



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, October 14, 2025; 4:30 pm

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

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

I. UPDATE REGARDING THE COMPREHENSIVE INVESTMENT PROGRAM

Stu Czapski distributed a handout outlining the project and the associated costs and reviewed the following updates:

- The Façade Improvement Program has a balance of \$35K, with three projects still to be completed. 60 Pershing Street, 82 Baltimore Street for the Baltimore Street Grill, and 10-12 S. Mechanic Street. All are expected to be finished before the end of the year.
- The Residential Development, has a balance of \$93K. CG Enterprises was given the opportunity to split its funds between the two buildings (113 & 138 Baltimore Street). Dave Romero (55 Baltimore Street) is completing work inside

and is on the final draw. Most recipients are waiting for an occupancy permit before the second half of the funds can be disbursed.

- Some of the Business Attraction grant recipients are struggling to maintain the number of full-time employees required by the grant, while the rest have completed or are nearing completion. \$12K of the funds are not committed, which leaves four businesses in the primary district eligible for funding.

Per Council inquiry, Matt Miller provided the following updates on vacant and new interest:

- The Peskins building is currently listed for \$650K and was appraised at \$347K a year ago. The building would require a complete remodel, including new HVAC and electrical. There has been some interest but no commitment.
- The old M&M bakery location has been purchased, and the buyer would like to keep it as a bakery but is looking for a tenant.
- Tin Roof Bakery is putting together a budget for the equipment needed.
- The old CVS building is not currently listed but has been shown to interested parties. No committed interest at this time.
- Nancy Lepley has received several offers for purchase for the building, including her offer price, but has declined.

II. GENERAL CEDC BUSINESS UPDATE

To address transportation issues in the city, the CEDC is launching a pilot program through the Cumberland Rideshare Drivers Support Program, funded by a \$12K grant. The program will offer financial help and resources to assist up to 10 drivers in becoming qualified Rideshare operators with Lyft or Uber. Eligible participants must commit to 60 hours of Rideshare activity per month in or around the city. Drivers may receive \$1K in reimbursements after submitting the necessary documentation to the CEDC. The program aims to improve transportation for residents, visitors, and workers.

The Chambers After Hours event will take place at the Rosenbaum building tomorrow night, and everyone is invited; food will be provided by Lefty's.

The CEDC has completed the Ready Appalachian Training program, a competitive capacity-building initiative designed to help local organizations strengthen their ability to plan, fund, and deliver projects within the region. The staff participated in hands-on training focused on areas such as project planning, federal grant navigation, and long-term sustainability. Participation increased the ability to vet new investments for Cumberland and ensured we are prepared for future funding

opportunities. We are now eligible to receive a \$20K ARC grant, which is specific to graduates and can be used for hiring consultants and purchasing software.

Additionally, the CEDC has applied for the Rural Collaborative Training program to work with federal reserve experts and national partners, aiming to align local projects and obtain federal opportunities.

Regarding the Surveillance Project, following the closure of the Queen City Underpass, the CEDC has been working closely with the Police Department to develop a plan for reallocating funds previously designated for surveillance in the Underpass. It has been decided that the best option is to purchase a second surveillance trailer. Approval for the grant funding was received on October 1, 2025, and the trailer was ordered on October 9, 2025. It is expected to arrive by the end of October. The City's \$10K pledge is appreciated to cover the 20% shortfall in grant funding. The project generated \$245,700.

III. ADJOURNMENT

With no further business at hand, the meeting adjourned at 5:04 p.m.

Respectfully Submitted,

Allison K. Layton _____
City Clerk

Minutes approved on _____



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Closed Session Minutes

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

2nd Floor Conference Room

Tuesday, October 14, 2025; 4:00 p.m.

On October 14, 2025, the Mayor and City Council met in public session beginning at 4:00 p.m. in the 2nd floor Conference Room of City Hall for the purpose of immediately closing the meeting to receive an update regarding the Messick Road Property and potential businesses locating to the site. 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 Frazier seconded by Council Member Furstenberg, and was passed on a vote of 5-0.

PRESENT: Raymond M. Morriss, President; Council Members Richard Cioni, Jimmy Furstenberg, Eugene Frazier and Brian Lepley

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