

Mayor and City Council of Cumberland

WORK SESSION

City Hall Council Chambers
57 N. Liberty Street
Cumberland, MD 21502

Tuesday, October 13, 2021
2:30 p.m.

PRESENT: Raymond M. Morriss, President; Council Members: Richard Cioni, Eugene Frazier and Laurie Marchini. Council Member Joseph George was absent.

ALSO PRESENT: Ken Tressler, Interim City Administrator; Michael S. Cohen, City Solicitor; Marjorie Woodring, City Clerk; Robert Smith, City Engineer; Chuck Terner, Chief of Police; Matt Miller, CEDC Executive Director; Stu Czapski, Economic Development Specialist

I. CEDC UPDATES

A. DISCUSSION REGARDING ARPA FUNDING

1. Matt Miller discussed ARPA funding requests for the CEDC:

- Outdoor furnishings grant program – entice outdoor space usage
- Opportunity to unify outdoor facilities downtown
- Furnishings pre-approved by committee

Mr. Miller advised that a match program is open for debate. He said he pitched as a 100% match, but said it could be done dollar for dollar, and said he was asking for \$100K. He added that in particular this is for Baltimore Street, and said he would envision including others as well.

2. **CHILDCARE FACILITIES ASSISTANCE GRANT**

- Childcare industry in general has been affected by Covid
- Workforce is down
- Providing for two eligible childcare facilities in the City to expand in order to take on more children

Mr. Miller advised that they would also like to encourage new childcare facilities to come to the City, and said Humpty Dumpty and the YMCA are the current two. He added that the Y needs a new elevator, and said funds could be utilized to replace that.

3. **\$300K MEMORIAL INFRASTRUCTURE GRANT**

- Help incentivize residential development
- Focusing on market-rate housing for this area
- Expansion for infrastructure for water and sewer mainly

4. **\$750K RELOCATION OF UNION RESCUE MISSION**

- Effort has been ongoing for almost three years
- They want to move – at increased capacity due to Covid
- Assist with finding a suitable location that fits their current needs

5. \$18.5K REIMBURSEMENT FOR CEDC STRATEGIC PLAN REASSESSMENT

- ARC has funded half; CEDC funding half
- The \$18.5K is the CEDC half; would like the allocation back in general budget
- Focus on how to adapt to post-Covid economy

6. \$700K PUBLIC ART PLAN & FINANCIAL SUPPORT

- Public art is a large component in success of Baltimore St. project
- Put seed money into long-term public art plan
- Would be sustainable long-term

B. UPDATE REGARDING CEDC STRATEGIC PLAN REASSESSMENT

Mr. Czapski advised that they are continuing to meet with RKG consultant every other week by Zoom, and said that another visit is planned in the next 2-3 weeks. He advised that the consultant will have preliminary data for the committee to discuss, and added that things are going good in regards to timing. Mr. Czapski stated that they are 1/3 into the process, and said they will have two more meetings with Kyle Talente, and added that he will have more data at the next meeting.

Mr. Czapski advised that looking at the older plan to see what worked and what didn't is the primary focus, and also how things have changed in the economy due to Covid. Mr. Miller stated that there will be a deeper dive into recommendations from the previous assessment. He added that in 2014 Mr. Talente made a list of recommended projects, and stated that they are currently undertaking 3-4 of those, as well as looking for future projects to take on.

C. UPDATE REGARDING THE RFP PROCESS FOR 19 FREDERICK ST.

Mr. Miller reminded everyone that the publication of the RFP was announced, and stated that the response has been very pleasing, with 23 inquiries to date, which he added far exceeds their expectations. He discussed recent walk-throughs, and said proposals will be due on October 29, 2021. Mr. Miller discussed the level of experience he noticed in the inquiries they received, saying there were some very sophisticated and experienced developers interested. In answer to a question from Council, Mr. Miller advised that the actual RFP is not online, due to him having to keep track of who receives one, but said it was advertised on the CEDC and City websites.

D. UPDATE REGARDING THE BALTIMORE ST. PROJECT AND MITIGATION PLAN

Mr. Czapski advised that he and Ms. Kelleher continue to meet bi-weekly on the mitigation plan and said the final document will be ready by the end of the year to give to businesses. He stated that included in the document will be ideas for things they can do during the construction process, as well as things the City will be doing on their behalf, and added that helping businesses market during construction is a big piece of the puzzle. Mr. Czapski added further that another meeting with downtown business owners is planned before the first of the year, when the final draft is released.

Mr. Smith advised that regarding the project itself, drawings will be submitted to SHA tomorrow, and said they should hear back within six weeks.

Greg Larry, Cumberland Times-News, asked about a public forum on the strategic plan. Mr. Czapski advised that there will be a public presentation to M&CC, and said that will probably be during a public session.

Mr. Larry also inquired about timelines for the Baltimore Street project. Mr. Smith advised that ground-breaking should be late spring/early summer of 2022, and said that after delivery tomorrow, it's in the hands of the regulators, as the City needs their approval to bid. He stated that after that comes the bidding, then the approval of the procurement process, then it goes before the Board of Public Works. He said it's Engineering's intention to get to construction as soon as possible, and explained that they would need at least six weeks to bid the project out, followed by a month to get a council order, three months for the procurement package, and two months for the Board of Public Works. He added that hopefully the package won't need revisions, and said his team has done their due diligence on it.

II. ADJOURNMENT

With no further business at hand, the meeting adjourned at 3:10 p.m.

Respectfully submitted,

Marjorie A. Woodring
City Clerk

Minutes approved January 18, 2022 _____