

71ST SPECIAL SESSION, WORK SESSION, AND EXECUTIVE SESSION – May 14, 2019

EXECUTIVE SESSION – May 14, 2019

On a motion duly made by Councilmember S. McIntire and seconded by Councilmember A. Heffernan, the Mayor and City Council unanimously agreed by voice vote of all members present at the time of the vote to meet in closed session to consult with counsel to obtain legal advice; #7 (Section 3-305)(b)), and to consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State; #4 (Section 3-305)(b)), on Tuesday, May 14, 2019 at 3:02 p.m. in Room 407, 4th floor, City Hall, Hagerstown, Maryland. Councilmember Aleshire arrived after the vote was taken.

The following people were in attendance: Mayor R. E. Bruchey, II, Councilmember K. B. Aleshire, Councilmember A. Heffernan, Councilmember E. Keller, Councilmember L. C. Metzner, Councilmember S. McIntire, City Administrator Scott Nicewarner, Jennifer Keefer, City Attorney, Jason Morton, City Attorney, Michelle Hepburn, Director of Finance, Nancy Hausrath, Director of Utilities, Nathan Fridinger, Electric Operations Manager, Kathleen Maher, Director of Planning and Code Administration, and Donna K. Spickler, City Clerk.

The meeting was held to discuss a financing agreement and two business proposals. No formal action was taken at the meeting. On a motion duly made, seconded, and passed, the meeting was adjourned at 3:41 p.m.

71ST SPECIAL SESSION AND WORK SESSION – May 14, 2019

Mayor R. E. Bruchey, II called this 71st Special Session and Work Session of the Mayor and City Council to order at 4:02 p.m., Tuesday, May 14, 2019 in the Council Chamber at City Hall. Present with the Mayor were Councilmembers K. B. Aleshire, A. Heffernan, E. Keller, S. McIntire, and L. C. Metzner, City Administrator Scott A. Nicewarner, and City Clerk D. K. Spickler.

71st Special Session – May 14, 2019

On a motion duly made by Councilmember A. Heffernan and seconded by Councilmember S. McIntire, the Mayor and City Council unanimously agreed by voice vote to meet in Special Session at 4:02 p.m.

Approval of an Ordinance: 2018 Land Management Code Amendments

Action: Councilmember S. McIntire made a motion to approve an ordinance to amend Chapter 140, Land Management Code, of the City Code. This ordinance itemizes a package of amendments covering a wide range of revisions which began review by the Planning Commission in 2018. The

complete details are outlined in the attached ordinance. This amended and revised version of the Land Management Code shall be known as version 3.5. Councilmember L. C. Metzner seconded the motion.

Motion carried 4-1 with Councilmember E. Keller voting No.

Introduction of an Ordinance: Budget FY 2019/20

Action: On a motion duly made by Councilmember S. McIntire and seconded by Councilmember L. C. Metzner, the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance to adopt the City's budget for fiscal year July 1, 2019 through June 30, 2020 in the total amount of \$ 143,194,725.

Introduction of an Ordinance: Tax Rates Beginning July 1, 2019

Action: On a motion duly made by Councilmember S. McIntire and seconded by Councilmember E. Keller, the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance to establish the City's tax rates for the fiscal year July 1, 2019 through June 30, 2020 on the basis of \$1.002 per \$100 of assessed value of all real property, excluding properties designated as Apartments which will be \$ 1.032 per \$100 of assessed value, and \$2.505 per \$100 of assessed value of all business personal property within the City of Hagerstown. These rates are the same as current FY19 rates.

Introduction of an Ordinance: Authorizing the Sale of Property Located at 64 E. Franklin Street for the City's CDBG Homeownership Program – Community's City Center Plan Catalytic Project #8

Action: On a motion duly made by Councilmember E. Keller and seconded by Councilmember A. Heffernan, the Mayor and City Council unanimously agreed by voice vote to introduce an ordinance authorizing the sale of property located at 64 East Franklin Street for the City's CDBG Homeownership Program. The property will be conveyed to Tameeka J. Mitchell for a sale price of \$ 130,000. The sale will be in accordance with all terms and conditions listed in an attached purchase agreement.

This portion of the Special Session was closed at 4:06 p.m.

Work Session – May 14, 2019

Proclamations

Teen Pregnancy Prevention Month – Mayor Bruchey read a proclamation naming May, 2019 as Teen Pregnancy Prevention Month. Nikki Houser, Community Free

Clinic accepted the proclamation. She noted extended education is helping to decrease the number of pregnant teens.

National Community Action Month – Mayor Bruchey read a proclamation naming May, 2019 as Community Action Month. Geordie Newman, Chief Executive Officer, accepted the Proclamation.

National Kids to Parks Day – Mayor Bruchey read a proclamation naming May 18, 2019 as National Kids to Parks Day. Amy Riley, Recreation Promotion and Services Coordinator, accepted the proclamation.

Fort Detrick Alliance Presentation

Amanda Johnston, Executive Director of the Fort Detrick Alliance, and Jen Steiger, Associate Provost Mount St. Mary's Frederick Campus, were present to discuss the Fort Detrick Alliance (Alliance).

The Alliance is a Maryland 501 (c) 3 Non-Profit organization with the mission to build strong relationships and understanding between Fort Detrick and the region.

The Alliance is one of nearly a dozen Military Alliances focused on supporting the missions, jobs, and economic impact in Maryland. The Alliance is focused on facilitating communication between Fort Detrick and the region. The Alliance is a non-profit that builds strong relationships between federal agencies in Frederick and the region.

Building strong relationships and understanding between Fort Detrick and the region requires education, networking, communication, and advocacy. They use innovative programs and events coupled with digital and print media to accomplish this work. In addition to routine educational breakfasts, they also hold networking receptions and an annual Recognition Dinner and a Technology Showcase event with the Frederick Innovative Technology Center, Inc., to highlight tech-transfer opportunities with the Federal Laboratories.

Working with local, state, and federal elected officials, they also focus on advocating for key infrastructure, workforce and policies that support the health of Fort Detrick, such as roads, airport, utilities, STEM education, and housing.

They are asking for a representative from the City of Hagerstown. Mr. Nicewarner asked if there is a fee to join the Alliance. Ms. Johnston stated there would not be a fee for the City of Hagerstown on the board. General member dues are \$ 100.00 per year.

Action Report: Update on Implementation of the Community's City Center Plan

Jill Thompson, Director of Community and Economic Development, and Kathleen Maher, Director of Planning and Code Administration, were present to provide an update on the progress of implementing the Community's City Center Plan.

Two major partnership efforts support multiple catalyst projects:

1. **1 Gigabit Downtown** – The City is working in public-private partnership to promote the 1 Gigabit Downtown which will support business retention, expansion and attraction. This initiative is supportive of several of the Catalyst Projects.
2. **The Urban Improvement Project** – The City is working in partnership with Washington County, the Board of Education/Barbara Ingram School for the Arts, the Maryland Theatre, the University System of Maryland at Hagerstown (USMH), other community partners and private developers on the \$40+million Downtown Improvement Project. This initiative is supportive of several of the Catalyst Projects.

Work has been progressing on most of the 8 catalyst projects identified in the Community's City Center Plan, and staff reviewed the 2018 Year End Report of actions completed.

Catalyst Project #1 – Office Development and Recruitment: Goals: To position downtown to compete for new office development using portions of Central Parking Lot to build 154,000 sf across three buildings.

1. Class A Office Development on Central Parking Lot – The City and Bowman Development are in the exploratory phase on the Class A Office Building project.
2. Marketing – Staff regularly use the concept renderings to market the proposed building to prospective office tenants.
3. Minimum Square Footage to be Attracted – Attraction of a tenant or a combination of tenants to occupy a minimum of 20,000 sf is needed to move this from concept to a project.

Catalyst Project #2 – Maryland Theatre Expansion Project: Goals: Expand and improve the facility, and grow from 150 to 225 performance days per year, increasing the audience by 60,000 annually.

1. Expansion of Facility – Theatre Board contracted with Grimm & Parker Architects to design the expansion project and provide construction management. Morgan-Keller was hired as the construction contractor. Connectivity and shared space are being coordinated with the WCPS officials. Ground breaking occurred in early summer 2018. The project is 50% of the way through its timeline and construction remains on schedule. Topping out ceremony occurred in early April and the ribbon cutting ceremony is planned for October 11, 2019. (Maryland Theatre)
2. Support for Expansion of Facility – the Washington County Board of Commissioners and the Mayor and City Council of Hagerstown both provided up to \$ 500,000 by each entity towards the architectural services for the

expansion of the theater facility. The County Commissioners awarded an additional \$ 1 million for the project and the City awarded an additional \$ 200,000 in 2018. \$ 5 million of the Governor's Allocation for the Urban Improvement Project has been earmarked by the County Commissioners for the Maryland Theatre expansion project. \$ 200,000 in State bond funds have been secured for the project. To date, \$ 800,000 in Strategic Demolition Fund grants have been awarded for the project. The project was awarded ARC grant funding for furniture, fixtures and equipment (FF&E). The Theatre continues to pursue other grant funding sources to close the gap of \$ 1,834,600 on this \$ 15 million capital project. The Theatre's fund-raising consultant, CCS Fundraising, completed a feasibility study for the capital campaign which offered a very positive outcome, and the fund-raising campaign has raised \$ 4,686,665 as of January 26 in commitments and bequests. Two local banks and the County Commissioners have assisted with forward funding for the Governor's funds and the private pledges. In March 2019, the Mayor and City Council committed to providing an additional \$ 300,000 to the project over three years starting in FY 2020. (Maryland Theatre)

Catalyst Project #3 – USMH Expansion Support: Goals: Support USMH growth from 500 to 750 students through the addition of new program offerings, and capture student housing opportunities with three upper-floor renovation projects. The three upper-floor renovation projects are planned to be implemented separately, in sequence to each other and throughout the 10 year plan.

1. USMH Programming Expansion – USMH is continuing work on development of three new programs: Hospitality and Tourism Management, Physician Assistant, and Community Health. The B.S. in Hospitality and Tourism Management through UMES begins at USMH with the Fall 2019 semester. The former BB&T Building, 59 W. Washington Street, is being renovated by the owner for lease by USMH for the hospitality program on the first floor. Completion is expected by June 2019. The Physician Assistant program will be housed in the new Health Sciences Center on Walnut Street, which is a former clinic owned by Meritus Health, that has been renovated of a physician practice on the first floor and the graduate program in physician assistant on the third floor. The third floor renovations and equipping are at USMH's expense. The second floor will eventually be built out as additional Health Sciences Center space, once another clinical program is identified.
2. Student Housing – The first student housing project at Patterson Hall was completed in 2015 and the apartments are fully leased with eight students. The City was awarded \$ 200,000 in Community Legacy grant funds in late 2016 to assist with development of a second Student Housing project in 2018/2019. A Request for Proposals for the developer partner was posted and three responses were received by the December 5, 2017 deadline. City and USMH staff recommended the proposal by WLR for renovation of 140 W. Antietam Street.

The Mayor and City Council concurred and an agreement was developed between the City, USMH and WLR for this second student housing project. Construction is underway with completion anticipated by May 2019. The building will have 10 apartments housing 18 people. It is expected that almost all occupants will be Physician Assistant students.

Catalyst Project #4 – Hotel/Conference Center and Heritage Center/Commemorative Park: Goals: Construct 200-room “Upper Upscale” hotel (i.e.: Sheraton, Wyndham, Hilton). Programmed with adjacent 20,000 square-foot conference center. Establish Civil War Heritage Center and Commemorative Park.

1. Exploratory conversations to date.
2. Project is more long-term in nature.

Catalyst Project #5 – Linking City Park/The Washington County Museum of Fine Arts and A&E District with Trail and New Housing: Strategic Demolition Funds were awarded for this project. Goals: Construct multi-use trail linking City Park/WCMFA with the Arts and Entertainment District, and add 31 new townhomes along trail and rehab buildings to create 85 loft apartments (in 10 years).

Hagerstown Cultural Trail – Construction of Phase I of the trail began in April 2016 and was substantially complete by November 2017. The project was completed within budget. The Grand Opening was June 17, 2017. Planning and fund-raising for Phase II of the trail from West Antietam Street to the Urban Improvement Project plaza is underway. The plan is to bid the construction contract in October 2019. Conduit was installed in 2018 to allow for undergrounding utilities in the area of the UIP plaza and trail extension. All wires were undergrounded by March 4, 2019. \$ 300,000 in Strategic Demolition Funds were awarded for this project.

Completed art along the Trail includes: The Mural of Unusual Size, Rise, The Fantastical Garden, Railroad Switch, Pod, Faces of Hagerstown photo murals by local photographers, a water feature, butterfly garden, Hands on the Trail, Rivulet, and This Little Light of Mine.

Catalyst Project #6 – Expanded Downtown Arts/Events Programming: Goals: Leverage resources to produce more frequent events and build upon atmosphere created by popular downtown events.

A number of annual events took place downtown in 2018 including numerous races, Maryland International Film Festival, Western Maryland Blues Fest, Thunder in the Square, Hagerstown Hopes Pride Festival, the USA Cycling Downtown Criterium bicycle race, Downtown Block Party, Taste of the Arts, Augustoberfest, Korean War Memorial event, awareness raising walks, City Center Tree Lighting, Christkindl Markt, Holly Fest, and Donut Drop.

Wind Down Fridays – A series of six events were scheduled for 2018.

An event guidebook is under development and will serve as a resource to event organizers and create more event opportunities for downtown.

Main Street Projects – Nearly 50 volunteers are supporting Main Street Hagerstown through five Work Groups on projects and initiatives intended to attract and retain businesses, investors, and property owners. The groups are Organization Work Group, Design Work Group, The Clean, Safe and Green Work Group, the Promotions Work Group, and the Business Relations Work Group.

The City administered a \$ 25,000 Community Legacy grant for the Façade Grant Program for Commercial and Mixed-use Buildings in the Main Street area.

The Engine Room Art Space is open Thursday through Sunday with fresh exhibits opening regularly. The Space continues to grow and flourish with new and alternative exhibits and continues to create opportunities for the community to interact with the artists themselves.

Catalyst Project #7 – Expanded Operations of the City Farmers’ Market: Goals: Expand operations from 7 to 35 hours per week. Implement private management approach. Make necessary capital improvements. Re-brand. Recruit additional tenants.

1. Partnerships – The Farmers’ Market has entered into an initial two-year partnership with the Valley Co-op for usage of the backroom of the market. The Valley Co-op is a member based cooperative that specializes in providing the community access to over 35 local suppliers’ products including fresh produce, meats, and dairy product.
2. Promotion for New Vendors and Event Programming – The Farmers’ Market offered three months free rent as a promotion to attract new vendors. Event programming at the Farmers’ Market in 2018 included Spring Cleaning Yard Sale, May Day at the Market, Breakfast and Blues, Ice Cream at the Market, Harvest at the Market, Veterans Day Thank You, and Hubs Hug. The City also increased social media marketing of the Farmers’ Market.
3. Private Management Approach – Reposting the RFP for private management of the Farmers’ market with modifications from the initial RFP remains an area of opportunity. Modifying the RFP to receive proposals on a rolling basis until a viable private operator is identified is one possible option.

Catalyst Project #8 – Expanded and Targeted Home-Ownership Support: Goals: market home ownership incentives and support Neighborhood 1st programs. Establish annual rental licensing inspections, and continue excessive nuisance enforcement program.

1. Rental Registration Program – annual exterior inspections to provide additional support to protect neighborhoods. In 2018, 9,233 units were registered in 3,621 properties. The Mayor and City Council amended the code in 2018 to allow inspections of the never-inspected units and to allow liening of unpaid license fees. The amendments go into effect on July 1, 2019.
2. Vacant Structures Program - In 2018, there were 428 vacant properties in the program. Inspections of licensed vacant structures are ongoing to ensure protection of the neighborhoods and first responders from exterior blight and unsafe interior conditions. Prioritization of vacant blighted properties for demolition has begun and in 2018 a six-plex on E. Franklin Street and a duplex on N. Jonathan Street were demolished. In early 2019, another blighted vacant structure on N. Jonathan Street and a collapsing house on Summit Avenue will be demolished.
3. Home-Ownership Program – The City was awarded a \$ 150,000 Community Legacy grant in FY 2016 to assist with acquisition/renovation efforts to create home-ownership opportunities. This funding was utilized along with CDBG funding for the homeownership units at 261 S. Prospect Street with completion \ expected in Spring or early Summer 2019. Assessment ongoing of other opportunities for this program in the three target neighborhoods. This includes opportunities to repurpose cyclical tax sale properties for homeownership.
4. City Center and City Wide Residency Initiative – The City was awarded a \$ 50,000 Community Legacy grant in late 2016 to replenish the Down Payment Assistance programs. Using \$ 50,000 from City Economic Redevelopment funds, a total of \$ 100,000 for the Down Payment assistance programs became available for eligible home buyers. By the end of 2018, all of the funds were committed assisting three new City Center homebuyers and ten City Wide homebuyers.

FY20 Budget Review and Discussion

Jennifer Peterson, Accounting and Budget Manager, and Jonathan Kerns, Community Development Manager, were present to continue the FY20 Budget Review.

The Community Development Block Grant program was reviewed. Hagerstown is an entitlement grantee under the CDBG Entitlement Program. Entitlement grantees receive an annual allocation of Federal CDBG funds directly from the U. S. Department of Housing and Urban Development (HUD). These funds must be used for community based programs and activities that meet one of the three CDBG National Objectives.

The FY20 CDBG budget also proposes support for local public service providers. Public service providers must carry out eligible activities that meet critical and identifiable community needs for low and moderate income City residents. Public Service providers must also have clear goals and specific, measurable, and realistic evaluation criteria.

From 1989 through 2011, the average CDBG entitlement amount received by the City was \$ 1,034,875. From 2012 through 2018 federal budget cuts significantly reduced the City's CDBG funding resulting in an average entitlement amount of \$ 682,565 over this seven year period. After seven years of the significantly reduced entitlement amounts, the City's FY19 entitlement amount was increased to \$ 757,083. The City's FY20 CDBG entitlement amount is estimated to be \$ 700,000. At this time, an exact entitlement amount of FY20 has not been provided by HUD due to the ongoing federal budget process.

Mr. Kerns stated several projects are being funded through the CDBG program, such as handicap sidewalks, a splash pad, and a project at the Mansion House.

Economic Redevelopment Fund

The Economic Redevelopment Fund includes a property resale initiative in the budget. The highlighted initiative is the strategic resale project located at 170 W. Washington Street.

This property underwent enhancements to remedy a blighting influence on the surrounding neighborhood and promote a more positive image of the downtown. The City of Hagerstown purchased the property from Frederick County Bank in March of 2013. It had been vacant for a significant amount of time, which was impacting the immediate area, including churches and the St. Mary School. Using Economic Redevelopment funds, the City demolished the rear motel portion of the property, leveling the rear lot to make it ready for either new construction or parking, depending on a subsequent owner's needs. Roof replacement, window replacement, and exterior painting were completed by FY16. These improvements will allow the City to more effectively promote the building for redevelopment. State Community Legacy funding was matched with Economic Redevelopment funds to complete the additional exterior work. The City has currently invested \$ 376,000 in this property.

Invest Hagerstown

The initial program was funded in FY14 with \$ 1,500,000 in funding from General Fund Reserves. The Invest Hagerstown Program provided grants up to \$ 250,000 for eligible redevelopment projects in the City Center and up to \$ 50,000 for eligible redevelopment projects City-wide. The City partnered with the private sector to assist in moving development forward. This program resulted in a combined private and public investment City-wide estimated at \$ 4,137,000.

The Invest Hagerstown Program also provided down payment/rehab grants up to \$ 7,500 for homebuyers purchasing a vacant home within the City of Hagerstown. The Invest Hagerstown Program also provided down payment/rehab incentives for homebuyers in the City Center and a rental subsidy for renters in City Center with the goal of attracting a more diversified population Downtown.

By the end of FY19, all of the funding will be expended or committed for this program.

During FY19, \$ 200,000 committed for the Invest Hagerstown program was temporarily reallocated to provide The Maryland Theatre expansion project a grant. The original \$ 200,000 has been restored back to the initial Invest Hagerstown.

The Invest Hagerstown program was refunded in FY19 with \$ 800,000 in funding from the General Fund to support four components: City Center Redevelopment Grant Program, City-wide Redevelopment Grant Program, Homeownership Grant Program, and Rental Property Rehabilitation Grant Program.

The FY20 budget includes continued funding of the Invest Hagerstown Program. The components of the program are expected to model similarly to the FY19 program with some possible variation.

Jill Thompson, Director of Community and Economic Development, stated specific funding was designated for each component last year after the budget was approved. She anticipates having a Work Session discussion to do the same this year.

Public Hearings for the FY20 tax rate and FY20 budget are scheduled for May 21, 2019, followed by approval of the associated ordinances.

Empower Maryland – Potomac Edison Grant

Nancy Hausrath, Director of Utilities, was present to discuss an Empower Maryland grant. Utilities Department staff was contacted in late February by Potomac Edison regarding participation in the Empower Maryland Incentive Program. Staff continues to work with Potomac Edison and their consultants and is pleased to report the EWIP Project is now eligible for up to \$ 74,238.45 in Empower Maryland Program Incentives (rebate). The actual amount received will be based on the actual energy savings realized as part of the EWIP project.

This project consists of the replacement of the low service pumps at the R C Willson Water Treatment Plant and finished water system pumps at Pump Station 4 located on Park Avenue. There are four low service pumps at the R C Willson Plant which were installed in 1970. One 75HP pump and one 150HP run 24 hours per day year round. Occasionally, a second 75HP pump will need to be turned on customer demand. Based on current energy usage at the Water plant, the estimated efficiency has been reduced to approximately 60%. The proposed energy calculations are based on the rated efficiency of the pumps.

There are three 20 HP pumps at Pump Station 4 that were installed in 1963. At least one of these pumps run 24 hours per day, and sometimes a second will turn on in a lead-lag setup when customer demand increases. Based on the current energy usage at the pump station, the estimated efficiency of the current pumps is approximately 60%. The proposed energy calculations are based on the rated efficiency of the pumps.

Utilities Department staff is requesting Mayor and Council approval of the Empower Maryland Incentive Rebate to help to reduce the actual project cost.

Previously approved by Mayor and City Council was the MDE grant which was originally \$ 842,940 but was increased to \$ 1,000,000 as part of the MDE review and approval of the funding procurement submittal.

It was the general consensus of the Mayor and City Council to include acceptance of the grant on the May 28, 2019 Regular Session agenda.

FY2020 Community Legacy and Strategic Demolition Fund Application

Megan Flick, Planner, and Kathleen Maher, Director of Planning and Code Administration, were present to discuss the FY 2020 applications to the State’s Community Legacy Program and Strategic Demolition Fund Program. The deadline for grant applications is June 12, 2019.

The goal of the programs is to provide funding to local governments and community development organizations for essential projects aimed at strengthening declining urban areas through a comprehensive approach that includes activities such as business retention and attraction, encouraging home-ownership and rehabilitation, and commercial revitalization. Projects must be consistent with the goals and strategies outlined in the City’s Sustainable Community Plan and the projects must be located in the City’s Sustainable Community Area.

The Maryland Department of Housing and Community Development has \$ 6 million in Community Legacy funding and \$ 5.5 million in Strategic Demolition Fund funding for grant and loan awards around the State in FY 2020. Community Legacy funds may be used only for capital projects – bricks and mortar projects or loan/grant programs for brick and mortar projects. The Community Legacy representative at the State has indicated that projects must be ready to go and be completed within two years. While there is no matching requirement, the application needs to show that the project will leverage other funds. The Strategic Demolition Fund may be used for pre-construction costs of a project – acquisition, demolition, architectural and engineering services, etc. and the matching requirement is 25%.

The proposal for applications to Community Legacy and SDF this year is to request funding for a third student housing project downtown, to continue fundraising for the Urban Improvement Project (UIP), and to request funding for project #2.

The proposed projects and grant requests are as follows:

Community Legacy:

- | | | |
|----------------------------------|------------|-----------------|
| 1. Third Student Housing Project | \$ 400,000 | Developer Match |
| 2. UIP Plaza Construction | \$ 200,000 | City Match |
| 3. Façade Grant Program | \$ 50,000 | Developer Match |

Strategic Demolition Fund:

- | | | |
|-----------------------------------|------------|-----------------|
| 1. Life Safety Code Upgrades Fund | \$ 250,000 | Developer Match |
| 2. Doleman Black Heritage Museum | \$ 250,000 | DBHM (25%) |

If funded, the match for the third student housing project will be provided by the developer.

The plan for the Urban Improvement Project request is to apply for funding for construction costs of the UIP Plaza, which is the City's project in the multi-partner UIP. The City has received prior Strategic Demolition Fund awards to assist with pre-construction activities related to this project.

The \$ 50,000 request for the façade grant program would require the owner to provide a 1:1 match to the funding received. The City has received Community Legacy funding for this program in the past and new funds would be beneficial to spark additional investment.

The Life Safety Code Upgrades \$ 250,000 request is to fund sprinkler vaults with the owner matching the grant. This project is key to sparking investment downtown because the cost to install the water vault for the fire suppression sprinkler system deters prospects.

The Doleman Museum plan for a Strategic Demolition Fund program request is \$ 250,000. This would cover the \$ 120,000 acquisition cost of 465 Pennsylvania Avenue and the projected need of \$ 130,000 for architectural services. Last year's SDF application for this project was not successful and the museum has requested the City apply again this year.

Approval of resolutions in support of the application will be scheduled for May 28, 2019.

Transportation Grant Opportunities

Rodney Tissue, City Engineer, was present discuss grant applications for the Maryland State Highway Administration's Transportation Alternatives program. He stated the applications are due tomorrow, May 15, 2019. Due to the 20% cash match requirement, the grant policy requires confirmation that the Mayor and City Council approve applying for the grants.

The two grants are described below:

1. Traffic Signal Improvements – Frederick Street and Eastern Boulevard: The application would be for a Safe Routes to School grant and the purpose of this project would be to upgrade the 40-year old signal with modern equipment but specifically add pedestrian countdown lights and make the intersection fully ADA-compatible. A crosswalk will be added across the southern leg of Frederick Street.

This is a walk route to Bester Elementary and the improvements have the side benefit of assisting pedestrians heading south to the Porterfield Pool, Staley Park and the commercial establishments in the area. The total project cost is \$ 300,000. The grant amount requested is \$ 240,000 (maximum grant amount request). The City cash match of \$ 60,000 would be included in the FY21 budget.

2. City Park Train Hub Locomotive Refurbishment and Pavilion Replacement – The application would be under the Transportation Alternatives grant (since it will ensure the historic preservation of the locomotive) and the purpose of this project would be to refurbish the 202 Locomotive and replace the shelter. Listed on the National Register of Historic Places in 1984, Engine 202 is the cornerstone attraction of the City Park Train Hub and is the last existing steam locomotive engine of its type. The City is the steward of this piece of history and the exterior condition is deteriorating. The shelter is beginning to also deteriorate, is too low and narrow, and is really not worthy of displaying the locomotive properly. The total project cost is \$ 535,000. The grant amount requested is \$ 428,000 (maximum grant amount request). The City cash match of \$ 107,000 would be included in the FY21 budget.

It was the general consensus of the Maryland City Council to apply for the grants as stated.

Historic City Farmers Market Update

Kitty Clark, Community Events Coordinator, was present to discuss options on proposed changes to the operations of the Historic City Farmers market.

At the April 2, 2019 Work Session, the Mayor and City Council directed DCED staff to draft recommended changes to the operations of the Farmers Market. In particular, Mayor and Council directed staff to create a rent-free market, to expand market hours, and to explore the creation of parameters around how many vendors of similar products would be permitted into the Market.

Staff have compiled key areas for Mayor and City Council review. Several options have been provided for each area to facilitate the decision. With direction from the Mayor and City Council, staff will determine a timeline to implement changes, to take place between July 1, 2019 and October 1, 2019. Per the Mayor and City Council's directive on April 2, 2019, they are prepared to implement a rent-free market beginning on July 1, 2019. If this is approved, staff would ask for a two week closure to plan the layout and cleaning.

The first question is whether or not an application would be required for all vendors each year, only for new vendors, or a one-time application. It was the general consensus to require a one-time application, with annual review of business and Health Department certification.

The second question is how to handle the criteria for selection and annual review. A Market Committee could be appointed that would establish criteria by which to select vendors and decide on parameters of how many vendors of similar type are permitted in the Market at any one time. The Committee would have the ability to evaluate vendors annually to ensure the best vendor match to criteria. The other option would be to allow use based on first come, first served. There would be no selection criteria or parameters as to how many vendors of similar types are permitted in the Market at any one time. The consensus is to allow multiple vendors.

The hours of operation will be from 6:00 a.m. to 2:00 p.m., with a requirement that all vendors be there from 8:00 a.m. to 12:00 p.m.

The layout would include City involvement so that equipment setup and location is appropriate.

Vendors will be able to choose their booth size and can increase/decrease their size at any time.

The Market will close for one to two weeks after Christmas for annual cleaning and to kick off the new Market year.

Vendors can be absent up to six times per year, after which they may be asked to leave the market.

Imagine Hagerstown Update

Kitty Clark, Community Events Coordinator, provided an update of the Imagine Hagerstown event.

Imagine Hagerstown is four weekends of dynamic arts and culture in downtown Hagerstown including four Friday nights of bands, food, and drink in University, four Saturday afternoons of music, magic, circus, dance, and visual art on the Cultural Trail, and one special night at the Maryland Theatre showcasing some of the best talent the Hub City has to offer.

Organizers are proud to be presenting both local and regional artists in this lineup. Programming is mostly free, with just one low-priced ticketed event. It is hoped that people of all ages, including families, will come downtown to enjoy and be inspired by the amazing array of arts that will take over downtown throughout the month of June.

The dates of Imagine Hagerstown are June 7, 8, 14, 15, 21, 22, 28, and 29, 2019. The event truly has something for everyone.

CITY ADMINISTRATOR'S COMMENTS

Scott A. Nicewarner, City Administrator, participated in the unveiling of the Thomas Kennedy statue, which was a moving event. A grand opening was held for the

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

Awakenings Facility. The Bester Community of Hope event showcased the sense of family in the south end. The Memorial Park Induction Ceremony will take place on May 18, 2019. Anne Carroll Fitzhugh Smith and Florence Wall MacMichael Myers McCoy will be honored. The Main Street accreditation has been renewed for the third year. Chief Lohr has been named to the Fire Services Council of the American Wood Council. He congratulated Chief Lohr for this honor.

Mr. Nicewarner discussed Antietam Broadband's recent service issues. He emphasized the City's Cable Franchise agreement is for cable service only. It is not an exclusive contract. Antietam Cable does not have a non-compete agreement with the City of Hagerstown. The City has no authority to regulate phone and internet services. Antietam Cable is experiencing a significant compromise of their internet and phone services. The system should soon see stabilization of the services. This shines a light on how dependent we have all become on technology. Everyone should have a secondary plan for operations when technology isn't available.

MAYOR AND COUNCIL COMMENTS

Councilmember S. McIntire and Councilmember Heffernan participated in the Bike Month activities on Saturday. They will also be riding in the Ride of Silence on Wednesday and another event on Friday. The Hub City Bike Loop is a great asset.

Councilmember L. C. Metzner had no additional comments.

Councilmember A. Heffernan read in minutes from 1938 that a suggestion was made to make an auditorium out of the first floor of the Farmers' Market with the market in the basement. He sympathizes with people who have lost phone and internet service recently. The Mayor and City Council has been assured it is being addressed. Sensitive and critical information is secure.

Mayor Bruchey pointed out Antietam Cable was not the only company affected.

Councilmember K. B. Aleshire stated he has a different perception of what a new stadium would look like. It has been generally pointed out that the decision rests squarely at this table with the five elected officials that are sitting here. He does not view June 11, 2019 as a deadline for a decision. Instead he views it as an opportunity to have the discussions necessary to effectively communicate the Council's views on this topic.

Councilmember E. Keller stated today's headline in the newspaper is that overdoses are increasing. It is important to continue talking about the number of overdoses. Unfortunately, the problem receives less media attention as people get used to it. The end to the crisis is still far away. However, there are a lot of things to be hopeful for and that provides hope to a community that desperately needs it. There was a spirited conversation about heritage during the diversity and inclusion forum on April 30, 2019. During that conversation, she thinks Councilmember Metzner was unfairly targeted.

71ST SPECIAL SESSION, WORK SESSION, AND EXECUTIVE SESSION
2019

MAY 14,

MAYOR AND CITY COUNCIL

HAGERSTOWN, MARYLAND

Mayor R. E. Bruchey, II stated he has always addressed the issues and responded to requests from the Jonathan Street neighborhood. He reminded everyone this is National Police Week. A wreath laying ceremony will be held at police headquarters tomorrow.

There being no further business to come before the Mayor and City Council, on a motion duly made, seconded and passed, the meeting was adjourned at 6:02 p.m.

Respectfully submitted,

Original signed by D. K. Spickler

Donna K. Spickler
City Clerk

Approved: June 18, 2019