

# City of Cumberland

- Maryland -

## RESOLUTION

RESOLUTION No. R2012-08

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND, APPROVING THE APPLICATION AND RECEIPT OF FINANCING FOR COMMUNITY LEGACY PROJECTS FURTHER DESCRIBED IN THE COMMUNITY LEGACY APPLICATION, EITHER DIRECTLY BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT OF THE STATE OF MARYLAND OR THROUGH OTHER DEPARTMENTS OR AGENCIES OF THE STATE OF MARYLAND.

**WHEREAS,** the Mayor and City Council of Cumberland recognizes that there is a significant need for reinvestment and revitalization of the communities in Allegany County; and

**WHEREAS,** the Mayor and City Council of Cumberland proposes to develop a Community Legacy Project (the "Project") as further described in the Application, the purpose of which will be to contribute to the reinvestment and revitalization of the Area; and

**WHEREAS,** the Department, either through Community Legacy or through other Program of the Department, or in cooperation with other State departments or agencies, may provide some or all of the financing for the Project (the "Project Financing") in order to assist in making it financially feasible; and

**WHEREAS,** the Sustainable Community is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act and the Project will conform to the local zoning code; and

**WHEREAS,** the applicable law and regulations require approval of the Community Legacy Project and the Project Financing by the Mayor and City Council of Cumberland and, where appropriate, by the chief elected executive official of the local subdivision; and

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**NOW, THEREFORE, BE IT RESOLVED THAT**, the Mayor and City Council of Cumberland hereby endorses the Project and hereby approves the request for financial assistance in the form of a grant or loan, up to the amount of \$ 316,875.00; and

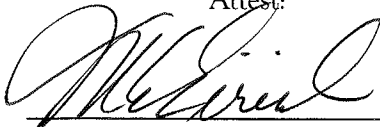
**BE IT FURTHER RESOLVED THAT**, the chief elected executive official be and is hereby requested to endorse this Resolution, thereby indicating his approval thereof; and

**BE IT FURTHER RESOLVED THAT**, the City Administrator or Acting City Administrator be and is hereby authorized to execute documents and take any action necessary to carry out the intent of this resolution; and

**BE IT FURTHER RESOLVED THAT**, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland.

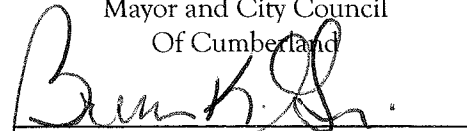
*Given under our Hands and Seals this 17<sup>th</sup> day of July, 2012, with the  
Corporate Seal of the City of Cumberland hereto attached,  
duly attested by the City Clerk.*

Attest:



Marjorie A. Eirich  
City Clerk

Mayor and City Council  
Of Cumberland



Brian K. Grim  
Mayor



**CUMBERLAND  
COMMUNITY LEGACY 2012  
(FY 2013 Application)  
PROPOSED PROJECTS  
(IN PRIORITY ORDER)**

**City of Cumberland – 19 Frederick Street Rehabilitation Project Phase I –**

**Accessibility - \$100,000**

The redevelopment of 19 Frederick Street has been identified as a priority by the Cumberland Mayor and City Council as well as the city's Economic Development Council in order to be marketed as an asset to assist in the revitalization of the City of Cumberland's Central Business District. Within the City of Cumberland's Economic Development Strategic Plan the property at 19 Frederick Street is identified as a potential location for an expanded presence of post-secondary institutions and has already received a high level of interest from various parties.

Currently, this property which is owned by the City of Cumberland has been vacant for several years and is in need of significant renovations in order to become both marketable and capable of reuse. The first phase of the rehabilitation will consist of repairs needed to ensure ADA accessibility issues are resolved, subsequent phases will be needed to address additional rehabilitation issues prior to the facility being fully renovated and capable for reuse. Once we move past phase one of this rehabilitation project there is anticipation we will be doing so with a more engaged partnerships from a future tenant(s) and will be able to share the expense of these next phases.

Community Legacy funds would be requested in order to make necessary upgrades and repairs to the facility in order to ensure it provides accessibility to those with physical handicaps and fully complies with ADA standards. Primarily this will involve repairs to the existing elevator located in the property, but will also include other elements needed to create a facility that is both welcoming and easy to use for everyone. This would be the first of multiple phases meant to fully rehabilitate a prominent structure located in Downtown Cumberland and return it to use as an active part of a more vibrant economic setting.

### **Cumberland Neighborhood Housing Services, Inc. – Land Bank - \$200,000**

CNHS is continuing its work with the City of Cumberland to become the designated Land Bank Authority (LBA) for Cumberland, Maryland. After being solely responsible for the development and creation of land bank legislation to allow the designation of land banks throughout the State of Maryland, becoming the designated LBA in Cumberland serves as the next step towards fulfilling CNHS' mission and goals of community revitalization.

CNHS has, as stated goals for the land bank, the following:

- Elimination of blight
- Encourage economic development
- Elimination of barriers to returning properties to productive use
- Enhance neighborhood viability
- Create opportunities for affordable and mixed income homeownership
- Strategic conveyance of property
- Aggregating and responsibly holding properties for future use

CNHS has partnered with Cumberland Housing Authority, the largest developer in the City of Cumberland, as well as the Center for Community Progress and other organizations in order to

accomplish this goal. CNHS has inducted the president of CHA as a member of our board of directors, allowing the two organizations to work together in the acquisition, assessment and development processes. Our organization (CNHS) has been working with the Center for Community Progress, a nationwide non-profit whose mission is to “create vibrant communities primarily through the reuse of vacant, abandoned, and problem properties in America’s cities and towns.” The Center for Community Progress is the nation’s preeminent organization in addressing issues of vacant properties – both the prevention of abandonment and adaptive reuse. Utilizing their expertise and assistance in developing and operating the land bank will help to ensure the success of the program.

The Center for Community Progress will continue their support and as we proceed to the next step in the process, aid with the following:

- 1) Assist in the development of priorities, policies and procedures of the land bank that correspond with local inventory opportunities and challenges.
- 2) Identification and review of legal, structural and policy decisions pending the creation of the land bank with strategic City and County partners.
- 3) General education and outreach on land banking efforts to date, review of state statute and discussion regarding the potential roles of the land bank with larger stakeholder groups/community.

The LBA’s primary responsibility will be to acquire blighted and abandoned properties, as well as vacant land from the City of Cumberland. When no other practical reuse can be determined, the City’s land assets could be transferred to the LBA to support the efforts of community revitalization. To effectively and efficiently operate the land bank in a way that accomplishes the goals of the City and CNHS alike, continued funding is necessary to carry out the responsibilities of being the designated LBA.

CNHS is requesting \$200,000 to aid in the continued development, setup and operation of the land bank. The Sustainable Community funding will help to progress the into the next phase of the project and be used in conjunction with CNHS funding and in kind donations for the development and startup costs, demolition, maintenance and rehabilitation of uninhabitable structures within the LBA.

**City of Cumberland – Residential Tree Planting Program- \$16,875 (Total project- \$61,951)**

The Residential Shade Tree Planting Program is a recommended strategy in the City of Cumberland Urban Tree Canopy Program Strategic Implementation Plan. The program would provide free or low cost trees to home-owners. Based on the City of Cumberland’s urban tree canopy analysis conducted by the University of Vermont, the largest potential to increase the urban tree canopy exists upon residential properties.

At the present time, a Chesapeake Bay Trust Community Outreach Grant is funding the research and development of a community based social marketing program to encourage residents of Cumberland’s North End neighborhoods to plant and properly maintain trees on their privately owned property. The research is a survey-based tree planting behavior study that is intended to identify possible barriers preventing the local population from planting and/or caring for trees. The program itself will include education/outreach as well as the provision of free or low-cost trees to home owners.

A Chesapeake Bay Trust Community Greening Grant is funding the purchase and installation of 45 trees and we anticipate a community residential match of 30 trees. The need is in matching leverage funds for the planting of an additional 75 trees. This will allow our goal to be reached of a minimum of a 150 trees planted. We intend to focus on native tree planting and trying to promote the Marylanders Plant Trees Program. If a \$25 coupon is used for each of 150 trees purchased, \$3,750 will be subsidized from that program. Having exhausted funding opportunities through the Chesapeake Bay Trust, It is clear that funding from other sources will be limited based on our programs focus on residential property as opposed to public lands. Organizations such as: the DNR, Alliance for Community Trees, State Highway Administration, Maryland Department of Environment, and American Forests/Global Re-Leaf are unable to fund projects that pertain to private lands. Many corporations in the wood industry or that otherwise try to target their benevolence towards trees (New Page, Wal-Mart, REI, Cabella’s, General Mills, etc.) strictly fund non-profit organizations or tree plantings on public lands. Some Non-Governmental

Organizations (Western PA Conservancy, Casey Trees, People and Parks Foundation) do not reach to this region of Maryland and others (Sierra Club, Potomac Conservancy) would sooner fund projects that align better to their core mission statement.

Community Legacy funds will be requested for the purchase price and installation of a tree utilizing the Marylanders Plant Trees program. Residents will be granted up to \$225 (up to 100%) of the cost of the tree, installation, and supplies. Tree plantings will be subsidized based on the number and type of trees planted. From our estimate the trees will be 1.5" caliper or larger ranging from \$110 to \$140 each. Delivery, professional installation, and planting materials are expected to cost up to \$110 each. Therefore we are requesting \$225 per tree for the 80 trees, or \$16,875 total for trees and planting.