

City of Cumberland

- Maryland -

RESOLUTION

RESOLUTION NO. R2013-03

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF CUMBERLAND, MARYLAND APPROVING THE APPLICATION AND RECEIPT OF FINANCING FOR COMMUNITY LEGACY PROJECT(S) (THE "PROJECT") FURTHER DESCRIBED IN THE COMMUNITY LEGACY APPLICATION ("THE APPLICATION"), TO BE FINANCED EITHER DIRECTLY BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (THE "DEPARTMENT") OF THE STATE OF MARYLAND OR THROUGH OTHER DEPARTMENTS OR AGENCIES OF THE STATE OF MARYLAND.

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

WHEREAS, the Department, either through Community Legacy or through other Programs 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 Project 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, Maryland and, where appropriate, by the chief elected executive official of the local subdivision;

NOW, THEREFORE, BE IT RESOLVED THAT, the Mayor and City Council of Cumberland, Maryland 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 \$495,000; and

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

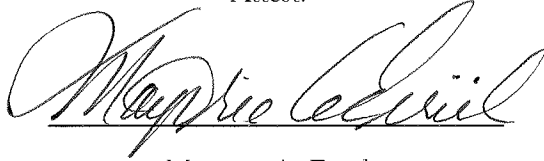
BE IT FURTHER RESOLVED THAT, the City Administrator is hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions; and

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

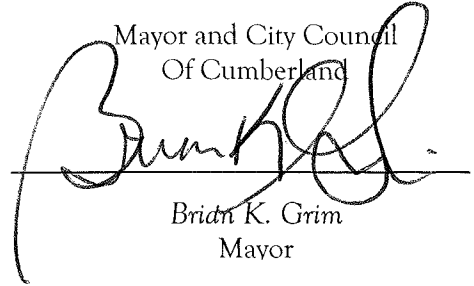
Given under our Hands and Seals this 16th day of July, 2013 with the Corporate Seal of the City of Cumberland hereto attached, duly attested by the City Clerk.

Attest:



Marjorie A. Eirich
City Clerk

Mayor and City Council
Of Cumberland



Bridn K. Grim
Mayor



CUMBERLAND
COMMUNITY LEGACY 2013
(FY 2014 Application)
PROPOSED PROJECTS
(IN PRIORITY ORDER)

Downtown Development Commission - Upper Story Redevelopment - \$200,000

The revitalization of Cumberland's Historic District and Town Centre has been a main priority of the Downtown Development Commission as well as Cumberland's Main Street Program. Within the updated Downtown Design and Development Plan, upper story redevelopment is encouraged for mixed-use multistory buildings for both residential and commercial upper story redevelopment. The current zoning ordinance permits residential and commercial uses as a use by right in the City of Cumberland's Central Business District.

Like many other smaller communities, Cumberland faces high vacancy rates and a poor mix of retail stores, especially after the economic decline of 2008. The majority of vacant buildings in the Main Street District are beyond simple repairs and in need of a complete rehabilitation project. Due to current property and renovation costs, it is difficult for developers and interested parties to justify taking on a large rehabilitation project in Downtown Cumberland when the result is a loss of profit. Providing competitive grants and loan programs would give the extra incentive that developers would need to take on a rehabilitation project.

The targeted neighborhood would include the Main Street District in Downtown Cumberland, also defined by the boundaries of the Downtown Development Commission Special Taxing District.

As part of the Sustainable Communities Act of 2010, upper story redevelopment would help strengthen the community by encouraging homeownership and commercial revitalization with mixed-use development. Contributions from the Community Legacy Program would provide grants or forgivable loans to select applicants for upper story redevelopment in Cumberland's Town Centre.

City of Cumberland - Historic District Sign Grant Program - \$20,000

The City of Cumberland proposes to provide an incentive program to property owners within the Canal Place Preservation District, a district that contains the entire Main Street Maryland-designated district, to encourage the use of hanging or perpendicular signs since these were recommended by Mackin Engineering within the soon-to-be completed Downtown Design and Development Plan Update.

The program will require a 75/25 match from the property owner/business owner. All persons interested in the program will be required to submit an application that states a clear proposal of the project. Each project will need to adhere to the guidelines set forth by the Preservation District Design and Preservation Guidelines for Cumberland, Maryland. Before work can begin, all projects will still need to apply for a Certificate of Appropriateness application for review by the Cumberland Historic Preservation Commission.

City of Cumberland – Neighborhoods Matter - \$75,000

Beginning in August 2011, the City of Cumberland began the "Neighborhoods Matter" program in order to unite city code enforcement, fire, police, and public works staff with neighborhood-based organizations to identify and resolve typical problems that exist throughout the city.

Each summer since 2011, Cumberland code enforcement and fire department staff conduct a door-to-door survey of each neighborhood to assess general conditions and identify specific issues that need attention. During this review, code enforcement staff work to address code compliance issues and, when warranted, provide residents with a checklist of items that need to be addressed. Fire department personnel are available to check smoke detectors and provide new detection units where needed, while offering fire safety information to residents. Issues regarding street conditions, such as pot holes and street sweeping schedules, are assessed and re-evaluated by public works staff and residents are encouraged to speak with police department personnel who are available to address neighborhood safety concerns.

During the neighborhood surveys, common themes are observed and the City of Cumberland would like to request Community Legacy funds to encourage the resolution of these issues. The funding will target exterior property maintenance issues, particularly chipping and peeling paint, as well as junk/trash removal. The Community Legacy funds would provide for the provision of a limited-time dumpster within the targeted neighborhood to be monitored for neighborhood-use only, as well as for grant funds to hire a contractor to address the property maintenance issues.

Friends Aware – Building Expansion and Renovation Project- \$100,000*

****Pending Approval by the State of Maryland of the City of Cumberland's request to amend the existing designated Sustainable Communities boundaries***

Friends Aware seeks funds to complete the building expansion and renovation project that will provide an additional 10,266 square foot addition and renovate the existing 22,000 sq. foot facility in addition to major site modifications. Friends Aware Inc. is located at 1601 Holland Street, Cumberland, Maryland. The Holland Street location provides supported employment services, vocational training and day habilitation for 140 developmentally disabled individuals of Allegany County.

The original facility constructed in the 1960s has had three (3) additions which were constructed in 1978, 1988 and 2004. The project will address issues of serious building deterioration, compliance with ADA and fire code, as well as expansion for improved efficiency and ability to accommodate growth and unmet need. The request for funding from the Community Legacy would be used to defray costs associated with this project.

It is anticipated that 154 individuals with developmental disabilities are in need of service in Western Maryland. This expansion will allow for an additional 20 individuals to be served, resulting in the creation of 15 direct care staff positions at the completion of the project, anticipated for 2015. The expansion will provide increased space to enable additional community partnerships, and create greater opportunity for skills training and employment.

Cumberland Neighborhood Housing Services, Inc. – Neighborhood Restoration Project- \$100,000

This proposed funding project aims to acquire and raze significantly blighted properties in targeted neighborhoods that serve as major gateways into and out of the City of Cumberland, as well as busy and growing business districts. The neighborhoods to be targeted are largely inhabited by senior citizens

and low to moderate income individuals. A significant portion of the residential units are owner-occupied, but there has been a recent increase in conversion from owner-occupied residences to rental units in the targeted corridors. Many of the senior residents of the corridors remain on fixed incomes and are retired, with several disabled persons also living in the neighborhoods. Conversions of single family homes into one or more rental units have negatively impacted the quality of living in the neighborhoods, now experiencing a noticeable decay of property maintenance and pride. This funding proposal aims to target this growing concern with specific property blight removal efforts, including the need to fund the acquisitions and demolitions of some of the most blighted structures in the neighborhoods. The project aims to dramatically enhance the streetscape in the neighborhoods, instill greater pride in the neighborhoods, remove urban decay that contributes to the *Broken Windows Theory* of property decay, and improve the property values of the recognized low to moderate income home owners and the value of the rental units.

**COMMUNITY LEGACY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal, or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

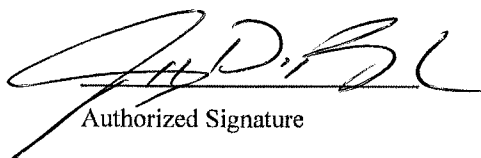
The Department intends to make available to the public certain information regarding projects recommended for reservation of funds by Community Legacy. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: JDR

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Plan or Project(s) proposed in this Application can be accomplished in accordance with the development budget set forth herein and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.


Authorized Signature

Jeffrey D. Rhodes
City Administrator

Print Name and Title

July 16, 2013

Date