a href="#">10-5600-5622</a>	INFORMATION TECHNOLOGY	1,721.96	1,521.96	1,440.98	1,530.00	2,150.00	620.00	40.52%
Budget Detail	Description	Units	Price	Amount				
Budget Code	24P SWITCH	0.00	0.00	288.00				
INTRODUCED	BACKUP DIRECT TO CLOUD ACTIVATION FEE	0.00	0.00	38.00				
INTRODUCED	BACKUP DIRECTO TO CLOUD SUBSCRIPTION	0.00	0.00	480.00				
INTRODUCED	SUBSTATION T35 FIREWALL	0.00	0.00	1,056.00				
INTRODUCED	WAP	0.00	0.00	288.00				
INTRODUCED								
<a href="#">10-5600-5625</a>	REAL ESTATE TAXES	157,000.00	182,076.00	46,124.50	92,249.00	0.00	-92,249.00	-100.00%
<a href="#">10-5600-5630</a>	VEHICLE FUEL	943.63	1,023.50	1,262.58	1,320.00	1,720.00	400.00	30.30%
<a href="#">10-5600-5700</a>	OFFICE SUPPLIES	5,192.17	725.73	3,898.09	3,000.00	5,965.00	2,965.00	98.83%
Budget Detail	Description	Units	Price	Amount				
Budget Code	APC BACK-UPS 600VA UPS	3.00	90.00	270.00				
INTRODUCED	LAPTOP	1.00	1,970.00	1,970.00				
INTRODUCED	LAPTOP DOCK	1.00	290.00	290.00				
INTRODUCED								

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023		
					2021-2022	INTRODUCED	Increase /	%
							(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
				Through May				
INTRODUCED	SMART-UPS 1000VA RACK UPS (EQUIP & LABC	0.00	0.00		815.00			
INTRODUCED	SMART-UPS 1000VA TOWER UPS (EQUIP & LAI	0.00	0.00		670.00			
INTRODUCED	WORKSTATION	2.00	975.00		1,950.00			
<a href="#">10-5600-5730</a>	SUPPLIES AND OPERATIONS	0.00	129.88	6.99	500.00	500.00	0.00	0.00%
<a href="#">10-5600-5740</a>	SAFETY SUPPLIES AND MATERIAI	165.00	1,067.75	0.00	500.00	500.00	0.00	0.00%
<a href="#">10-5600-5780</a>	BAD DEBT EXPENSE	100.00	0.00	44,343.95	2,000.00	2,000.00	0.00	0.00%
<a href="#">10-5600-5789</a>	CONTINGENCY	0.00	0.00	0.00	11,348.00	83,492.00	72,144.00	635.74%
<a href="#">10-5600-5791</a>	RAILROAD LICENSES	4,412.94	4,474.69	4,787.94	4,500.00	4,600.00	100.00	2.22%
<a href="#">10-5600-5794</a>	ENERGY AUDIT ASSISTANCE	0.00	0.00	0.00	500.00	500.00	0.00	0.00%
<a href="#">10-5600-5795</a>	ELECTRIC ASSISTANCE FUND	4,700.00	5,550.00	0.00	10,000.00	10,000.00	0.00	0.00%
<a href="#">10-5600-6500</a>	GENERAL OVERHEAD	228,016.00	204,962.00	163,137.75	217,517.00	210,395.00	-7,122.00	-3.27%
<a href="#">10-5600-6505</a>	REIMBURSEMENTS	11,722.00	11,324.00	8,261.25	11,015.00	10,690.00	-325.00	-2.95%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	2002 RDA BOND 97 50% INTEREST		0.00	0.00	10,690.00			
<a href="#">10-5600-6510</a>	CUST SERVICE REIM GEN FUN	141,122.00	158,751.00	122,268.75	163,025.00	179,365.00	16,340.00	10.02%
<a href="#">10-5600-7900</a>	DEPRECIATION	503,893.63	504,462.92	0.00	0.00	0.00	0.00	0.00%
<a href="#">10-5600-8000</a>	BOND PRINCIPAL	0.00	0.00	348,200.00	348,200.00	358,000.00	9,800.00	2.81%
<a href="#">10-5600-8100</a>	BOND INTEREST	154,464.98	140,176.46	128,120.08	124,795.00	114,075.00	-10,720.00	-8.59%
<a href="#">10-5600-8101</a>	INTEREST CUSTOMER DEPOSIT	596.11	1,051.33	730.63	1,000.00	1,000.00	0.00	0.00%
Total Department: 5600 - ELECTRIC ADMINISTRATION:		1,503,274.45	1,483,151.85	1,118,803.17	1,277,414.00	1,489,667.00	212,253.00	16.62%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget		%	
					2021-2022	2022-2023	Increase /	
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
				Through May				
Department: 5610 - POWER PLANT								
<a href="#">10-5610-4002</a>	SALARIES FULL TIME	57,284.85	58,467.25	45,700.48	58,845.00	61,765.00	2,920.00	4.96%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1 FTE	1 FTE						
<a href="#">10-5610-4003</a>	SALARIES PART TIME AND TEMP	0.00	475.10	0.00	0.00	6,600.00	6,600.00	0.00%
<a href="#">10-5610-4004</a>	SALARIES OVERTIME	493.10	287.37	3,420.47	2,000.00	4,000.00	2,000.00	100.00%
<a href="#">10-5610-4500</a>	FICA	4,353.16	4,428.45	3,731.67	4,660.00	5,540.00	880.00	18.88%
<a href="#">10-5610-4505</a>	EMPLOYEE HEALTH INSURANCE	6,122.36	6,053.29	5,437.85	6,150.00	6,260.00	110.00	1.79%
<a href="#">10-5610-4510</a>	RETIREMENT	15,817.28	9,336.14	6,283.60	7,210.00	7,100.00	-110.00	-1.53%
<a href="#">10-5610-4515</a>	WORKERS' COMPENSATION	370.00	1,925.31	2,025.00	2,025.00	2,150.00	125.00	6.17%
<a href="#">10-5610-4550</a>	HEALTH CLAIMS	931.00	939.18	429.03	2,925.00	2,925.00	0.00	0.00%
<a href="#">10-5610-4555</a>	RETENTION	47.57	48.23	589.64	592.00	50.00	-542.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARD	0.00	0.00	50.00				
<a href="#">10-5610-5200</a>	CONTRACTED SERVICES	428,600.73	226,445.92	26,672.74	37,740.00	50,265.00	12,525.00	33.19%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	1.00	190.00	190.00				
INTRODUCED	COOLING TOWERS MAINTENANCE	0.00	0.00	5,000.00				
INTRODUCED	DRUG TESTING	1.00	75.00	75.00				
INTRODUCED	ENGINE VIBRATION TEST	0.00	0.00	8,000.00				
INTRODUCED	FUEL LINE TESTING	0.00	0.00	2,000.00				
INTRODUCED	GENERATOR MAINTENANCE AGREEMENT	0.00	0.00	6,000.00				
INTRODUCED	OUTSIDE CONTRACTORS	0.00	0.00	10,000.00				
INTRODUCED	PP RELAY MAINTENANCE	0.00	0.00	10,000.00				
INTRODUCED	ROOFTOP SOLAR ENERGY SERVICES	0.00	0.00	4,000.00				
INTRODUCED	RUGS AND SHOP TOWELS SERVICES	0.00	0.00	5,000.00				
<a href="#">10-5610-5210</a>	INSURANCE	16,110.00	14,510.00	15,000.00	16,285.00	17,100.00	815.00	5.00%
<a href="#">10-5610-5221</a>	RENTAL EQUIPMENT	625.00	0.00	0.00	800.00	0.00	-800.00	-100.00%
<a href="#">10-5610-5250</a>	BUILDING MAINTENANCE	0.00	31.99	1,587.00	2,000.00	2,000.00	0.00	0.00%
<a href="#">10-5610-5251</a>	EQUIPMENT MAINTENANCE	39,272.89	5,907.90	16,032.04	30,000.00	20,000.00	-10,000.00	-33.33%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	AIR COMPRESSORS, ENGINES, OIL COOLERS, FI	0.00	0.00	20,000.00				
<a href="#">10-5610-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	135,547.25	180,000.00	310,400.00	130,400.00	72.44%

# Budget Comparison Report

Account Number	Budget Detail	Budget Code	Description	Units	Price	Amount	Comparison 1	Comparison 1	%
							Budget	to Parent Budget	
							Parent Budget		
							2021-2022	2022-2023	
							2021-2022	INTRODUCED	Increase / (Decrease)

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget			
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	%
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5620 - POWER DISTRIBUTION								
<a href="#">10-5620-4002</a>	SALARIES FULL TIME	529,153.48	551,542.12	458,973.49	570,235.00	636,025.00	65,790.00	11.54%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	8 FTE	8 FTE						
<a href="#">10-5620-4004</a>	SALARIES OVERTIME	14,568.97	7,361.51	12,391.96	15,500.00	17,050.00	1,550.00	10.00%
<a href="#">10-5620-4500</a>	FICA	39,618.08	40,202.21	34,705.37	44,810.00	49,965.00	5,155.00	11.50%
<a href="#">10-5620-4505</a>	EMPLOYEE HEALTH INSURANCE	66,545.78	75,924.31	70,252.80	77,500.00	79,425.00	1,925.00	2.48%
<a href="#">10-5620-4510</a>	RETIREMENT	145,917.13	89,317.17	59,942.50	69,280.00	72,080.00	2,800.00	4.04%
<a href="#">10-5620-4515</a>	WORKERS' COMPENSATION	26,500.00	20,266.48	21,830.00	21,280.00	23,140.00	1,860.00	8.74%
<a href="#">10-5620-4550</a>	HEALTH CLAIMS	19,750.66	25,358.99	30,361.24	35,100.00	35,100.00	0.00	0.00%
<a href="#">10-5620-4555</a>	RETENTION	380.56	385.83	4,717.15	4,732.00	400.00	-4,332.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	8.00	50.00	400.00				
<a href="#">10-5620-5200</a>	CONTRACTED SERVICES	23,655.94	42,339.40	13,375.83	30,060.00	28,260.00	-1,800.00	-5.99%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	8.00	190.00	1,520.00				
INTRODUCED	DOT PHYSICAL	8.00	80.00	640.00				
INTRODUCED	DRUG TESTING	8.00	75.00	600.00				
INTRODUCED	FIRE PROTECTION	0.00	0.00	500.00				
INTRODUCED	LANDFILL CHARGES	0.00	0.00	2,000.00				
INTRODUCED	METER CALIBRATION	0.00	0.00	1,500.00				
INTRODUCED	NEXGRID WIFI AMI METERS	0.00	0.00	5,000.00				
INTRODUCED	PEST CONTROL	0.00	0.00	1,100.00				
INTRODUCED	TREE TRIMMING	0.00	0.00	5,000.00				
INTRODUCED	UG BORE SERVICES	0.00	0.00	10,000.00				
INTRODUCED	UNIFORMS MAINTENANCE	0.00	0.00	400.00				
<a href="#">10-5620-5210</a>	INSURANCE	6,730.00	6,354.08	6,500.00	7,450.00	7,850.00	400.00	5.37%
<a href="#">10-5620-5221</a>	RENTAL EQUIPMENT	0.00	0.00	0.00	300.00	300.00	0.00	0.00%
<a href="#">10-5620-5250</a>	BUILDING MAINTENANCE	1,090.23	230.84	1,586.98	3,000.00	3,000.00	0.00	0.00%
<a href="#">10-5620-5251</a>	EQUIPMENT MAINTENANCE	2,912.41	2,994.32	7,051.39	8,600.00	8,000.00	-600.00	-6.98%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	GENERATOR MAINTENANCE	0.00	0.00	1,000.00				
INTRODUCED	METER TESTING	0.00	0.00	5,000.00				



Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Comparison 1 Budget		Comparison 1 to Parent Budget	
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
INTRODUCED	TRANSFORMER OIL TESTING		0.00	0.00	2,000.00			
<a href="#">10-5620-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	11,351.42	103,000.00	330,500.00	227,500.00	220.87%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	ELECTRIC POLES REPLACEMENT		8.00	2,500.00	20,000.00			
INTRODUCED	NEW DEVELOPMENT S&C SWITCH		0.00	0.00	38,000.00			
INTRODUCED	NEW DEVELOPMENT TRANSFORMERS		0.00	0.00	135,000.00			
INTRODUCED	TRANCLOSURES 3 PHASE		2.00	17,500.00	35,000.00			
INTRODUCED	TRANSFORMERS 3 PHASE		2.00	17,500.00	35,000.00			
INTRODUCED	UNDERGROUND EL SERVICES PRIMARY		0.00	0.00	50,000.00			
INTRODUCED	UNDERGROUND EL SERVICES SECONDARY		0.00	0.00	17,500.00			
<a href="#">10-5620-5257</a>	VEHICLE MAINTENANCE	4,223.72	2,223.03	5,964.88	7,000.00	15,000.00	8,000.00	114.29%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	BUCKET TRUCK SAFETY TESTING		0.00	0.00	10,000.00			
INTRODUCED	DEPARTMENT VEHICLES		0.00	0.00	5,000.00			
<a href="#">10-5620-5400</a>	UTILITIES	9,442.51	9,894.36	3,550.53	11,000.00	6,000.00	-5,000.00	-45.45%
<a href="#">10-5620-5615</a>	TRAVEL	0.00	0.00	-201.77	0.00	0.00	0.00	0.00%
<a href="#">10-5620-5616</a>	CELL PHONE	4,650.00	4,750.00	3,550.00	4,800.00	4,800.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS		8.00	600.00	4,800.00			
<a href="#">10-5620-5630</a>	VEHICLE FUEL	8,767.18	9,314.96	10,205.49	8,925.00	12,000.00	3,075.00	34.45%
<a href="#">10-5620-5650</a>	NON-CAPITAL EQUIPMENT	15,566.70	18,459.00	2,880.00	23,000.00	79,000.00	56,000.00	243.48%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	METERS		100.00	70.00	7,000.00			
INTRODUCED	TRANSFORMERS		6.00	12,000.00	72,000.00			
<a href="#">10-5620-5700</a>	OFFICE SUPPLIES	0.00	0.00	0.00	0.00	2,130.00	2,130.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	APC BACKUPS		2.00	90.00	180.00			
INTRODUCED	WORKSTATIONS		2.00	975.00	1,950.00			
<a href="#">10-5620-5730</a>	SUPPLIES AND OPERATIONS	30,462.97	30,858.28	26,606.83	40,000.00	40,000.00	0.00	0.00%

# Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	SMALL TOOLS, EL SUPPLIES	0.00	0.00	40,000.00				
<a href="#">10-5620-5740</a>	SAFETY SUPPLIES AND MATERIAL	3,428.73	4,788.75	3,501.01	7,000.00	7,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	SAFETY EQUIPMENT TESTING	0.00	0.00	5,000.00				
INTRODUCED	SAFETY GEAR	0.00	0.00	2,000.00				
<a href="#">10-5620-7524</a>	WILLOWS OF BERLIN PROJECT	0.00	24,795.00	0.00	0.00	0.00	0.00	0.00%
Total Department: 5620 - POWER DISTRIBUTION:		953,365.05	967,360.64	789,097.10	1,092,572.00	1,457,025.00	364,453.00	33.36%
Total Fund: 10 - ELECTRIC:		1,527,995.12	323,892.54	-105,004.28	0.00	0.00	0.00	0.00%
Fund: 20 - WATER FUND								
Department: 4020 - WATER FUND REVENUES								
<a href="#">20-4020-3060</a>	PENALTY AND INTEREST	113.20	0.00	-347.00	100.00	0.00	-100.00	-100.00%
<a href="#">20-4020-3208</a>	ARPA GRANT	0.00	0.00	0.00	0.00	1,704,990.00	1,704,990.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ARPA GRANT SMART METER INSTALLATION	0.00	0.00	-300,000.00				
INTRODUCED	ARPA GRANT SMART METERS	0.00	0.00	-754,990.00				
INTRODUCED	BRANCH STREET WELL REPLACEMENT FUNDEI	0.00	0.00	-350,000.00				
INTRODUCED	WELL HOUSE #1 POWELLTON AVENUE FUNDEI	0.00	0.00	-300,000.00				
<a href="#">20-4020-3362</a>	RECONNECTION FEE	12,060.00	0.00	5,558.76	3,000.00	5,000.00	2,000.00	66.67%
<a href="#">20-4020-3364</a>	SPECIAL CONNECTION FEE	65,325.00	401,828.57	260,670.00	150,450.00	442,500.00	292,050.00	194.12%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	NEW DEVELOPMENT EDUS	100.00	-4,425.00	-442,500.00				
<a href="#">20-4020-3475</a>	WATER SERVICE	705,292.71	715,316.95	595,772.53	670,000.00	725,000.00	55,000.00	8.21%
<a href="#">20-4020-3476</a>	READY TO SERVE	23,170.29	24,286.99	19,787.04	24,000.00	24,000.00	0.00	0.00%
<a href="#">20-4020-3480</a>	SERVICE AND MATERIAL	26,475.90	10,785.55	12,132.54	20,000.00	20,000.00	0.00	0.00%
<a href="#">20-4020-3530</a>	WATER TOWER RENT	65,207.72	58,971.77	56,128.90	64,500.00	64,500.00	0.00	0.00%
<a href="#">20-4020-3701</a>	INTEREST EARNED	2,084.02	869.41	1,425.39	500.00	1,000.00	500.00	100.00%
<a href="#">20-4020-3710</a>	INTEREST ON DELINQUENT	5,624.48	4,128.87	6,326.00	5,000.00	6,000.00	1,000.00	20.00%
<a href="#">20-4020-3800</a>	MISCELLANEOUS INCOME	0.00	2,494.80	4,228.24	100.00	3,000.00	2,900.00	2,900.00%
<a href="#">20-4020-3870</a>	GAIN LOSS DISPOSAL OF ASSET	1,974.38	-5,701.16	0.00	0.00	0.00	0.00	0.00%
<a href="#">20-4020-3871</a>	CONTRIBUTION FROM RESERVE	0.00	0.00	0.00	0.00	100,000.00	100,000.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
Budget Detail		Total Activity	Total Activity	YTD Activity				
Budget Code	Description		Units	Price	Amount			
INTRODUCED	PRIOR YEARS SPECIAL CONNECTION FEES		0.00	0.00	-100,000.00			
<a href="#">20-4020-3899</a>	NSF HOLDING ACCOUNT	168.00	28.00	28.00	100.00	100.00	0.00	0.00%
Total Department: 4020 - WATER FUND REVENUES:		907,495.70	1,213,009.75	961,710.40	937,750.00	3,096,090.00	2,158,340.00	230.16%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
Account Number		2019-2020	2020-2021	2021-2022	2021-2022	2022-2023	Increase /	
		Total Activity	Total Activity	YTD Activity	2021-2022	INTRODUCED	(Decrease)	
Through May								
Department: 5700 - WATER ADMINISTRATION								
<a href="#">20-5700-4002</a>	SALARIES FULL TIME	125,666.95	126,077.11	103,947.72	126,515.00	132,820.00	6,305.00	4.98%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1.5 FTE	1.5 FTE						
<a href="#">20-5700-4004</a>	SALARIES OVERTIME	6,355.14	5,706.85	3,785.88	7,000.00	7,000.00	0.00	0.00%
<a href="#">20-5700-4500</a>	FICA	9,771.80	9,676.04	7,817.11	10,215.00	10,700.00	485.00	4.75%
<a href="#">20-5700-4505</a>	EMPLOYEE HEALTH INSURANCE	13,637.23	14,734.71	13,948.99	14,900.00	15,015.00	115.00	0.77%
<a href="#">20-5700-4510</a>	RETIREMENT	14,246.66	20,786.02	13,468.48	15,300.00	15,000.00	-300.00	-1.96%
<a href="#">20-5700-4515</a>	WORKERS' COMPENSATION	319.24	684.97	720.00	720.00	765.00	45.00	6.25%
<a href="#">20-5700-4530</a>	VACATION BUY BACK	2,476.66	2,875.68	0.00	2,480.00	2,920.00	440.00	17.74%
<a href="#">20-5700-4550</a>	HEALTH CLAIMS	6,605.10	5,703.87	6,761.77	7,320.00	7,320.00	0.00	0.00%
<a href="#">20-5700-4555</a>	RETENTION	47.57	72.34	613.76	617.00	75.00	-542.00	-87.84%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.50	50.00	75.00				
<a href="#">20-5700-5000</a>	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">20-5700-5200</a>	CONTRACTED SERVICES	6,145.91	4,875.43	12,060.45	11,800.00	16,100.00	4,300.00	36.44%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	1.50	190.00	285.00				
INTRODUCED	DOT PHYSICAL	3.00	80.00	240.00				
INTRODUCED	DRUG TESTING	1.50	50.00	75.00				
INTRODUCED	ENGINEERING SERVICES	0.00	0.00	15,000.00				
INTRODUCED	MISS UTILITY	0.00	0.00	500.00				
<a href="#">20-5700-5210</a>	INSURANCE	644.00	934.08	690.00	690.00	995.00	305.00	44.20%
<a href="#">20-5700-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	7,037.83	0.00	87,000.00	87,000.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	F550 DUMP TRUCK REPLACE 2000 GMC 3500	0.00	0.00	87,000.00				
<a href="#">20-5700-5257</a>	VEHICLE MAINTENANCE	692.75	493.03	405.39	1,000.00	1,100.00	100.00	10.00%
<a href="#">20-5700-5610</a>	TELEPHONE	2,060.43	1,694.03	1,493.32	2,000.00	2,000.00	0.00	0.00%
<a href="#">20-5700-5615</a>	TRAVEL	213.81	143.74	148.87	500.00	750.00	250.00	50.00%
<a href="#">20-5700-5616</a>	CELL PHONE	900.00	600.00	675.00	900.00	900.00	0.00	0.00%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number	2019-2020	2020-2021	2021-2022					
Budget Detail	Total Activity	Total Activity	YTD Activity					
			Through May					
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS	1.50	600.00	900.00				
<a href="#">20-5700-5620</a>	DUES AND PUBLICATIONS	250.00	225.00	450.00	300.00	500.00	200.00	66.67%
<a href="#">20-5700-5621</a>	EMPLOYEE TRAINING	496.76	1,267.57	1,564.08	1,000.00	1,000.00	0.00	0.00%
<a href="#">20-5700-5630</a>	VEHICLE FUEL	941.10	903.08	1,250.62	2,000.00	2,600.00	600.00	30.00%
<a href="#">20-5700-5691</a>	RAILROAD LICENSES	4,379.94	4,441.23	4,752.13	4,500.00	4,600.00	100.00	2.22%
<a href="#">20-5700-5700</a>	OFFICE SUPPLIES	296.41	195.11	3,048.37	4,000.00	1,705.00	-2,295.00	-57.38%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	APC BK-UPS (SPLIT BETWEEN DEP 20 & 24)	0.00	0.00	45.00				
INTRODUCED	LAPTOP (50/50 DEPT. 20 & 24)	0.00	0.00	990.00				
INTRODUCED	LAPTOP DOCK (SPLIT BETWEEN DEPT. 20 & 24	0.00	0.00	150.00				
INTRODUCED	MONITOR, MOUSE, KEYB (SPLIT BETWEEN DEF	0.00	0.00	180.00				
INTRODUCED	SMART-UPS 1000VA TOWER UPS (SPLIT 20 & 2	0.00	0.00	340.00				
<a href="#">20-5700-5726</a>	ADVERTISING	560.00	560.00	60.00	600.00	600.00	0.00	0.00%
<a href="#">20-5700-5730</a>	SUPPLIES AND OPERATIONS	2,344.70	1,363.23	645.94	1,500.00	1,500.00	0.00	0.00%
<a href="#">20-5700-5740</a>	SAFETY SUPPLIES AND MATERIAL	1,395.80	623.87	169.60	1,500.00	1,500.00	0.00	0.00%
<a href="#">20-5700-5780</a>	BAD DEBT EXPENSE	0.00	0.00	0.00	400.00	100.00	-300.00	-75.00%
<a href="#">20-5700-5789</a>	CONTINGENCY	0.00	0.00	0.00	16,675.00	12,486.00	-4,189.00	-25.12%
<a href="#">20-5700-6500</a>	GENERAL OVERHEAD	88,086.00	75,235.00	63,168.75	84,225.00	69,610.00	-14,615.00	-17.35%
<a href="#">20-5700-6505</a>	REIMBURSEMENTS	1,407.00	1,359.00	1,012.50	1,350.00	1,285.00	-65.00	-4.81%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	2002 RDA BOND 97 6% INTEREST	0.00	0.00	1,285.00				
<a href="#">20-5700-6510</a>	CUST SERVICE REIM GEN FUN	70,561.00	79,376.00	61,134.00	81,512.00	85,199.00	3,687.00	4.52%
<a href="#">20-5700-7900</a>	DEPRECIATION	196,302.94	190,504.22	0.00	0.00	0.00	0.00	0.00%
Total Department: 5700 - WATER ADMINISTRATION:		556,804.90	551,111.21	310,830.56	401,519.00	483,145.00	81,626.00	20.33%



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Department: 5710 - WATER TREATMENT								
<a href="#">20-5710-4002</a>	SALARIES FULL TIME	43,246.30	47,179.87	39,255.74	47,780.00	50,170.00	2,390.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1 FTE	1 FTE						
<a href="#">20-5710-4003</a>	SALARIES PART TIME AND TEMP	8,648.35	8,616.90	784.00	10,000.00	15,000.00	5,000.00	50.00%
<a href="#">20-5710-4004</a>	SALARIES OVERTIME	1,600.79	2,570.75	4,100.19	3,500.00	3,850.00	350.00	10.00%
<a href="#">20-5710-4500</a>	FICA	3,873.89	3,880.83	3,358.16	4,690.00	5,300.00	610.00	13.01%
<a href="#">20-5710-4505</a>	EMPLOYEE HEALTH INSURANCE	175.20	165.07	176.55	180.00	200.00	20.00	11.11%
<a href="#">20-5710-4510</a>	RETIREMENT	5,599.13	7,016.05	5,114.27	5,950.00	5,805.00	-145.00	-2.44%
<a href="#">20-5710-4515</a>	WORKERS' COMPENSATION	2,350.00	1,870.31	1,970.00	1,970.00	2,090.00	120.00	6.09%
<a href="#">20-5710-4550</a>	HEALTH CLAIMS	193.39	-146.91	3.33	0.00	100.00	100.00	0.00%
<a href="#">20-5710-4555</a>	RETENTION	47.57	96.46	589.64	592.00	50.00	-542.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.00	50.00	50.00				
<a href="#">20-5710-5200</a>	CONTRACTED SERVICES	164.28	601.59	766.27	540.00	15,240.00	14,700.00	2,722.22%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	1.00	190.00	190.00				
INTRODUCED	DRUG TESTING	1.00	50.00	50.00				
INTRODUCED	WELL PREVENTATIVE MNTNCE	0.00	0.00	15,000.00				
<a href="#">20-5710-5210</a>	INSURANCE	585.00	899.08	650.00	650.00	955.00	305.00	46.92%
<a href="#">20-5710-5250</a>	BUILDING MAINTENANCE	801.68	1,229.36	0.00	1,500.00	5,000.00	3,500.00	233.33%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	BUILDING MAINTENANCE	0.00	0.00	1,500.00				
INTRODUCED	FRANKLIN AVE WELL #2 NEW ROOF	0.00	0.00	3,500.00				
<a href="#">20-5710-5251</a>	EQUIPMENT MAINTENANCE	13,016.68	5,830.65	7,908.74	15,000.00	17,000.00	2,000.00	13.33%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CHART RECORDER, FLOW MWTERS	0.00	0.00	2,000.00				
INTRODUCED	CHLORINE PUMPS	0.00	0.00	4,500.00				
INTRODUCED	GENERATOR MAINTENANCE	0.00	0.00	1,500.00				
INTRODUCED	SODA ASH PUMPS	0.00	0.00	5,000.00				
INTRODUCED	WELL PUMP EQUIPMENT	0.00	0.00	4,000.00				

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
<a href="#">20-5710-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	0.00	310,000.00	310,000.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	PH REGULATOR SYSTEM UPGRADE		0.00	0.00	10,000.00			
INTRODUCED	POWELTON AVE WELLHOUSE #1 FUNDED BY A		1.00	300,000.00	300,000.00			
<a href="#">20-5710-5257</a>	VEHICLE MAINTENANCE	785.76	963.59	739.61	1,000.00	1,000.00	0.00	0.00%
<a href="#">20-5710-5400</a>	UTILITIES	24,361.23	25,667.18	17,202.91	26,500.00	22,600.00	-3,900.00	-14.72%
<a href="#">20-5710-5616</a>	CELL PHONE	600.00	450.00	0.00	600.00	600.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS		1.00	600.00	600.00			
<a href="#">20-5710-5630</a>	VEHICLE FUEL	2,354.02	2,121.03	1,778.48	2,500.00	3,250.00	750.00	30.00%
<a href="#">20-5710-5670</a>	CHEMICALS	42,485.80	51,576.80	43,611.10	45,000.00	55,000.00	10,000.00	22.22%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	SODA ASH DENSE AND SODIUM HYPO CHLORII		0.00	0.00	55,000.00			
<a href="#">20-5710-5730</a>	SUPPLIES AND OPERATIONS	1,449.62	911.13	7,454.41	10,000.00	11,000.00	1,000.00	10.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	WA TREATMENT SMALL TOOLS AND SUPPLIES		0.00	0.00	11,000.00			
Total Department: 5710 - WATER TREATMENT:		152,338.69	161,499.74	135,463.40	177,952.00	524,210.00	346,258.00	194.58%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Department: 5720 - WATER DISTRIBUTION								
<a href="#">20-5720-4002</a>	SALARIES FULL TIME	57,307.77	68,467.20	54,551.85	66,800.00	70,130.00	3,330.00	4.99%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1.5 FTE	1.5 FTE						
<a href="#">20-5720-4004</a>	SALARIES OVERTIME	6,045.75	4,474.50	7,428.22	6,000.00	6,600.00	600.00	10.00%
<a href="#">20-5720-4500</a>	FICA	4,696.97	5,082.52	4,738.71	5,440.00	5,870.00	430.00	7.90%
<a href="#">20-5720-4505</a>	EMPLOYEE HEALTH INSURANCE	11,707.09	11,939.95	8,065.37	12,000.00	9,795.00	-2,205.00	-18.38%
<a href="#">20-5720-4510</a>	RETIREMENT	8,872.52	10,657.68	7,157.05	8,300.00	8,140.00	-160.00	-1.93%
<a href="#">20-5720-4515</a>	WORKERS' COMPENSATION	4,000.00	3,134.97	3,300.00	3,300.00	3,500.00	200.00	6.06%
<a href="#">20-5720-4530</a>	VACATION BUY BACK	444.00	452.88	0.00	444.00	460.00	16.00	3.60%
<a href="#">20-5720-4550</a>	HEALTH CLAIMS	751.63	3,771.60	2,628.86	5,850.00	4,400.00	-1,450.00	-24.79%
<a href="#">20-5720-4555</a>	RETENTION	71.36	72.34	1,696.57	1,700.00	75.00	-1,625.00	-95.59%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.50	50.00	75.00				
<a href="#">20-5720-5200</a>	CONTRACTED SERVICES	52,280.04	7,253.35	4,578.58	10,260.00	12,660.00	2,400.00	23.39%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	1.50	190.00	285.00				
INTRODUCED	DRUG TESTING	1.50	50.00	75.00				
INTRODUCED	FIRE PROTECTIVE	0.00	0.00	500.00				
INTRODUCED	OUTSIDE CONTRACTORS	0.00	0.00	10,000.00				
INTRODUCED	SENSUS SOFTWARE	0.00	0.00	1,800.00				
<a href="#">20-5720-5210</a>	INSURANCE	7,964.00	8,249.08	8,300.00	8,785.00	9,315.00	530.00	6.03%
<a href="#">20-5720-5251</a>	EQUIPMENT MAINTENANCE	1,608.12	54.99	3,147.06	4,000.00	5,000.00	1,000.00	25.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	EXCAVATOR, BACKHOE,FORKLIIFT	0.00	0.00	5,000.00				
<a href="#">20-5720-5252</a>	STREET REPAIR	12,882.41	29,959.14	29,869.48	20,000.00	30,000.00	10,000.00	50.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	TOP SOIL, STONES, PAVING	0.00	0.00	30,000.00				
<a href="#">20-5720-5253</a>	WATER TOWER MAINTENANCE	34,407.01	34,407.01	36,127.36	35,000.00	38,500.00	3,500.00	10.00%
<a href="#">20-5720-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	109,813.18	115,000.00	1,824,990.00	1,709,990.00	1,486.95%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	BRANCH STREET WELL REPLACEMENT FUNDED BY ARPA	0.00	0.00	350,000.00				
INTRODUCED	S.MAIN-GERMANTOWN RD CONNECT PROJECT	0.00	0.00	300,000.00				
INTRODUCED	SCHOOLFIELD, ELIZABETH, S MAIN ST. VALVES	0.00	0.00	120,000.00				
INTRODUCED	SMART METER INSTALLATION FUNDED BY ARF	0.00	0.00	300,000.00				
INTRODUCED	SMART METERING FUNDED BY ARPA	0.00	0.00	754,990.00				
<a href="#">20-5720-5257</a>	VEHICLE MAINTENANCE	2,254.74	4,512.99	1,886.13	5,000.00	7,000.00	2,000.00	40.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	VAC TRUCK	0.00	0.00	5,000.00				
INTRODUCED	WATER DIST VEHICLES	0.00	0.00	2,000.00				
<a href="#">20-5720-5616</a>	CELL PHONE	875.00	1,125.00	1,125.00	900.00	900.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS	1.50	600.00	900.00				
<a href="#">20-5720-5620</a>	DUES AND PUBLICATIONS	0.00	0.00	1,715.95	0.00	0.00	0.00	0.00%
<a href="#">20-5720-5630</a>	VEHICLE FUEL	1,178.37	1,269.49	1,728.57	3,000.00	3,900.00	900.00	30.00%
<a href="#">20-5720-5650</a>	NON-CAPITAL EQUIPMENT	37,065.70	36,195.49	11,924.49	16,500.00	7,500.00	-9,000.00	-54.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	METER PITS	10.00	750.00	7,500.00				
<a href="#">20-5720-5730</a>	SUPPLIES AND OPERATIONS	11,162.68	12,653.23	24,619.88	20,000.00	25,000.00	5,000.00	25.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	WATER DIST SUPPLIES, SMALL TOOLS	0.00	0.00	25,000.00				
<a href="#">20-5720-5790</a>	LAB AND TESTING	2,862.10	10,822.23	6,329.84	10,000.00	15,000.00	5,000.00	50.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	WA TESTING, LAB, TEST KITS	0.00	0.00	15,000.00				
Total Department: 5720 - WATER DISTRIBUTION:		258,437.26	254,555.64	330,732.15	358,279.00	2,088,735.00	1,730,456.00	482.99%
Total Fund: 20 - WATER FUND:		-60,085.15	245,843.16	184,684.29	0.00	0.00	0.00	0.00%
Fund: 24 - SEWER FUND								
Department: 4024 - SEWER FUND REVENUES								
<a href="#">24-4024-3060</a>	PENALTY AND INTEREST	70.95	32.08	0.00	0.00	0.00	0.00	0.00%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number								
<a href="#">24-4024-3208</a>	ARPA GRANT	0.00	0.00	0.00	0.00	1,000,000.00	1,000,000.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	BROAD STREET LIFT STATION FUNDED BY ARP/		0.00	0.00	-1,000,000.00			
<a href="#">24-4024-3363</a>	HAULER FEE	101,583.38	135,290.19	600,421.50	100,000.00	150,000.00	50,000.00	50.00%
<a href="#">24-4024-3364</a>	SPECIAL CONNECTION FEE	178,693.00	1,111,925.14	702,476.40	416,874.00	1,226,100.00	809,226.00	194.12%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	NEW DEVELOPMENT EDUS		100.00	-12,261.00	-1,226,100.00			
<a href="#">24-4024-3476</a>	READY TO SERVE	103,169.91	106,537.27	87,021.03	104,000.00	104,000.00	0.00	0.00%
<a href="#">24-4024-3480</a>	SERVICE AND MATERIAL	0.00	5,155.00	0.00	2,000.00	1,000.00	-1,000.00	-50.00%
<a href="#">24-4024-3481</a>	SEWER SERVICE	2,188,340.22	2,201,060.80	1,837,671.82	1,900,000.00	2,000,000.00	100,000.00	5.26%
<a href="#">24-4024-3501</a>	SPRAY SITE LAND RENT	1,910.25	2,112.36	2,080.66	0.00	2,000.00	2,000.00	0.00%
<a href="#">24-4024-3701</a>	INTEREST EARNED	4,782.39	1,408.95	1,425.38	500.00	1,000.00	500.00	100.00%
<a href="#">24-4024-3710</a>	INTEREST ON DELINQUENT	17,235.15	13,518.10	21,382.49	10,000.00	10,000.00	0.00	0.00%
<a href="#">24-4024-3800</a>	MISCELLANEOUS INCOME	0.00	4,933.34	0.00	0.00	1,000.00	1,000.00	0.00%
<a href="#">24-4024-3866</a>	CONTRIBUTION FROM GENERAL	0.00	1,691,780.50	0.00	0.00	0.00	0.00	0.00%
<a href="#">24-4024-3870</a>	GAIN LOSS DISPOSAL OF ASSET	0.00	0.00	5,304.00	0.00	0.00	0.00	0.00%
<a href="#">24-4024-3899</a>	NSF HOLDING ACCOUNT	189.00	35.00	28.00	100.00	100.00	0.00	0.00%
Total Department: 4024 - SEWER FUND REVENUES:		2,595,974.25	5,273,788.73	3,257,811.28	2,533,474.00	4,495,200.00	1,961,726.00	77.43%



Budget Comparison Report

					Comparison 1		Comparison 1	%
					Budget		to Parent Budget	
Account Number		2019-2020	2020-2021	2021-2022	Parent Budget		Increase /	
		Total Activity	Total Activity	YTD Activity Through May	2021-2022	2022-2023		
					2021-2022	INTRODUCED	(Decrease)	
Department: 5800 - SEWER ADMINISTRATION								
<a href="#">24-5800-2920</a>	CONTRIBUTION TO CAPITAL RES	0.00	0.00	0.00	300,000.00	648,100.00	348,100.00	116.03%
<a href="#">24-5800-2923</a>	CONTRIBUTION TO GENERAL FU	0.00	0.00	0.00	10,000.00	400,000.00	390,000.00	3,900.00%
<a href="#">24-5800-4002</a>	SALARIES FULL TIME	97,569.97	110,529.71	84,414.62	108,450.00	113,870.00	5,420.00	5.00%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1.5 FTE	1.5 FTE						
<a href="#">24-5800-4004</a>	SALARIES OVERTIME	0.00	0.00	0.00	5,000.00	5,000.00	0.00	0.00%
<a href="#">24-5800-4500</a>	FICA	6,948.59	7,724.63	5,992.75	8,680.00	9,100.00	420.00	4.84%
<a href="#">24-5800-4505</a>	EMPLOYEE HEALTH INSURANCE	15,720.96	20,605.78	20,029.22	20,800.00	20,910.00	110.00	0.53%
<a href="#">24-5800-4510</a>	RETIREMENT	6,987.02	16,604.06	11,558.28	13,200.00	12,925.00	-275.00	-2.08%
<a href="#">24-5800-4515</a>	WORKERS' COMPENSATION	4,148.09	3,442.97	3,615.00	3,615.00	3,835.00	220.00	6.09%
<a href="#">24-5800-4530</a>	VACATION BUY BACK	1,079.28	1,094.40	0.00	1,080.00	1,115.00	35.00	3.24%
<a href="#">24-5800-4550</a>	HEALTH CLAIMS	1,368.96	5,307.24	3,334.18	7,320.00	7,320.00	0.00	0.00%
<a href="#">24-5800-4555</a>	RETENTION	71.35	72.34	1,155.17	1,158.00	75.00	-1,083.00	-93.52%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.50	50.00	75.00				
<a href="#">24-5800-5000</a>	PROFESSIONAL SERVICES	0.00	0.00	0.00	1,000.00	0.00	-1,000.00	-100.00%
<a href="#">24-5800-5005</a>	LEGAL EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">24-5800-5200</a>	CONTRACTED SERVICES	19,138.95	13,152.85	19,339.17	12,060.00	27,660.00	15,600.00	129.35%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	1.50	190.00	285.00				
INTRODUCED	CAMERA TRUCK SOFTWARE	0.00	0.00	2,000.00				
INTRODUCED	DOT PHYSICAL	8.00	50.00	400.00				
INTRODUCED	DRUG TESTING	1.50	50.00	75.00				
INTRODUCED	ENGINEERING SERVICES	0.00	0.00	15,000.00				
INTRODUCED	GENERATOR SERVICES	0.00	0.00	4,500.00				
INTRODUCED	LIFT STATION MONITORING	0.00	0.00	3,600.00				
INTRODUCED	MISS UTILITY	0.00	0.00	300.00				
INTRODUCED	OUTSIDE SERVICES	0.00	0.00	1,500.00				
<a href="#">24-5800-5210</a>	INSURANCE	1,536.00	1,213.00	1,500.00	1,695.00	1,800.00	105.00	6.19%
<a href="#">24-5800-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	0.00	0.00	17,500.00	17,500.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	SCADA SYSTEM UPGRADE	0.00	0.00	17,500.00				

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
					Through May			
<a href="#">24-5800-5257</a>	VEHICLE MAINTENANCE	327.36	-646.62	-196.53	1,000.00	1,000.00	0.00	0.00%
<a href="#">24-5800-5610</a>	TELEPHONE	5,366.79	4,753.42	4,165.13	4,500.00	4,500.00	0.00	0.00%
<a href="#">24-5800-5615</a>	TRAVEL	144.33	138.08	756.70	1,000.00	1,500.00	500.00	50.00%
<a href="#">24-5800-5616</a>	CELL PHONE	900.00	1,200.00	525.00	900.00	900.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	CELL PHONE REIMBURSEMENTS		1.50	600.00	900.00			
<a href="#">24-5800-5620</a>	DUES AND PUBLICATIONS	1,572.03	1,470.86	2,128.72	1,600.00	2,000.00	400.00	25.00%
<a href="#">24-5800-5621</a>	EMPLOYEE TRAINING	1,177.00	1,769.33	6,745.60	7,000.00	7,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	GIS QUALIFICATION		0.00	0.00	6,000.00			
INTRODUCED	SW DEPT ANNUAL TRAINING		0.00	0.00	1,000.00			
<a href="#">24-5800-5622</a>	INFORMATION TECHNOLOGY	1,233.96	1,233.96	1,176.98	1,240.00	1,350.00	110.00	8.87%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	24P SWITCH		0.00	0.00	145.00			
INTRODUCED	T35 FIREWALL		0.00	0.00	1,060.00			
INTRODUCED	WAP		0.00	0.00	145.00			
<a href="#">24-5800-5630</a>	VEHICLE FUEL	2,963.37	2,785.10	3,231.62	2,200.00	2,860.00	660.00	30.00%
<a href="#">24-5800-5691</a>	RAILROAD LICENSES	5,438.15	5,514.27	5,900.25	5,600.00	5,700.00	100.00	1.79%
<a href="#">24-5800-5700</a>	OFFICE SUPPLIES	2,820.63	483.09	177.97	1,000.00	3,715.00	2,715.00	271.50%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	LAPTOP (SPLIT BETWEEN WA SW)		0.00	0.00	985.00			
INTRODUCED	LAPTOP DOCK (SPLIT BETWEEN WA SW)		0.00	0.00	145.00			
INTRODUCED	MONITOR, MOUSE, KEYBOARD (SPLIT BETWEE		0.00	0.00	625.00			
INTRODUCED	SMART-UPS (EQUIP & LABOR) (SPLIT BETWEEN		0.00	0.00	335.00			
INTRODUCED	WORKSTATION (M. PFALLER-GIS)		1.00	1,625.00	1,625.00			
<a href="#">24-5800-5730</a>	SUPPLIES AND OPERATIONS	3,521.70	1,407.56	966.73	4,000.00	5,000.00	1,000.00	25.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	WW PLANT SMALL TOOLS AND SUPPLIES		0.00	0.00	5,000.00			
<a href="#">24-5800-5740</a>	SAFETY SUPPLIES AND MATERIAL	5,447.33	7,937.82	4,162.08	3,500.00	3,500.00	0.00	0.00%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	SAFETY GEAR AND PPE	0.00	0.00	3,500.00				
<a href="#">24-5800-5780</a>	BAD DEBT EXPENSE	0.00	0.00	0.00	1,000.00	500.00	-500.00	-50.00%
<a href="#">24-5800-5789</a>	CONTINGENCY	0.00	0.00	0.00	7,547.00	56,140.00	48,593.00	643.87%
<a href="#">24-5800-6500</a>	GENERAL OVERHEAD	204,758.00	181,833.00	139,475.25	185,967.00	252,305.00	66,338.00	35.67%
<a href="#">24-5800-6505</a>	REIMBURSEMENTS	4,455.00	4,303.00	3,150.00	4,200.00	4,062.00	-138.00	-3.29%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	2002 RDA BOND 97 19% INTEREST	0.00	0.00	4,062.00				
<a href="#">24-5800-6510</a>	CUST SERVICE REIM GEN FUN	70,561.00	79,376.00	61,134.00	81,512.00	89,683.00	8,171.00	10.02%
<a href="#">24-5800-8000</a>	BOND PRINCIPAL	0.00	0.00	310,044.88	424,753.00	400,500.00	-24,253.00	-5.71%
<a href="#">24-5800-8100</a>	BOND INTEREST	189,216.36	179,630.48	114,829.30	167,405.00	160,000.00	-7,405.00	-4.42%
Total Department: 5800 - SEWER ADMINISTRATION:		654,472.18	652,936.33	809,312.07	1,399,982.00	2,271,425.00	871,443.00	62.25%

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May				
Department: 5810 - COLLECTION SYSTEM								
<a href="#">24-5810-4002</a>	SALARIES FULL TIME	57,311.11	65,110.08	54,550.69	66,800.00	70,130.00	3,330.00	4.99%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	1.5 FTE	1.5 FTE						
<a href="#">24-5810-4004</a>	SALARIES OVERTIME	6,045.41	4,474.52	7,428.20	6,000.00	6,600.00	600.00	10.00%
<a href="#">24-5810-4500</a>	FICA	4,696.95	5,082.29	4,614.39	5,575.00	5,870.00	295.00	5.29%
<a href="#">24-5810-4505</a>	EMPLOYEE HEALTH INSURANCE	11,898.76	11,982.11	7,636.62	12,000.00	9,800.00	-2,200.00	-18.33%
<a href="#">24-5810-4510</a>	RETIREMENT	5,604.15	9,874.03	7,157.05	8,300.00	8,145.00	-155.00	-1.87%
<a href="#">24-5810-4515</a>	WORKERS' COMPENSATION	4,000.00	3,132.97	3,290.00	3,290.00	3,500.00	210.00	6.38%
<a href="#">24-5810-4530</a>	VACATION BUY BACK	444.00	452.88	0.00	444.00	460.00	16.00	3.60%
<a href="#">24-5810-4550</a>	HEALTH CLAIMS	450.32	3,959.53	2,482.14	5,850.00	4,400.00	-1,450.00	-24.79%
<a href="#">24-5810-4555</a>	RETENTION	71.35	72.34	72.34	75.00	75.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	1.50	50.00	75.00				
<a href="#">24-5810-5200</a>	CONTRACTED SERVICES	12,296.41	9,119.94	15,956.01	3,860.00	5,360.00	1,500.00	38.86%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP PAYROLL	1.50	190.00	285.00				
INTRODUCED	DRUG TESTING	1.50	50.00	75.00				
INTRODUCED	OUTSIDE CONTRACTORS	0.00	0.00	5,000.00				
<a href="#">24-5810-5210</a>	INSURANCE	2,867.00	3,295.06	3,100.00	3,162.00	3,360.00	198.00	6.26%
<a href="#">24-5810-5251</a>	EQUIPMENT MAINTENANCE	14,227.87	18,019.56	3,629.07	15,000.00	15,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	PUMP AND LIFTSTATION EQUIPMENT	0.00	0.00	15,000.00				
<a href="#">24-5810-5252</a>	STREET REPAIR	4,498.97	10,045.40	14,919.06	10,000.00	15,000.00	5,000.00	50.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	TOP SOIL, STONES, CRUSH, PAVING	0.00	0.00	15,000.00				
<a href="#">24-5810-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	23,836.50	15,000.00	1,000,000.00	985,000.00	6,566.67%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	BROAD ST LIFT STATION (ARPA FUND)	0.00	0.00	1,000,000.00				

Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget		%	
Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
<a href="#">24-5810-5257</a>	VEHICLE MAINTENANCE	1,522.04	4,124.96	1,725.19	6,500.00	7,000.00	500.00	7.69%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	CAMERA TRUCK MAINTENANCE		0.00	0.00	1,000.00			
INTRODUCED	SW DEPT VEHICLES		0.00	0.00	1,000.00			
INTRODUCED	VAC TRUCK MAINTENANCE		0.00	0.00	5,000.00			
<a href="#">24-5810-5400</a>	UTILITIES	11,088.17	9,955.35	9,283.01	12,000.00	12,000.00	0.00	0.00%
<a href="#">24-5810-5616</a>	CELL PHONE	875.00	675.00	675.00	900.00	900.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	CELL REIMBURSEMENT		1.50	600.00	900.00			
<a href="#">24-5810-5630</a>	VEHICLE FUEL	1,033.95	1,240.23	1,660.31	2,750.00	3,575.00	825.00	30.00%
<a href="#">24-5810-5730</a>	SUPPLIES AND OPERATIONS	5,361.68	1,299.52	5,466.00	6,000.00	12,000.00	6,000.00	100.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	SW PLANT SMALL TOOLS, SUPPLIES		0.00	0.00	12,000.00			
Total Department: 5810 - COLLECTION SYSTEM:		144,293.14	161,915.77	167,481.58	183,506.00	1,183,175.00	999,669.00	544.76%



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget	%
					Parent Budget	Increase / (Decrease)	
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	2021-2022 2021-2022	2022-2023 INTRODUCED		
Department: 5820 - TREATMENT PLANT							
<a href="#">24-5820-4002</a>	SALARIES FULL TIME	154,112.57	146,719.80	107,935.46	150,300.00	159,500.00	9,200.00 6.12%
Budget Notes							
Budget Code	Subject	Description					
INTRODUCED	3 FTE	3 FTE					
<a href="#">24-5820-4004</a>	SALARIES OVERTIME	5,683.62	4,574.59	7,062.36	6,000.00	6,600.00	600.00 10.00%
<a href="#">24-5820-4500</a>	FICA	11,387.80	11,212.88	8,485.36	11,960.00	12,710.00	750.00 6.27%
<a href="#">24-5820-4505</a>	EMPLOYEE HEALTH INSURANCE	28,674.35	29,223.21	17,558.68	24,000.00	17,400.00	-6,600.00 -27.50%
<a href="#">24-5820-4510</a>	RETIREMENT	15,217.60	22,711.33	12,620.34	18,550.00	18,385.00	-165.00 -0.89%
<a href="#">24-5820-4515</a>	WORKERS' COMPENSATION	5,500.00	4,545.93	4,775.00	4,775.00	5,070.00	295.00 6.18%
<a href="#">24-5820-4530</a>	VACATION BUY BACK	2,620.80	2,672.64	0.00	2,622.00	2,725.00	103.00 3.93%
<a href="#">24-5820-4550</a>	HEALTH CLAIMS	5,628.80	6,382.24	3,531.26	11,700.00	14,625.00	2,925.00 25.00%
<a href="#">24-5820-4555</a>	RETENTION	184.28	144.69	1,227.51	1,233.00	150.00	-1,083.00 -87.83%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	HOLIDAY GIFT CARDS	3.00	50.00	150.00			
<a href="#">24-5820-5200</a>	CONTRACTED SERVICES	2,553.25	47,967.94	516.31	3,220.00	6,220.00	3,000.00 93.17%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	ADP PAYROLL	3.00	190.00	570.00			
INTRODUCED	DRUG TESTING	3.00	50.00	150.00			
INTRODUCED	FIRE PROTECTIVE SERVICES	0.00	0.00	500.00			
INTRODUCED	OUTSIDE CONTRACTORS	0.00	0.00	5,000.00			
<a href="#">24-5820-5210</a>	INSURANCE	8,031.00	7,769.08	7,806.25	8,910.00	9,450.00	540.00 6.06%
<a href="#">24-5820-5250</a>	BUILDING MAINTENANCE	0.00	0.00	1,850.00	0.00	2,000.00	2,000.00 0.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	WWTP BUILDING	0.00	0.00	2,000.00			
<a href="#">24-5820-5251</a>	EQUIPMENT MAINTENANCE	32,684.13	33,901.76	36,130.40	30,000.00	42,000.00	12,000.00 40.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
INTRODUCED	DIGESTOR MIXER	0.00	0.00	3,000.00			
INTRODUCED	DRYING BEDS CONTROLS	0.00	0.00	5,000.00			
INTRODUCED	SEPTAGE RECEIVING STATIONS	0.00	0.00	10,000.00			
INTRODUCED	TREATMENT PROCESS CONTROLS	0.00	0.00	10,000.00			
INTRODUCED	WW EFFLUENT AND INFLUENT PUMPS	0.00	0.00	3,000.00			
INTRODUCED	WWTP EQUIPMENT	0.00	0.00	10,000.00			

# Budget Comparison Report

Account Number		2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
INTRODUCED	WWTP GENERATOR BATTERIES		0.00	0.00	1,000.00			
<a href="#">24-5820-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	620.00	0.00	0.00	0.00	0.00%
<a href="#">24-5820-5257</a>	VEHICLE MAINTENANCE	699.11	3,164.44	2,528.33	2,500.00	3,125.00	625.00	25.00%
<a href="#">24-5820-5400</a>	UTILITIES	161,389.35	183,967.47	156,100.64	170,000.00	180,000.00	10,000.00	5.88%
<a href="#">24-5820-5616</a>	CELL PHONE	1,750.00	1,800.00	1,000.00	1,800.00	1,800.00	0.00	0.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	QTR CELL REIMBURSEMENT		3.00	600.00	1,800.00			
<a href="#">24-5820-5630</a>	VEHICLE FUEL	2,434.11	2,945.54	3,062.18	3,000.00	3,900.00	900.00	30.00%
<a href="#">24-5820-5631</a>	DIESEL FUEL	2,388.63	949.95	1,700.47	3,000.00	3,900.00	900.00	30.00%
<a href="#">24-5820-5650</a>	NON-CAPITAL EQUIPMENT	5,325.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">24-5820-5670</a>	CHEMICALS	38,129.25	45,015.36	40,166.18	35,000.00	70,000.00	35,000.00	100.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	INTERPACK FOR DIGESTERS		0.00	0.00	20,000.00			
INTRODUCED	POLYMER		0.00	0.00	25,000.00			
INTRODUCED	SODIUM HYPOCHLORIDE		0.00	0.00	25,000.00			
<a href="#">24-5820-5730</a>	SUPPLIES AND OPERATIONS	13,873.29	14,628.60	16,118.26	14,000.00	28,000.00	14,000.00	100.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	WWTP SMALL TOOLS AND SUPPLIES		0.00	0.00	28,000.00			
<a href="#">24-5820-5790</a>	LAB AND TESTING	12,401.51	14,841.28	9,727.40	14,000.00	28,000.00	14,000.00	100.00%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	LAB SUPPLIES AND TESTS		0.00	0.00	28,000.00			
<a href="#">24-5820-5799</a>	LANDFILL CHARGES	14,674.40	13,481.10	17,516.00	14,000.00	16,000.00	2,000.00	14.29%
<b>Budget Detail</b>								
<b>Budget Code</b>	<b>Description</b>		<b>Units</b>	<b>Price</b>	<b>Amount</b>			
INTRODUCED	SLUDGE DISPOSAL		0.00	0.00	16,000.00			
<a href="#">24-5820-7900</a>	DEPRECIATION	1,074,590.97	1,059,944.64	0.00	0.00	0.00	0.00	0.00%
<b>Total Department: 5820 - TREATMENT PLANT:</b>		<b>1,599,933.82</b>	<b>1,658,564.47</b>	<b>458,038.39</b>	<b>530,570.00</b>	<b>631,560.00</b>	<b>100,990.00</b>	<b>19.03%</b>

Budget Comparison Report

					Comparison 1	Comparison 1		
					Parent Budget	Budget	to Parent Budget	%
Account Number		2019-2020	2020-2021	2021-2022	2021-2022	2022-2023	Increase /	
Department: 5830 - SPRAY SITE		Total Activity	Total Activity	YTD Activity	2021-2022	INTRODUCED	(Decrease)	
				Through May				
<a href="#">24-5830-4002</a>	SALARIES FULL TIME	162,587.90	173,366.16	141,904.48	172,980.00	182,740.00	9,760.00	5.64%
Budget Notes								
Budget Code	Subject	Description						
INTRODUCED	4 FTE	4 FTE						
<a href="#">24-5830-4003</a>	SALARIES PART TIME AND TEMP	9,069.50	1,536.00	0.00	5,000.00	5,500.00	500.00	10.00%
<a href="#">24-5830-4004</a>	SALARIES OVERTIME	1,949.64	315.19	1,268.08	5,000.00	5,500.00	500.00	10.00%
<a href="#">24-5830-4500</a>	FICA	13,073.99	12,254.35	10,453.09	14,000.00	14,825.00	825.00	5.89%
<a href="#">24-5830-4505</a>	EMPLOYEE HEALTH INSURANCE	35,667.38	33,252.88	33,329.64	36,200.00	36,570.00	370.00	1.02%
<a href="#">24-5830-4510</a>	RETIREMENT	13,947.15	26,501.30	18,540.17	21,550.00	21,240.00	-310.00	-1.44%
<a href="#">24-5830-4515</a>	WORKERS' COMPENSATION	12,000.00	9,273.24	9,740.00	9,740.00	10,325.00	585.00	6.01%
<a href="#">24-5830-4530</a>	VACATION BUY BACK	0.00	1,194.72	0.00	0.00	0.00	0.00	0.00%
<a href="#">24-5830-4550</a>	HEALTH CLAIMS	11,275.64	5,299.49	7,478.84	14,700.00	14,700.00	0.00	0.00%
<a href="#">24-5830-4555</a>	RETENTION	184.28	192.92	2,358.58	2,366.00	200.00	-2,166.00	-91.55%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	HOLIDAY GIFT CARDS	4.00	50.00	200.00				
<a href="#">24-5830-5200</a>	CONTRACTED SERVICES	1,440.41	1,261.65	776.71	2,960.00	3,960.00	1,000.00	33.78%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	ADP	4.00	190.00	760.00				
INTRODUCED	DRUG TRESTING	4.00	50.00	200.00				
INTRODUCED	OUTSIDE SERVICES	0.00	0.00	3,000.00				
<a href="#">24-5830-5210</a>	INSURANCE	8,080.00	7,769.08	7,806.25	8,910.00	9,445.00	535.00	6.00%
<a href="#">24-5830-5250</a>	BUILDING MAINTENANCE	640.00	1,361.05	0.00	1,500.00	1,500.00	0.00	0.00%
<a href="#">24-5830-5251</a>	EQUIPMENT MAINTENANCE	7,257.45	6,549.40	5,158.34	10,000.00	10,000.00	0.00	0.00%
<a href="#">24-5830-5255</a>	CAPITAL OUTLAY EQUIPMENT	0.00	0.00	31,297.56	32,500.00	0.00	-32,500.00	-100.00%
<a href="#">24-5830-5257</a>	VEHICLE MAINTENANCE	1,476.86	1,683.76	437.60	2,000.00	2,000.00	0.00	0.00%
<a href="#">24-5830-5400</a>	UTILITIES	39,720.97	51,089.79	34,407.84	50,000.00	55,000.00	5,000.00	10.00%
<a href="#">24-5830-5610</a>	TELEPHONE	610.08	663.44	541.97	660.00	660.00	0.00	0.00%
<a href="#">24-5830-5616</a>	CELL PHONE	2,250.00	2,400.00	1,800.00	2,400.00	2,400.00	0.00	0.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	CELL REIMBURSEMENT	4.00	600.00	2,400.00				
<a href="#">24-5830-5630</a>	VEHICLE FUEL	1,763.28	2,300.40	2,806.62	2,750.00	3,575.00	825.00	30.00%
<a href="#">24-5830-5631</a>	DIESEL FUEL	1,466.05	2,053.68	1,511.49	2,200.00	2,900.00	700.00	31.82%
<a href="#">24-5830-5650</a>	NON-CAPITAL EQUIPMENT	3,757.83	391.08	0.00	5,000.00	6,000.00	1,000.00	20.00%

## Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023		
					2021-2022	INTRODUCED	Increase /	%
							(Decrease)	
Account Number	Budget Detail	2019-2020	2020-2021	2021-2022				
Budget Code	Description	Total Activity	Total Activity	YTD Activity	Amount			
INTRODUCED	SPRAY HEADS AND VALVES		Units	Price	Through May			
			0.00	0.00	6,000.00			
<a href="#">24-5830-5730</a>	SUPPLIES AND OPERATIONS	4,299.50	3,112.44	6,176.14	4,000.00	5,000.00	1,000.00	25.00%
<a href="#">24-5830-5790</a>	LAB AND TESTING	11,422.46	12,155.43	9,537.23	13,000.00	15,000.00	2,000.00	15.38%
Total Department: 5830 - SPRAY SITE:		343,940.37	355,977.45	327,330.63	419,416.00	409,040.00	-10,376.00	-2.47%
Total Fund: 24 - SEWER FUND:		-146,665.26	2,444,394.71	1,495,648.61	0.00	0.00	0.00	0.00%
Fund: 30 - STORMWATER								
Department: 4030 - STORMWATER FUND REVENUES								
<a href="#">30-4030-3103</a>	STORMWATER MGMT PERMIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-4030-3208</a>	ARPA GRANT	0.00	0.00	110,000.00	110,000.00	110,000.00	0.00	0.00%
Budget Detail								
Budget Code	Description		Units	Price	Amount			
INTRODUCED	DRAINAGE PROJECT ON WASHINGTON ST FUN		0.00	0.00	-110,000.00			
<a href="#">30-4030-3230</a>	DNR GRANT	62,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-4030-3235</a>	COMMUNITY RESILIENCE GRANT	9,000.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-4030-3360</a>	RESIDENTIAL SW FEE	76,485.05	75,444.38	64,047.36	75,600.00	76,600.00	1,000.00	1.32%
<a href="#">30-4030-3361</a>	NON RESIDENTIAL SW FEE	101,545.31	104,163.65	87,523.45	99,600.00	101,000.00	1,400.00	1.41%
<a href="#">30-4030-3367</a>	STORMWATER REVIEW FEE	6,715.55	9,623.57	2,290.00	7,000.00	7,000.00	0.00	0.00%
<a href="#">30-4030-3710</a>	INTEREST ON DELINQUENT	737.70	0.00	714.69	500.00	700.00	200.00	40.00%
<a href="#">30-4030-3871</a>	CONTRIBUTION FROM RESERVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-4030-3899</a>	NSF HOLDING ACCOUNT	84.00	28.00	28.00	50.00	50.00	0.00	0.00%
Total Department: 4030 - STORMWATER FUND REVENUES:		256,567.61	189,259.60	264,603.50	292,750.00	295,350.00	2,600.00	0.89%

Budget Comparison Report

					Comparison 1	Comparison 1		
					Budget	to Parent Budget		
					Parent Budget			
					2021-2022	2022-2023	Increase /	%
					2021-2022	INTRODUCED	(Decrease)	
Account Number								
Department: 5030 - STORMWATER								
		2019-2020	2020-2021	2021-2022				
		Total Activity	Total Activity	YTD Activity				
				Through May				
<a href="#">30-5030-2923</a>								
CONTRIBUTION TO GENERAL FU		0.00	0.00	0.00	20,000.00	10,000.00	-10,000.00	-50.00%
<a href="#">30-5030-4002</a>								
SALARIES FULL TIME		63,446.14	63,338.63	58,856.44	69,400.00	75,550.00	6,150.00	8.86%
Budget Notes								
Budget Code		Subject	Description					
INTRODUCED		2 FTE	2 FTE					
<a href="#">30-5030-4004</a>								
SALARIES OVERTIME		2,124.63	1,190.82	2,705.54	2,500.00	2,750.00	250.00	10.00%
<a href="#">30-5030-4500</a>								
FICA		4,865.74	4,757.40	4,658.41	5,510.00	5,990.00	480.00	8.71%
<a href="#">30-5030-4505</a>								
EMPLOYEE HEALTH INSURANCE		10,025.56	9,354.75	10,217.88	12,300.00	12,450.00	150.00	1.22%
<a href="#">30-5030-4510</a>								
RETIREMENT		-8,737.05	10,281.69	3,884.28	8,800.00	8,890.00	90.00	1.02%
<a href="#">30-5030-4515</a>								
WORKERS' COMPENSATION		4,239.62	3,466.62	4,028.00	3,645.00	4,270.00	625.00	17.15%
<a href="#">30-5030-4550</a>								
HEALTH CLAIMS		1,430.70	2,370.68	2,035.19	5,850.00	5,850.00	0.00	0.00%
<a href="#">30-5030-4555</a>								
RETENTION		95.14	96.44	1,179.29	1,183.00	100.00	-1,083.00	-91.55%
Budget Detail								
Budget Code		Description	Units	Price	Amount			
INTRODUCED		HOLIDAY GIFT CARDS	2.00	50.00	100.00			
<a href="#">30-5030-5000</a>								
PROFESSIONAL SERVICES		22,748.50	12,918.75	11,233.75	22,000.00	22,000.00	0.00	0.00%
Budget Detail								
Budget Code		Description	Units	Price	Amount			
INTRODUCED		ENGINEERING SERVICES	0.00	0.00	22,000.00			
<a href="#">30-5030-5200</a>								
CONTRACTED SERVICES		3,661.63	6,190.20	528.03	5,680.00	5,980.00	300.00	5.28%
Budget Detail								
Budget Code		Description	Units	Price	Amount			
INTRODUCED		ADP	2.00	190.00	380.00			
INTRODUCED		DRUG TESTING	2.00	50.00	100.00			
INTRODUCED		MISS UTILITY	0.00	0.00	500.00			
INTRODUCED		OUTSIDE CONTRACTORS	0.00	0.00	5,000.00			
<a href="#">30-5030-5210</a>								
INSURANCE		1,365.00	1,219.14	1,200.00	1,510.00	1,265.00	-245.00	-16.23%
<a href="#">30-5030-5254</a>								
CAPITAL OUTLAY RESERVE		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-5030-5256</a>								
CAPITAL IMPROVEMENTS		0.00	0.00	2,412.50	110,000.00	110,000.00	0.00	0.00%
Budget Detail								
Budget Code		Description	Units	Price	Amount			
INTRODUCED		DRAINAGE PROJECT WASHINGTON ST	0.00	0.00	110,000.00			
<a href="#">30-5030-5257</a>								
VEHICLE MAINTENANCE		0.00	0.00	0.00	0.00	0.00	0.00	0.00%
<a href="#">30-5030-5616</a>								
CELL PHONE		1,200.00	1,200.00	900.00	1,200.00	1,200.00	0.00	0.00%



Budget Comparison Report

					Comparison 1 Budget	Comparison 1 to Parent Budget		
					Parent Budget			
					2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	%
Account Number	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May					
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	QTR CELL PHONE REIMBURSEMENTS	2.00	600.00	1,200.00				
<a href="#">30-5030-5621</a>	EMPLOYEE TRAINING	500.00	500.00	150.00	250.00	250.00	0.00	0.00%
<a href="#">30-5030-5630</a>	VEHICLE FUEL	3,251.54	3,292.76	2,412.85	3,850.00	4,820.00	970.00	25.19%
<a href="#">30-5030-5633</a>	COUNTY DRAINAGE TAX DITCH	618.72	618.00	618.00	700.00	700.00	0.00	0.00%
<a href="#">30-5030-5678</a>	STORMWATER REVIEW EXPENSE	4,665.00	11,426.75	265.50	7,000.00	7,000.00	0.00	0.00%
<a href="#">30-5030-5730</a>	SUPPLIES AND OPERATIONS	2,392.50	1,434.85	4,622.81	4,000.00	5,000.00	1,000.00	25.00%
Budget Detail								
Budget Code	Description	Units	Price	Amount				
INTRODUCED	LAND MAINTENANCE TOOLS	0.00	0.00	5,000.00				
<a href="#">30-5030-5740</a>	SAFETY SUPPLIES AND MATERIAL	0.00	695.06	0.00	500.00	500.00	0.00	0.00%
<a href="#">30-5030-5780</a>	BAD DEBT EXPENSE	0.00	0.00	0.00	100.00	0.00	-100.00	-100.00%
<a href="#">30-5030-5789</a>	CONTINGENCY	0.00	0.00	0.00	6,772.00	6,300.00	-472.00	-6.97%
<a href="#">30-5030-6510</a>	CUST SERVICE REIM GEN FUN	0.00	0.00	0.00	0.00	4,485.00	4,485.00	0.00%
<a href="#">30-5030-7900</a>	DEPRECIATION	142,104.11	156,419.51	0.00	0.00	0.00	0.00	0.00%
Total Department: 5030 - STORMWATER:		259,997.48	290,772.05	111,908.47	292,750.00	295,350.00	2,600.00	0.89%
Total Fund: 30 - STORMWATER:		-3,429.87	-101,512.45	152,695.03	0.00	0.00	0.00	0.00%
Report Total:		2,323,567.30	3,054,177.51	5,520,275.05	0.00	0.00	0.00	0.00%

	2019-2020 Total Activity	2020-2021 Total Activity	2021-2022 YTD Activity Through May	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2021-2022 2021-2022	2022-2023 INTRODUCED	Increase / (Decrease)	
Fund							
01 - GENERAL FUND	1,005,752.46	141,559.55	3,792,251.40	0.00	0.00	0.00	0.00%
10 - ELECTRIC	1,527,995.12	323,892.54	-105,004.28	0.00	0.00	0.00	0.00%
20 - WATER FUND	-60,085.15	245,843.16	184,684.29	0.00	0.00	0.00	0.00%
24 - SEWER FUND	-146,665.26	2,444,394.71	1,495,648.61	0.00	0.00	0.00	0.00%
30 - STORMWATER	-3,429.87	-101,512.45	152,695.03	0.00	0.00	0.00	0.00%
Report Total:	2,323,567.30	3,054,177.51	5,520,275.05	0.00	0.00	0.00	0.00%

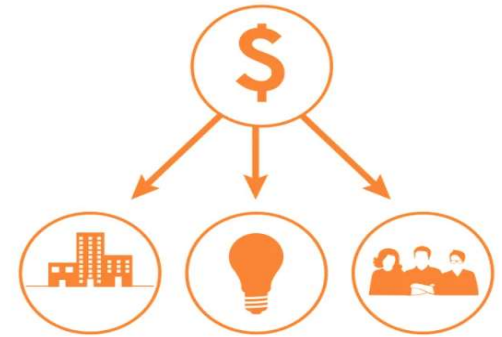


# Town of Berlin, Maryland

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## **FY 2022 NINE MONTHS FINANCIAL OVERVIEW**

# General Fund



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**The General Fund is the general operating fund of the Town.**

**General Fund** – used to account and report all the financial resources not accounted for and reported in other funds. It includes all transactions for general governmental services.

Revenues are derived primarily from:

- Taxes, grants, licenses and permit fees, intergovernmental revenues (highway user revenue, slots revenue).

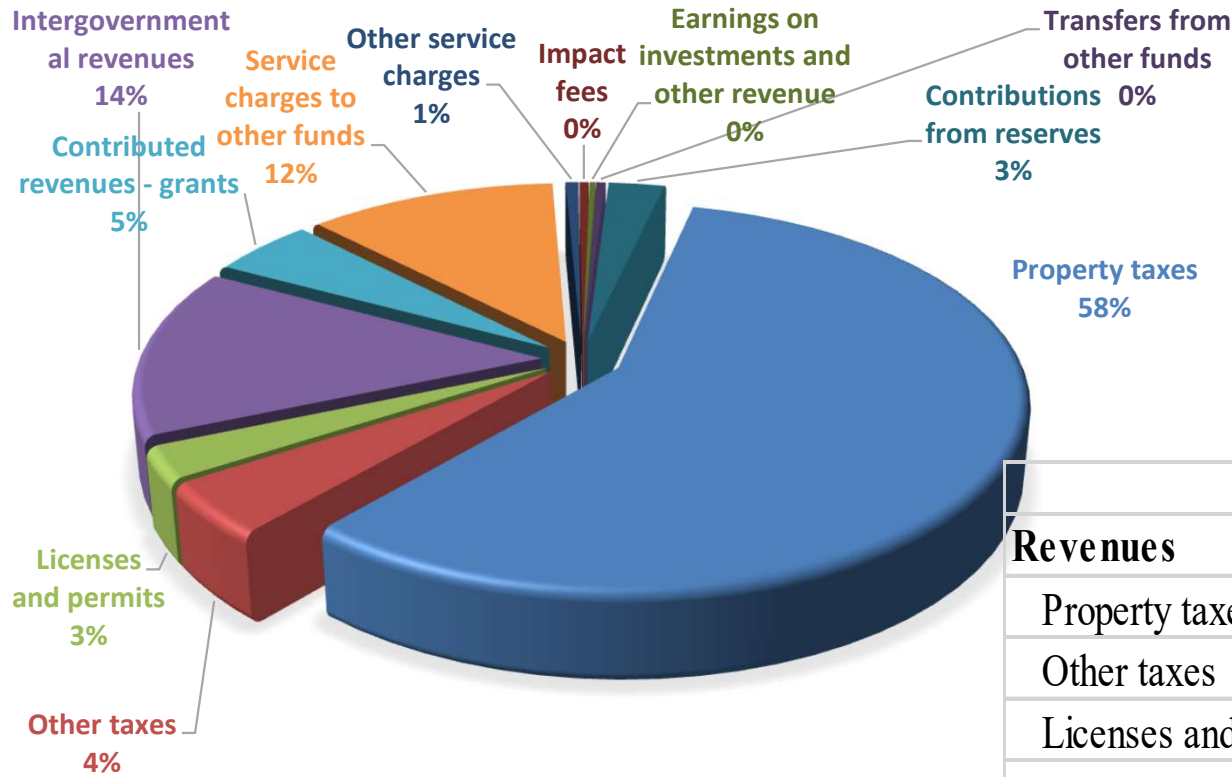
Resources generated by fund are spent for general government and in accordance with the annual appropriated budget approved by Mayor and Council.

**FINANCIAL HIGHLIGHTS GENERAL FUND**  
**FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	FY 2022						FY 2021
				July-March			Jul-Mar
		Budget		Actual	Diff \$	Diff %	Actual
<b>Revenues</b>							
Property taxes	\$	4,136,810	\$	4,196,129	(59,319)	1%	\$ 3,942,194
Other taxes		320,000		262,801	57,199	-18%	487,955
Licenses and permits		193,000		125,319	67,681	-35%	182,251
Intergovernmental revenues		1,018,005		1,046,597	(28,592)	3%	1,046,059
Contributed revenues - grants		346,750		2,287,136	(1,940,386)	560%	-
Service charges to other funds		830,281		622,742	207,539	-25%	398,260
Other service charges		42,750		71,512	(28,762)	67%	42,805
Impact fees		30,000		98,000	(68,000)	227%	78,888
Earnings on investments and other revenue		20,000		67,407	(47,407)	237%	40,564
Transfers from other funds		30,000		-	30,000	-100%	-
Contributions from reserves		186,810		-	186,810	-100%	-
Total revenues	\$	7,154,406	\$	8,777,643	(1,623,237)	22.7%	\$ 6,218,976



# General Fund Budgeted Revenues by Source



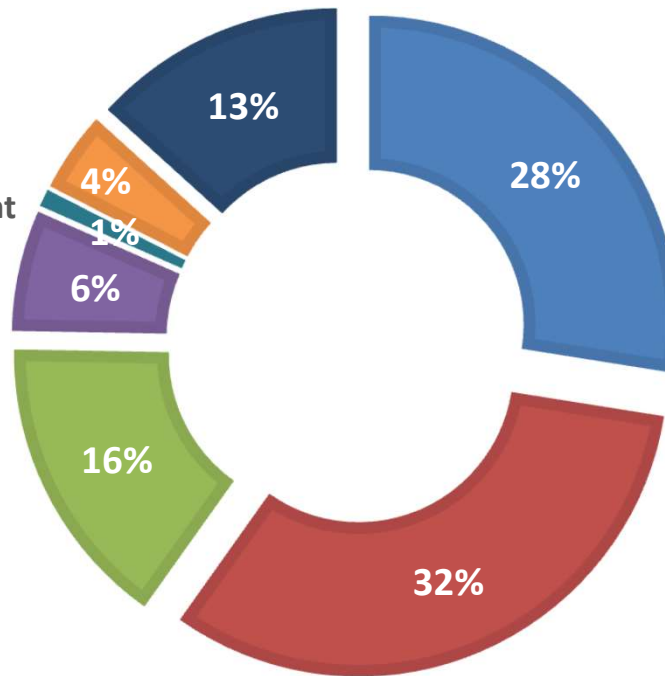
	2022 Budget	
Revenues	\$	%
Property taxes	4,136,810	57.8%
Other taxes	320,000	4.5%
Licenses and permits	193,000	2.7%
Intergovernmental revenues	1,018,005	14.2%
Contributed revenues - grants	346,750	4.8%
Service charges to other funds	830,281	11.6%
Other service charges	42,750	0.6%
Impact fees	30,000	0.4%
Earnings on investments and other revenue	20,000	0.3%
Transfers from other funds	30,000	0.4%
Contributions from reserves	186,810	2.6%
Total revenues	7,154,406	100.0%

**FINANCIAL HIGHLIGHTS GENERAL FUND  
FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	FY 2022						FY 2021
			July-March				Jul-Mar
	Budget		Actual		Diff \$	Diff %	Actual
<b>Expenditures</b>							
General government	1,951,459		1,180,849		770,610	-39%	1,040,795
Public safety	2,322,099		1,863,122		458,977	-20%	1,832,741
Public works	1,110,518		686,428		424,090	-38%	649,807
Planning and community development	454,733		313,283		141,450	-31%	272,929
Recreation and parks	64,910		39,569		25,341	-39%	28,041
Debt service	301,187		248,291		52,896	-18%	252,174
Capital outlay	949,500		493,517		455,983	-48%	538,517
Total expenditures	\$ 7,154,406	\$	4,825,059		2,329,347	-33%	\$ 4,615,004
<b>Net change in fund balance</b>	\$ -	\$	3,952,584				\$ 1,603,972
ARPA Grant Contributed Revenues			(2,287,136)				
<b>Net change in fund balance as of 3/31/22</b>	\$	\$	1,665,448				

## GENERAL FUND FY 22 BUDGETED EXPENSES BY CATEGORY

- General government
- Public safety
- Public works
- Planning and community development
- Recreation and parks
- Debt service
- Capital outlay



Expenditures	2022 Budget	
	\$	%
General government	1,968,245	27.5%
Public safety	2,311,812	32.3%
Public works	1,106,185	15.5%
Planning and community development	452,567	6.3%
Recreation and parks	64,910	0.9%
Debt service	301,187	4.2%
Capital outlay	949,500	13.3%
Total expenditures	7,154,406	100.0%

**CHANGES IN GENERAL FUND BALANCE  
FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	<b>FY 2022</b>				<b>FY 2021</b>	
				July-March		Jul-Mar
		Budget		Actual		Actual
<b>Fund balances, end of March</b>						
Nonspendable (due to/due from other funds)			\$	1,609,137	\$	3,375,304
Restricted (slots)				116,736		179,497
Committed (impact fees)				902,176		692,741
Assigned (insurance, police forfeiture, stabilization reserve and community center)				907,694		930,937
Unassigned				1,665,448		1,603,972
<b>Total fund balances, end of March</b>			\$	<b>5,201,191</b>	\$	<b>6,782,451</b>

# General Fund Balance

Nonspendable fund balance - amounts that cannot be spent because they are either not in a spendable form (such as inventories and prepaid amounts) or are legally or contractually required to be maintained intact.

Restricted fund balance - amounts that can be spent only for specific purposes because of constraints imposed by external providers (such as grantors, bondholders, and higher levels of government), or imposed by constitutional provisions or enabling legislation.

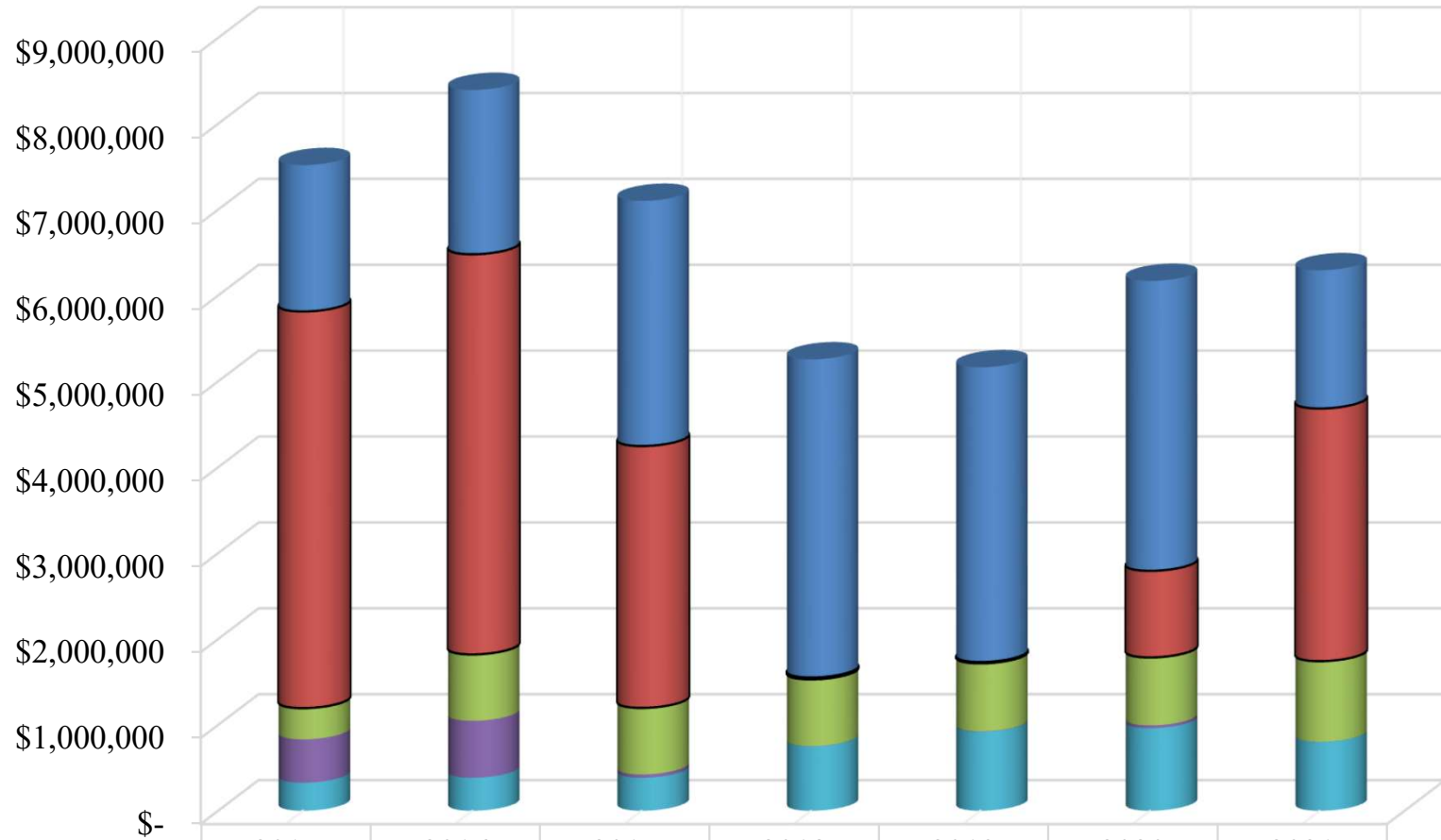
Committed fund balance - amounts that can be spent only for specific purposes determined by a formal action of the Mayor and Council.

Assigned fund balance - amounts the Mayor and Council intend to use for specific purposes that do not meet the criteria to be classified as restricted or committed.

Unassigned fund balance - amounts that are available for any purpose; these amounts can be reported only in the Town's General Fund.



# General Fund Balance Fiscal Years 2015-2021



	2015	2016	2017	2018	2019	2020	2021
■ Nonspendable(Due from other funds)	1,703,469	1,912,242	2,853,376	3,703,396	3,430,930	3,375,304	1,609,137
■ Unassigned	4,618,214	4,659,485	3,049,111	21,927	15,782	1,008,044	2,941,969
■ Assigned (Health, Comm. Cntr, Stabilization, Police)	363,843	773,305	775,247	777,201	790,676	791,005	938,602
■ Restricted (Slots)	505,721	663,568	39,082	2,407	4,233	32,886	1,277
■ Committed (Impact fees)	325,810	383,769	383,769	750,414	921,293	961,743	802,215

# General Fund Balance as of March 31, 2022

■ <b><u>Nonspendable</u></b>	<u>\$ 1,609,137</u>
Due from Sewer and Storm Water Funds-reduced by half in FY'21	
■ <b><u>Restricted</u></b>	<u>116,736*</u>
Slot revenues – limitations on how monies can be spent by higher level of government. *Balance as of 12/31/2021	
■ <b><u>Committed</u></b>	<u>902,176</u>
Impact fees – limitations on how monies can be spent placed by M&C by ordinance.	
■ <b><u>Assigned</u></b>	<u>907,694</u>
Health care, community center – M&C assigned specific purposes for the funds.	
■ <b><u>Unassigned</u></b>	<u>1,665,448</u>
Amount available for spending in the event of unexpected contingencies.	
<b><u>Total fund balance , end of March</u></b>	<b><u>\$ 5,201,191</u></b>

# General Fund Capital Projects and Assets FY 2022 as of March 31, 22

## Building and Grounds:

Planning Department Roof	\$ 9,100
Town Hall Windows	\$ 47,143
Flower Street Land	\$ 41,777

## Police Department:

Chevrolet Tahoe (2)	\$ 80,515
Tasers	\$ 20,000
NIBRS Computer Software	\$ 32,685

## Streets:

Elgin Street Sweeper	\$ 249,000
Power Washer	\$ 6,500

## Parks and Recreation:

Pavilion Roofs SD and HP	\$ 12,745
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**FINANCIAL HIGHLIGHTS ELECTRIC FUND**  
**FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	<b>FY 2022</b>					<b>FY 2021</b>
			July-March			Jul-Mar
	Budget	Actual	Diff \$	Diff %		Actual
Revenues						
Operating revenues						
Charges for services	\$ 5,213,554	\$ 3,756,648	1,456,906	-28%	\$	3,976,949
Sales and Services	88,000	62,013	25,987	-30%		82,203
Interest on delinquent accounts	20,000	20,229	(229)	1%		20,418
Miscellaneous	1,700	10,504	(8,804)	518%		125,134
Total operating revenues	\$ 5,323,254	\$ 3,849,394	1,473,860	-28%	\$	4,204,704
Operating expenses						
Purchased power	2,112,284	1,984,959	127,325	-6%		2,224,580
Personnel expenses	1,080,324	825,602	254,722	-24%		751,550
Supplies and operating	725,324	262,459	462,865	-64%		243,489
Professional services	110,000	81,319	28,681	-26%		70,291
Contracted services	69,720	33,947	35,773	-51%		145,546
Insurance	25,650	23,200	2,450	-10%		22,000
Repairs and maintenance	51,400	26,557	24,843	-48%		8,584
General overhead	391,557	293,668	97,889	-25%		187,519
Debt service	473,995	202,645	271,350	-57%		209,652
Capital outlay	283,000	146,899	136,101	-48%		129,839
Total operating expenses	\$ 5,323,254	\$ 3,881,255	1,441,999	-27%	\$	3,993,050
Operating income (loss) as of 3/31/22	\$ -	\$ (31,861)			\$	211,654

# Electric Fund Capital Projects and Assets FY 2022 as of March 31, 22

## Power Plant:

Power Plant Building Roof	\$ 89,991
ABB Relay	\$ 35,356
Substation Reclosures	\$ 10,200

## Power Distribution:

Accent Lights	\$ 11,351
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**FINANCIAL HIGHLIGHTS WATER FUND**  
**FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	<b>FY 2022</b>						<b>FY 2021</b>
			<b>July-March</b>				<b>Jul-Mar</b>
	<b>Budget</b>		<b>Actual</b>		<b>Diff \$</b>	<b>Diff %</b>	<b>Actual</b>
Revenues							
Operating revenues							
Water service	\$ 670,000	\$	482,285		187,715	-28%	\$ 476,836
Service charges	27,100		21,398		5,702	-21%	16,251
Special connection fees	150,450		223,995		(73,545)	49%	178,404
Sales and Services	20,000		12,016		7,984	-40%	7,931
Interest on delinquent accounts	5,600		6,452		(852)	15%	2,731
Miscellaneous	64,600		52,839		11,761	-18%	45,495
Total operating revenues	\$ 937,750	\$	798,985		138,765	-15%	\$ 727,648
Operating expenses							
Personnel expenses	370,563		273,876		96,687	-26%	253,036
Supplies and operating	169,875		114,784		55,091	-32%	107,334
Contracted services	22,600		16,462		6,138	-27%	5,601
Insurance	10,125		9,640		485	-5%	9,230
Repairs and maintenance	82,500		70,985		11,515	-14%	57,427
General overhead	167,087		125,315		41,772	-25%	77,985
Capital outlay	115,000		90,911		24,089	-21%	111,635
Total operating expenses	\$ 937,750	\$	701,973		235,777	-25%	\$ 622,248
Operating income (loss) as of 3/31/22	\$ -	\$	97,012				\$ 105,400

**FINANCIAL HIGHLIGHTS SEWER FUND**  
**FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	<b>FY 2022</b>						<b>FY 2021</b>
	July-March						Jul-Mar
	Budget		Actual		Diff \$	Diff %	Actual
Revenues							
Operating revenues							
Sewer service	\$ 1,900,000	\$	1,479,275		420,725	-22%	\$ 1,465,364
Service charges	104,000		69,606		34,394	-33%	71,386
Special connection fees	416,874		617,693		(200,819)	48%	492,536
Sales and Services	2,000		-		2,000	-100%	5,155
Hauler fees	100,000		529,133		(429,133)	429%	92,423
Interest on delinquent accounts	10,500		18,236		(7,736)	74%	7,926
Miscellaneous	100		2,102		(2,002)	2002%	2,147
Total operating revenues	\$ 2,533,474	\$	2,716,045		(182,571)	7%	\$ 2,136,937
Operating expenses							
Personnel expenses	797,313		561,770		235,543	-30%	543,015
Supplies and operating	391,547		275,817		115,730	-30%	257,959
Professional services	1,000		-		1,000	-100%	-
Contracted services	22,100		35,024		(12,924)	58%	16,032
Insurance	22,677		20,213		2,464	-11%	19,194
Repairs and maintenance	67,500		48,683		18,817	-28%	60,457
General overhead	271,679		203,759		67,920	-25%	132,756
Debt service	592,158		416,784		175,374	-30%	417,958
Capital outlay	57,500		42,735		14,765	-26%	18,918
Total operating expenses	\$ 2,223,474	\$	1,604,785		618,689	-28%	\$ 1,466,289
Contribution to capital reserve	300,000		-				-
Transfers to general fund	10,000		-				-
Operating income (loss) as of 3/31/22	\$ -	\$	1,111,260				\$ 670,648

## Water Resources Funds Capital Projects and Assets FY 22 as of March 31, 22

### Water Fund

#### Distribution:

Franklin Ave Well #2 Rehab	\$	29,666
Harrison Ave Water Valves	\$	33,293
Branch Street Well #3 Rehab	\$	22,045
Smart Meter Upgrade RFP	\$	5,908

### Sewer Fund

#### Collection:

346 East Lift Station	\$	16,122
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#### Treatment Plant:

Kubota UTV	\$	18,780
SS HVAC System	\$	12,519
Broad St. Pump Evaluation	\$	620



**FINANCIAL HIGHLIGHTS STORM WATER FUND**  
**FY 2022 NINE MONTHS ENDED MARCH 31, 2022**

	FY 2022					FY 2021
			July-March			Jul-Mar
	Budget	Actual	Diff \$	Diff %		Actual
Revenues						
Operating revenues						
Service charges	\$ 182,200	\$ 122,276	59,924	-33%	\$	129,613
Contributed revenues - grants	110,000	110,000	-	-		-
Interest on delinquent accounts	500	573	(73)	15%		419
Miscellaneous	50	21	29	-58%		28
Total operating revenues	\$ 292,750	\$ 232,870	59,880	-20%	\$	130,060
Operating expenses						
Personnel expenses	109,438	80,430	29,008	-27%		71,562
Supplies and operating	24,122	8,265	15,857	-66%		14,268
Professional services	22,000	11,234	10,766	-49%		6,938
Contracted services	5,680	438	5,242	-92%		5,200
Insurance	1,510	1,200	310	-21%		935
Capital outlay	110,000	2,413	107,587	-98%		6,807
Total operating expenses	\$ 272,750	\$ 103,980	168,770	-62%	\$	105,710
Transfers to general fund	20,000	-				-
ARPA Grant Contributed Revenues	-	(110,000)				-
Operating income (loss) as of 3/31/22	\$ -	\$ 18,890			\$	24,350

# In Conclusion ...

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Questions?





## Check Run Reports for:

05.05.22

05.10.22

05.11.22

05.13.22

**\*\*Full Check Runs Available in Online Packet**



Town of Berlin, MD

# Payment Register

APPKT02321 - 20220505SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002406</a>	AE MOORE JANITORIAL INC					251.96
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	251.96
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">415030</a>	RESTROOM PAPER PRODUCTS	05/03/2022	05/03/2022	0.00	251.96	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000088</a>	AFFORDABLE BUSINESS SYSTEMS					78.56
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	78.56
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">IN189042</a>	POLICE DEPARTMENT LEASED COPIER - CT18017.03	05/03/2022	05/03/2022	0.00	78.56	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000249</a>	ATLANTIC TRACTOR					113.98
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	113.98
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">P37091</a>	MOWER BELT SPRAY SITE B	05/05/2022	05/05/2022	0.00	113.98	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000306</a>	BELAIR ROAD SUPPLY					1,169.24
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	1,169.24
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">449342,449374</a>	SPRAY SITE A MAIN REPAIR	05/05/2022	05/05/2022	0.00	1,169.24	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000323</a>	BERLIN AUTOMOTIVE					698.29
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	698.29
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">VARIOUS--</a>	TOOLS, PARTS AND OTHER SUPPLIES	05/03/2022	05/03/2022	0.00	698.29	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002756</a>	CHESAPEAKE ENVIRONMENTAL SERVICES LLC					1,777.75
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	1,777.75
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">14323</a>	CLEANING OF 346 EAST LIFT STATION	05/05/2022	05/05/2022	0.00	1,777.75	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000511</a>	CHOPTANK ELECTRIC COOPERATIVE, INC.					126.00
Payment Type	Payment Number				Payment Date	Payment Amount
Check					05/05/2022	126.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">4/4/2022</a>	RED MARKING PAINT 17 OZ AEROSOL CANS	05/03/2022	05/03/2022	0.00	126.00	

# Payment Register

APPKT02321 - 20220505SW

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000529</a>	CINTAS FIRST AID & SAFETY					383.16
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	383.16			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">5093846916</a>	FIRST AID AND OTHER SUPPLIES	05/03/2022	05/03/2022	0.00	74.06	
<a href="#">8405674492</a>	FIRST AID CABINET	05/05/2022	05/05/2022	0.00	309.10	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002647</a>	CINTAS RUGS					23.16
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	23.16			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">4118177266</a>	ANNUAL RUG SERVICE	05/05/2022	05/05/2022	0.00	23.16	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000534</a>	CJIS-CR					665.75
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	665.75			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">APP-4M-025</a>	FINGERPRINTING	05/05/2022	05/05/2022	0.00	665.75	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000851</a>	ENVIRONMENTAL RESOURCE ASSOCIATES					555.99
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	555.99			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">004048</a>	DMRQA 42	05/05/2022	05/05/2022	0.00	555.99	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000897</a>	FERGUSON ENTERPRISES					20,483.05
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	12,356.67			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">0577141,0577141-1</a>	MAPLE AVE VALVES	05/05/2022	05/05/2022	0.00	12,356.67	
Check		05/05/2022	3,001.88			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">0578069,8069-1,8680</a>	BRASS FITTINGS	05/05/2022	05/05/2022	0.00	3,001.88	
Check		05/05/2022	3,293.33			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">0580120</a>	HARRISON VALVES	05/05/2022	05/05/2022	0.00	3,293.33	
Check		05/05/2022	1,671.45			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">0581829</a>	SPRAY SITE A MAIN REPAIR	05/05/2022	05/05/2022	0.00	1,671.45	
Check		05/05/2022	159.72			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">WY002561</a>	SCHEDULE 80	05/05/2022	05/05/2022	0.00	159.72	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000907</a>	FLAG PUBLICATIONS INC					70.00
Payment Type	Payment Number	Payment Date	Payment Amount			
Check		05/05/2022	70.00			
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">346933</a>	ADVERTISING	05/04/2022	05/04/2022	0.00	70.00	

# Payment Register

APPKT02321 - 20220505SW

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001068</a>	INTERCOASTAL TRADING INC.					3,192.25
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	3,192.25	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">221140,221141,221245</a>	BLEACH	05/05/2022	05/05/2022	0.00	3,192.25	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001080</a>	IRIE RADIO INC					450.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	450.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">643-00023-0014</a>	MONTHLY RADIO ADVERTISING	05/03/2022	05/03/2022	0.00	450.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003408</a>	LAW OFFICE OF STEVEN W RAKOW LLC					700.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	700.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">2344</a>	LEGAL SERVICES	05/03/2022	05/03/2022	0.00	700.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003396</a>	LYWOOD ELECTRIC INC					1,530.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	1,530.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">7105</a>	SPRAY SITE CHART RECORDER	05/05/2022	05/05/2022	0.00	1,530.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001387</a>	MARYLAND & DELAWARE RAILROAD					18,440.32
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	15,440.32	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">2022-2023</a>	ANNUAL LEASE AGREEMENT FOR MD/DE RAILROAD	05/04/2022	05/04/2022	0.00	15,440.32	
Check				05/05/2022	3,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">-2022-2023</a>	RESERVATION FEE RENEWAL 2021-2022 & 2022-2023	05/04/2022	05/04/2022	0.00	3,000.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001394</a>	MARYLAND DEPT OF THE ENVIRONMENT					50.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	50.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">CERTIFY - CONNOR ROMBLAD</a>	OPERATOR CERT	05/05/2022	05/05/2022	0.00	50.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002877</a>	MONTROSE AIR QUALITY SERVICES, LLS					1,950.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	1,950.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">CINV-091636</a>	2022 STACK TESTING FINAL FILING	05/03/2022	05/03/2022	0.00	1,950.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001676</a>	PENINSULA AUTO & TRUCK PARTS, INC					296.24
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/05/2022	296.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">197607, 909, 198431, 155</a>	EQUIPMENT & PARTS FOR VEHICLE REPAIRS	05/04/2022	05/04/2022	0.00	296.24	

**Payment Register**
**APPKT02321 - 20220505SW**

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002619</a>	PENNSYLVANIA STATE UNIVERSITY					2,850.00
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/05/2022      2,850.00
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">91775923</a>	GIS TRAINING	05/05/2022	05/05/2022	0.00	2,850.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001978</a>	SOUTHEASTERN TRANSFORMER CO, INC					1,239.80
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/05/2022      1,239.80
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">99654</a>	REPAIRS ON 25 & 50 KVA OVERHEAD TRANSFORMERS	05/03/2022	05/03/2022	0.00	1,239.80	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003383</a>	TRANSFORMER MAINTENANCE & SERVICE INC					3,815.93
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/05/2022      3,815.93
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">60990</a>	REFURBISH TWO POWER PLANT RECLOSERS	05/03/2022	05/03/2022	0.00	3,815.93	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002233</a>	VALERIE J MANN					206.25
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/05/2022      206.25
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">4/29/2022</a>	PREPARATION OF GRANT APPLICATION	05/03/2022	05/03/2022	0.00	206.25	



Payment Register

APPKT02321 - 20220505SW

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	31	30	0.00	61,117.68
Packet Totals:		31	30	0.00	61,117.68

**Cash Fund Summary**

Fund	Name	Amount
98	POOLED CASH	-61,117.68
Packet Totals:		-61,117.68



Town of Berlin, MD

# Payment Register

APPKT02319 - 20220505SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000480</a>	CATO OIL CO., INC.					11,238.72
Payment Type	Payment Number					
Check						
Payable Number	Description	Payable Date	Due Date	Payment Date	Payment Amount	
<a href="#">2212001</a>	TOWN VEHICLE GAS	05/05/2022	05/05/2022	05/05/2022	11,238.72	
				Discount Amount	Payable Amount	
				0.00	11,238.72	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001278</a>	LAWRENCE TIM					77.00
Payment Type	Payment Number					
Check						
Payable Number	Description	Payable Date	Due Date	Payment Date	Payment Amount	
<a href="#">PER DIEM 4/12</a>	MEALS & TOLLS GAFF-GO-RODEO MAY 13-14TH	05/03/2022	05/03/2022	05/05/2022	77.00	
				Discount Amount	Payable Amount	
				0.00	77.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001625</a>	ONE CALL CONCEPTS, INC.					60.36
Payment Type	Payment Number					
Check						
Payable Number	Description	Payable Date	Due Date	Payment Date	Payment Amount	
<a href="#">2046159</a>	MISS UTILITY TICKETS	05/03/2022	05/03/2022	05/05/2022	60.36	
				Discount Amount	Payable Amount	
				0.00	60.36	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001649</a>	PARKINSON ALAN					334.40
Payment Type	Payment Number					
Check						
Payable Number	Description	Payable Date	Due Date	Payment Date	Payment Amount	
<a href="#">PER DIEM 4/12/2022</a>	MEALS,TOLLS, MILEAGE GAFF-GO-RODEO MAY 13-14TH	05/03/2022	05/03/2022	05/05/2022	334.40	
				Discount Amount	Payable Amount	
				0.00	334.40	

Payment Register

APPKT02319 - 20220505SW

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	4	4	0.00	11,710.48
Packet Totals:		4	4	0.00	11,710.48

**Cash Fund Summary**

Fund	Name	Amount
98	POOLED CASH	-11,710.48
Packet Totals:		-11,710.48





Town of Berlin, MD

# Payment Register

APPKT02324 - 20220505SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name	Total Vendor Amount			
<a href="#">0003089</a>	BRIAN ROBERTSON DESIGNS	100.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		05/05/2022	100.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<a href="#">-0103</a>	DESIGN AND LAYOUT OF TOWN FLAG	05/05/2022	05/05/2022	0.00	100.00

Payment Register

APPKT02324 - 20220505SW

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	1	1	0.00	100.00
Packet Totals:		1	1	0.00	100.00

**Cash Fund Summary**

Fund	Name	Amount
98	POOLED CASH	-100.00
Packet Totals:		-100.00



# Refund Check Register

## Refund Check Detail

UBPKT08414 - Refunds 1 UBPKT08413 Single Billing

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
22-1050601-06	PARANIK, LEANNE	5/10/2022	22240	105.54			105.54	Generated From Billing
Total Refunds: 1				Total Refunded Amount:	105.54			

### Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS / REFUNDS	105.54
Revenue Total:	105.54

### General Ledger Distribution

Posting Date: 04/28/2022

	Account Number	Account Name	Posting Amount	IFT
Fund: 10 - ELECTRIC	10-1110-1098	CLAIM ON CASH-FUND 10	-105.54	Yes
	10-2010-2074	UNAPPLIED CREDITS	105.54	
	10 Total:		0.00	
Fund: 98 - POOLED CASH	98-1098-1000	CENTRAL DEPOSITORY CASH	-105.54	
	98-2498-2200	DUE TO OTHER FUNDS	105.54	
	98 Total:		0.00	Yes
	Distribution Total:		0.00	



Town of Berlin, MD

# Payment Register

APPKT02327 - 20220511SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name	Total Vendor Amount			
<a href="#">0002202</a>	UNITED STATES POSTAL SERVICE	5,000.00			
Payment Type	Payment Number	Payment Date	Payment Amount		
Check		05/11/2022	5,000.00		
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount
<a href="#">UTILITY BILLINGS</a>	BULK MAILING	05/11/2022	05/11/2022	0.00	5,000.00



**Payment Register**

APPKT02327 - 20220511SW

**Payment Summary**

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	1	1	0.00	5,000.00
<b>Packet Totals:</b>		<b>1</b>	<b>1</b>	<b>0.00</b>	<b>5,000.00</b>

**Cash Fund Summary**

Fund	Name	Amount
98	POOLED CASH	-5,000.00
Packet Totals:		-5,000.00



Town of Berlin, MD

# Payment Register

APPKT02329 - 20220513SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002406</a>	AE MOORE JANITORIAL INC					200.23
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	200.23	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">415234</a>	CLEANING AND PAPER PRODUCTS RUBBERGLOVES	05/11/2022	05/11/2022	0.00	200.23	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000158</a>	AN ANGEL'S TOUCH CLEANING SERVICES					1,000.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	1,000.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">1978</a>	CLEANING SERVICE FOR TOWN OF BERLIN BATHROOMS	05/12/2022	05/12/2022	0.00	1,000.00	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000394</a>	BOOTH & ASSOCIATES INC					8,387.88
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	8,387.88	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">54415</a>	POWER PLANT BOX STRUCTURE CONVERSION	05/12/2022	05/12/2022	0.00	2,583.75	
<a href="#">54575</a>	ELECTRIC RATE SERVICES	05/12/2022	05/12/2022	0.00	5,665.00	
<a href="#">54576</a>	MISC ENG - TOWN OF BERLIN	05/12/2022	05/12/2022	0.00	139.13	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000455</a>	CARD'S TECHNOLOGY					1,215.40
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	1,215.40	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">49920</a>	MICROSOFT OFFICE 365 FY 2022	05/11/2022	05/11/2022	0.00	1,215.40	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002647</a>	CINTAS RUGS					359.44
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	359.44	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">APR FY 22</a>	CLEAN RUGS, AND RAGS	05/12/2022	05/12/2022	0.00	359.44	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000949</a>	COYNE CHEMICAL					4,705.04
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	4,705.04	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">380796</a>	POLYMER	05/11/2022	05/11/2022	0.00	4,705.04	

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0000678</a>	DAVIS, BOWEN & FRIEDEL					15,014.70
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	15,014.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">164627</a>	PROJ 0050A002.001 MUNICIPAL PROJECTS	05/13/2022	05/13/2022	0.00	195.00	
<a href="#">164628</a>	PROJ 0050A002.009 PURNELL CROSSING	05/13/2022	05/13/2022	0.00	582.50	
<a href="#">164629</a>	PROJ 0050A002.033 BERLIN SUNRISE CHURCH PROPERTY	05/13/2022	05/13/2022	0.00	765.00	
<a href="#">164630</a>	PROJ 0050A002.056 MD RT 376 SHA WATER/SEWER	05/13/2022	05/13/2022	0.00	270.00	
<a href="#">164631</a>	PROJ 0050A002.061 IG BURTON CHEVROLET DEALERSHIP	05/13/2022	05/13/2022	0.00	225.00	

**Payment Register**
**APPKT02329 - 20220513SW**

<a href="#">164632</a>	PROJ 0050A002.062 BERLIN AUTOZONE	05/13/2022	05/13/2022	0.00	722.20
<a href="#">164633</a>	PROJ 0050A002.069 BRANCH ST WELL #3 REPLACEMENT	05/13/2022	05/13/2022	0.00	640.00
<a href="#">164634</a>	PROJ 0050A002.070 SMART METER UPGD PROJECT	05/13/2022	05/13/2022	0.00	1,065.00
<a href="#">164635</a>	16 PITT STREET STRUCTURAL REVIEW	05/13/2022	05/13/2022	0.00	920.00
<a href="#">164636</a>	PROJ 0050A114.A01 PUMP STAT REHAB -WILLIAM STREET	05/13/2022	05/13/2022	0.00	5,990.00
<a href="#">164637</a>	PROJ 0050A115.A01 STEPHEN DECATUR PARK COMFORT ST	05/13/2022	05/13/2022	0.00	3,640.00
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0000698</a>	DELAWARE RURAL WATER ASSOCIATION				350.00
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			350.00
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">9808</a>	DE RWA DUES	05/12/2022	05/12/2022	0.00	350.00
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0000748</a>	DITCH WITCH OF VIRGINIA				238.68
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			238.68
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">P03465, P03586</a>	FILTERS AND UNIT PART TO SERVICE TRENCHER RT-45	05/13/2022	05/13/2022	0.00	238.68
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0000794</a>	EASTERN SHORE COFFEE				37.94
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			37.94
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">760665</a>	DRINKING WATER AND WATER COOLER RENTAL FEES	05/11/2022	05/11/2022	0.00	37.94
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0003161</a>	EASTERN SHORE MOBILE DRUG & ALCOHOL TESTING LLC				270.00
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			270.00
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">2553</a>	APRIL RANDOM DRUG SCREENINGS APRIL 2X NONE IN JUNE	05/11/2022	05/11/2022	0.00	270.00
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0000847</a>	ENVIROCORP, INC.				1,505.00
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			1,505.00
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">IN2201159</a>	WEEKLY MONITORING DISCHARGE SAMPLES	05/12/2022	05/12/2022	0.00	485.00
<a href="#">IN2201198</a>	MONITORING WELL SAMPLES	05/12/2022	05/12/2022	0.00	1,020.00
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0003294</a>	EVERETT A SPELLS				150.00
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			150.00
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">MAY 29 FY 2022</a>	FARMERS ,MARKET MUSIC	05/11/2022	05/11/2022	0.00	150.00
<b>Vendor Number</b>	<b>Vendor Name</b>				<b>Total Vendor Amount</b>
<a href="#">0000907</a>	FLAG PUBLICATIONS INC				70.00
<b>Payment Type</b>	<b>Payment Number</b>	<b>Payment Date</b>			<b>Payment Amount</b>
Check		05/13/2022			70.00
<b>Payable Number</b>	<b>Description</b>	<b>Payable Date</b>	<b>Due Date</b>	<b>Discount Amount</b>	<b>Payable Amount</b>
<a href="#">347284</a>	ADVERTISING	05/11/2022	05/11/2022	0.00	70.00

**Payment Register**
**APPKT02329 - 20220513SW**

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002920</a>	FORTUNE BRIAN					14.99
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	14.99	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">REIMB 5/11/2022</a>	PURCHASE CUTTING WHEEL FOR WORK AT GULL CREEK	05/12/2022	05/12/2022	0.00	14.99	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0000977</a>	GREAT AMERICA FINANCIAL					212.64
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	212.64	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">31584379</a>	MONTHLY LEASING - OFFICE EQUIPMENT	05/11/2022	05/11/2022	0.00	137.04	
<a href="#">31584380</a>	EQUIP. LEASE FOR TOWN HALL, FINANCE, AND PLANNING	05/11/2022	05/11/2022	0.00	75.60	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0001080</a>	IRIE RADIO INC					450.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	450.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">643-00023-0012</a>	MONTHLY RADIO ADVERTISING	05/11/2022	05/11/2022	0.00	450.00	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0003421</a>	JESSICA MURRAY					25.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	25.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">REFUND</a>	PARK RESERVATION DEPOSIT	05/10/2022	05/10/2022	0.00	25.00	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0001316</a>	LOCAL GOVERNMENT INSURANCE TRUST					2,500.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	2,500.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">121231</a>	POLICE LEGAL LIABILITY DEDUCTABLE FOR CLAIM	05/12/2022	05/12/2022	0.00	2,500.00	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0001455</a>	MDGFOA					900.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	900.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">REGISTER N SALEH,S WHITE R</a>	MD GFOA SUMMER CONFERENCE	05/11/2022	05/11/2022	0.00	900.00	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0001495</a>	MIDDLE DEPARTMENT INSPECTION AGENCY					2,984.24
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	2,984.24	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">-VARIOUS INVS</a>	INSPECTION SERVICES	05/10/2022	05/10/2022	0.00	2,984.24	
<b>Vendor Number</b>	<b>Vendor Name</b>					<b>Total Vendor Amount</b>
<a href="#">0001565</a>	NATIONWIDE RETIREMENT SOLUTIONS					4,444.96
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	4,444.96	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">PPE 05/08/2022</a>	EMPLOYEE CONTRIBUTIONS FOR NATIONWIDE 457	05/10/2022	05/10/2022	0.00	4,444.96	



# Payment Register

APPKT02329 - 20220513SW

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003420</a>	PARKER COUNTS					4,003.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	4,003.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">FILE #10086-001</a>	L. ALLEN LEGAL EXPENSES RELATED TO CHEM SPILL	05/12/2022	05/12/2022	0.00	4,003.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001677</a>	PENINSULA DRY CLEANERS, INC					61.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	61.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">20-3695</a>	MONTHLY DRY CLEANING SERVICE	05/11/2022	05/11/2022	0.00	61.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001682</a>	PEP-UP, INC.					1,340.72
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	1,340.72	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">2707295</a>	OFF ROAD FUEL	05/12/2022	05/12/2022	0.00	1,340.72	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001707</a>	PITTSVILLE MOTORS					182.52
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	182.52	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">52919</a>	TAILLIGHT F350	05/12/2022	05/12/2022	0.00	182.52	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003127</a>	QUADIENT FINANCE USA, INC					500.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	500.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">7900 0440 8091 8273 5/31/2</a>	POSTAGE FOR POSTAGE MACHINE	05/12/2022	05/12/2022	0.00	500.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001757</a>	RACETRACK AUTO CENTER					373.25
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	373.25	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">141098</a>	LOF & OIL LINE 6735	05/11/2022	05/11/2022	0.00	373.25	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003171</a>	RICKY JARMON					866.71
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	866.71	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">APRIL FY 22</a>	MONTHLY CLEANING SERVICE - POLICE DEPT	05/11/2022	05/11/2022	0.00	866.71	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002795</a>	SANDPIPER ENERGY INC					40.26
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	40.26	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">06-605972-67941-1 MAY FY 2</a>	NATURAL GAS - POLICE DEPT	05/12/2022	05/12/2022	0.00	40.26	

# Payment Register

APPKT02329 - 20220513SW

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003419</a>	SOUND STORM RECORDS					710.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	710.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">FACADE GRANT</a>	FACADE GRANT	05/11/2022	05/11/2022	0.00	710.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0001997</a>	STAPLES BUSINESS CREDIT					162.76
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	162.76	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">1641716361</a>	OFFICE SUPPLIES	05/11/2022	05/11/2022	0.00	162.76	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002092</a>	THE DEPT OF PUBLIC SAFETY & CORRECTIONAL SVC					91.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	91.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">AB2-04-421</a>	METER LOG ON FEE	05/11/2022	05/11/2022	0.00	91.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003087</a>	THERMAL PROCESS SYSTEMS INC					294.36
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	294.36	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">69122.2</a>	CABLE GUIDE ROLLERS	05/12/2022	05/12/2022	0.00	294.36	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002163</a>	TOWN OF BERLIN					26,356.70
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	26,356.70	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">MAY FY 22</a>	TOWN UTILITY BILLINGS	05/11/2022	05/11/2022	0.00	26,356.70	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002928</a>	UNIFIRST CORPORATION					255.59
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	255.59	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">1430003682</a>	UNIFORMS AND CLEANING SERVICES	05/11/2022	05/11/2022	0.00	123.47	
<a href="#">143005432</a>	UNIFORMS AND CLEANING SERVICES	05/11/2022	05/11/2022	0.00	132.12	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002205</a>	UNITED WAY OF THE EASTERN SHORE					35.00
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	35.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">PPE 05/08/2022</a>	UNITED WAY EMPLOYEE CONTRIBUTION	05/10/2022	05/10/2022	0.00	35.00	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002220</a>	USA BLUEBOOK					486.55
Payment Type	Payment Number			Payment Date	Payment Amount	
Check				05/13/2022	486.55	
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">955566.963314.963453</a>	LAB SUPPLIES	05/12/2022	05/12/2022	0.00	486.55	

**Payment Register**
**APPKT02329 - 20220513SW**

Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002252</a>	VERIZON WIRELESS-720117503-00001					527.54
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/13/2022      527.54
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">9904902940</a>	MDT CARD FEE	05/11/2022	05/11/2022	0.00	527.54	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0003055</a>	WASHINGTON NATIONAL INSURANCE COMPANY					574.83
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/13/2022      574.83
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">P2224682</a>	WASHINGTON NATIONAL SUPPLEMENTAL INSURANCE	05/11/2022	05/11/2022	0.00	574.83	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002363</a>	WORCESTER COUNTY LANDFILL					14,172.85
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/13/2022      14,172.85
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">124 APR FY 22</a>	REFUSE, RECYCLE AND CAN PULLS	05/10/2022	05/10/2022	0.00	11,801.65	
<a href="#">309 APRIL FY 22</a>	SLUDGE	05/12/2022	05/12/2022	0.00	2,371.20	
Vendor Number	Vendor Name					Total Vendor Amount
<a href="#">0002384</a>	WORCESTER YOUTH & FAMILY COUNSELING SERVICES					2,211.41
Payment Type	Payment Number					Payment Date      Payment Amount
Check						05/13/2022      2,211.41
Payable Number	Description	Payable Date	Due Date	Discount Amount	Payable Amount	
<a href="#">MAY 5 FY 2022</a>	FY2022 ANNUAL CONTRACT	05/11/2022	05/11/2022	0.00	2,211.41	

## Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	58	42	0.00	98,282.19
<b>Packet Totals:</b>		<b>58</b>	<b>42</b>	<b>0.00</b>	<b>98,282.19</b>

## Cash Fund Summary

Fund	Name	Amount
98	POOLED CASH	-98,282.19
Packet Totals:		-98,282.19





Town of Berlin, MD

# Payment Register

APPKT02331 - 20220513SW

01 - Vendor Set 01

Bank: BOC AP - BOC AP Checks

Vendor Number	Vendor Name			Total Vendor Amount
<a href="#">0001789</a>	REILLY'S PEST CONTROL INC			399.00
Payment Type	Payment Number	Payment Date	Payment Amount	
Check		05/13/2022	399.00	
Payable Number	Description	Payable Date	Due Date	Discount Amount Payable Amount
<a href="#">8879</a>	PEST EXTERMINATOR	05/13/2022	05/13/2022	0.00 399.00

Payment Register

APPKT02331 - 20220513SW

Payment Summary

Bank Code	Type	Payable Count	Payment Count	Discount	Payment
BOC AP	Check	1	1	0.00	399.00
Packet Totals:		1	1	0.00	399.00

## Cash Fund Summary

Fund	Name	Amount
98	POOLED CASH	-399.00
Packet Totals:		-399.00