



Mayor and City Council of Cumberland

Mayor Raymond M. Morriss
Councilman Richard J. "Rock" Cioni
Councilman Eugene T. Frazier
Councilman James L. Furstenberg
Councilwoman Laurie P. Marchini

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

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WORK SESSION

19 Frederick Street
Cumberland, MD 21502

Tuesday, October 8, 2024; 1:00 pm

PRESENT: Council Members: Richard Cioni, Eugene Frazier, Laurie Marchini.

ALSO PRESENT: Allison Layton, City Clerk; Michael Cohen, City Solicitor; Aaron Peteranecz and Shelley McIntire with Clock Tower Ventures

I. TOUR OF THE CONSTRUCTION PROJECT AT 19 FREDERICK STREET

Mr. Peteranecz provided attendees with printed site plans for each level of the building and began the tour on the bottom level. The area on the lower level at the back of the building will contain two long term apartments with a separate entrance. Next to that on the lower level will be an office space with its own designated entrance. The space on the ground level in the back will contain parking spaces for the long term tenants, along with some green space to be used by tenants and as an extension of the event space upstairs.

Ms. McIntire explained that the large space on the first floor will be the restaurant/bar and will use the entrance from the front of the building. It is going to be a unique plant bar, with great lighting and space, similar to their Alpine Bar in Hagerstown. There is a separated room in the front that will either be used as a private meeting room or could potentially be used for a coffee shop (with potential to partner with a local business in existence to operate from that space).

Heading upstairs, Mr. Peteranecz showed the space where the short term apartments are planned. They are adding sprinkler systems to the whole building, with him explaining that it cost less to install sprinklers to the whole building than it was going to be to replace the elevator.

Mr. Peteranecz shared that the model they were using would allow them to keep costs down, thus translating to lower rents. They would rather have the space full all of the time instead of trying to squeeze top dollar and face vacancies. He indicated that they were sitting on the bench across the street prior to the meeting and there was more foot traffic here in Cumberland than there was in Hagerstown. There are a lot of places in the downtown area of Cumberland that can be reached on foot.

Heading up to the next level, Mr. Peteranecz and Ms. McIntire showed the hallway, which had the drop ceilings removed revealing a very tall, nice ceiling full of architectural detail, which will be restored. There will be a luxury AirBnb space to the right which will be utilized with the event space (i.e. a space for the bride to get ready). It will be about 1,000 square feet and will be decorated as nicely as the event space.

The event space to the left, used to be the Courtroom, has a small room to the side and bathrooms will be added to support the event space. They will need to use some soft surfaces to try and reduce the echo in the room.

On the top level, there are short term apartments, two 1-bedroom apartments.

Returning to the basement level, Mr. Peteranecz explained in further detail that this space will be used for a commercial tenant and will be the ADA access to the rest of the building.

Ms. McIntire showed off the front of the basement area, the former shooting range, which has potential plans to be turned into a speakeasy.

Mr. Peteranecz explained that the whole building will get the rough in – meaning the whole sprinkler system, whole HVAC system, alarm system, etc. The timeframe is roughly 18 months from when the demolition is finished, which should be a few more weeks. The project will be phased in – meaning finishing some apartments and leasing them while working on the next part of the project.

He continued to explain that they would be running/managing the plant bar and event space, and would be leasing the commercial space and apartments out when ready.

Clock Tower Ventures is utilizing Facebook right now to share information and photos regarding the project and are considering a banner with a QR code so people can follow along.

II. ADJOURNMENT

With no further business at hand, the meeting adjourned at 1:56 p.m.

Respectfully Submitted,

Allison K. Layton
City Clerk

Minutes approved on October 15, 2024