



Mayor and City Council of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. “Rock” Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilman Brian R. Lepley

City Administrator Jeffrey F. Silka
City Solicitor Michael S. Cohen
City Clerk Allison K. Layton

Mayor and City Council of Cumberland

WORK SESSION

City Hall 2nd Floor Conference Room
57 N. Liberty Street
Cumberland, MD 21502
Tuesday, June 9, 2026; 4:45 pm

PRESENT: Mayor Raymond M. Morriss; Council Members: Richard J. “Rock” Cioni, Eugene Frazier, James Furstenberg, and Brian Lepley

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael Cohen, City Solicitor; Matt Miller; Executive Director – CEDC; and Stu Czapski, Economic Development Specialist

Media: Theresa McMinn from Cumberland Times News

I. UPDATE REGARDING THE ATHLETIC COMPLEX FEASIBILITY STUDY

Matt Miller reported that the Appalachian Regional Commission (ARC) provided the CEDC with \$63K in funding to support the initiative, with a commitment from the City of Cumberland to match the project funding package. The study will assess whether the complex is a viable business for Cumberland and identify the site location, financial feasibility, and economic benefits.

An RFP to vet qualified consultants was advertised, and nine submissions were received. After thorough examinations, Easter Sports Management, in partnership with Pinnacle Indoor Sports, was selected for the study. The

proposal included a comprehensive scope of work that aligns with the goals of the CEDC and the City. A steering committee has been established to guide the process.

II. GENERAL CEDC BUSINESS

Matt Miller reported that the CEDC received a \$25K grant from the Appalachian Regional Commission's (ARC) Ready Non-profits program to purchase a two-year subscription to Placer.ai, a location intelligence and mobility analytics platform.

This software provides CEDC and its partners with advanced consumer traffic and market analytics to support economic development, business and retail recruitment, tourism analysis, and site selection. The software will be used to support a variety of initiatives and can be shared with prospective developers considering investment in Cumberland.

Queen City Marketplace

An application was submitted to the State of Maryland's Nourish Maryland program for seed funding for the project. The proposed concept would serve as a downtown food-focused business incubator, providing opportunities for local entrepreneurs.

The project is currently on hold until the CEDC secures alternative funding and additional seed capital.

Comprehensive Investment Program

Stu Czapski reported that seven companies have used the Business Attraction Grant, each receiving \$3K in funding. The jobs created include 27 full-time and 42 part-time positions.

Façade Grant

Total project cost is \$1,049,000, with \$400K in grant funding and \$600K in private investment. Two projects soon to be completed include the Baltimore Street Grill and Rainmaker Productions/DelFest.

The Rosenbaum and McMullan Building projects are completed; the total project cost was \$5.5M. All remaining projects are in the final phase and will receive the final payment upon issuance of the occupancy permit.

III. ADJOURNMENT

With no further business at hand, the meeting adjourned at 5:01 PM

Respectfully Submitted,

Allison K. Layton
City Clerk

Minutes approved on June 24, 2026



Closed Session Minutes

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

2nd Floor Conference Room

Tuesday, June 9, 2026; 4:15 p.m.

On June 9, 2026, the Mayor and City Council met in public session beginning at 4:15 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to consider proposals for the location, expansion or retention of particular businesses at the Messick Road Project and potential negotiations regarding the Memorial Hospital Project. Authority to close the session is provided by Section 3-305(b)(4) of the General Provisions Article of the Annotated Code of Maryland.

MOTION: Motion to enter into Closed Session was made by Council Member Furstenberg seconded by Council Member Frazier, and was passed on a vote of 4-0.

PRESENT: Raymond M. Morriss, President (joined at 4:30 PM); Council Members Richard "Rock" Cioni, Jimmy Furstenberg, Eugene Frazier, and Brian Lepley.

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael Cohen, City Solicitor, Matt Miller, Executive Director, CEDC, and Stu Czapski, Economic Development Specialist.