



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

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WORK SESSION

19 Frederick Street
Cumberland, MD 21502
Wednesday, January 28, 2026; 4:30 pm

PRESENT: Mayor Raymond M. Morriss; Council Members: Eugene Frazier, James Furstenberg, Brian Lepley.

ABSENT: Richard J. “Rock” Cioni

ALSO PRESENT: Jeffrey F. Silka, City Administrator; Allison Layton, City Clerk; Michael Cohen, City Solicitor; Kevin Thacker, Code Compliance Manager; and Clocktower Ventures Representatives Aaron Peteranecz, Shelly McIntire, John Laughlin, and Billy McCuan.

I. TOUR OF THE CONSTRUCTION PROGRESS AT 19 FREDERICK STREET

The Mayor and City Council toured the site with the Clocktower Ventures team to observe updates and improvements, discuss project challenges, and see what upcoming plans look like. Many obstacles have been faced, including securing contractor commitments and completing the work within an affordable budget.

Because there is no debt associated with the project, completion takes longer. The cash investment thus far is \$300K, and all projects start with upfront cash and secured equity from investment partners. At only one-third of the way through, the total cost will be \$1-1.2M.

The plan is to complete individual spaces for occupancy while construction continues on the remainder of the building.

With no further business at hand, the meeting adjourned at 5:15 p.m.

Respectfully Submitted,

Allison K. Layton
City Clerk

Minutes approved on February 3, 2026