

**Public Business Meeting
Minutes**

Thursday, April 3, 2025 - 5:00 PM

*Allegany County Office Building, 701 Kelly Road, Allegany Room 100
Cumberland, Maryland 21502*

WE ASK THOSE CITIZENS WISHING TO ADDRESS THE BOARD TO REGISTER ON THE SIGN-UP SHEET AND CONDENSE THEIR COMMENTS TO FIVE MINUTES OR LESS. THIS WILL ALLOW AN OPPORTUNITY FOR EVERYONE WISHING TO COME FORWARD TO HAVE A CHANCE TO SPEAK. WE WILL CONDUCT OUR MEETING IN AN ORDERLY FASHION AND ASK THAT EVERYONE WISHING TO SPEAK FIRST BE RECOGNIZED BY THE PRESIDENT, COME TO THE MICROPHONE, AND GIVE HIS OR HER NAME AND ADDRESS PRIOR TO THEIR COMMENTS.

1. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

2. Call to Order & Roll Call

The regular meeting of the County Commissioners of Allegany County was held in the Commissioners' Meeting Room, Allegany Room 100, 701 Kelly Road, Cumberland, at 05:00 PM on 4/3/2025. Present: County Commissioner Creade V. Brodie, Jr., County Commissioner William R. Atkinson, County Commission President David J. Caporale, County Administrator Jason Bennett, County Attorney Lee Beeman.

3. Approval of Agenda

There were no additions or deletions to the agenda. Upon Motion made by County Commissioner William R. Atkinson, seconded by County Commissioner Creade V. Brodie, Jr., and duly carried, the Agenda for this public business meeting was approved by the Board of County Commissioners.

4. Statement of Closed Meeting

A. Statement Regarding the Closed Session Held on Thursday, March 20, 2025 at 2:00PM

Attorney Beeman read a statement regarding the closed session. A copy of this statement is attached to the agenda packet.

5. Approval of Previous Meetings Minutes

Upon Motion made by County Commissioner Creade V. Brodie, Jr., seconded by County Commissioner William R. Atkinson, and duly carried, the Minutes from the previous public business meeting were approved by the Board of County Commissioners.

6. Presentations

A. Child Abuse Prevention Month & Child Advocacy Center Appreciation Month Proclamation - Tracie Wilson, Department of Social Services and Chrissy Ujcic, Janes Place

Ms. Wilson thanked the Commissioners for recognizing April as Child Abuse Prevention Month, and spoke about the importance of the community agencies working together to help spread awareness. Commissioner Caporale presented the proclamation, which proclaims April 2025 as Child Abuse Awareness Month and the Commissioners call upon all citizens, community agencies, medical facilities, elected leaders and businesses to increase their participation in our efforts to support families, thereby preventing child abuse and strengthening the communities in which we live.

B. Fair Housing Month Proclamation For April 2025 - **David Nedved, Community Development Representative**

The Board of County Commissioners of Allegany County hereby proclaim April 2025 as Fair Housing Month in Allegany County. The Board adopted a Fair Housing and Equal Opportunity Plan in 2013. The plan states that the Board will promote the opportunity for each person to obtain housing of such person's choice in this community without regard to race, color, national origin, ethnicity, gender, disability, familial status, marital status, age, or religion.

7. Public Hearing

8. Action Agenda & Public Comment

- A. Approval of Development Agreement with D.R. Horton to Build 65 Market-Rate Affordable Homes on County-Owned Property in Cumberland, MD - **Adam Strott, Economic Development Specialist**
Allegany County Department of Economic and Community Development (ACECD) has been working with national home builder D.R. Horton to redevelop land owned by the County in the City of Cumberland. With help from ACECD, D.R. Horton seeks to construct 65 new homes on the site, ranging from townhouses to single-family detached homes. Thanks to the investment made by Allegany County's funding partners, ACECD is able to develop all the ground-level property and convey it to Horton, to sell at a highly discounted rate to new homeowners. The development agreement captures this unique approach to creating new, affordable housing options. No one signed up to speak on this agenda item.

Motion: Approve, By: William R. Atkinson, Seconded: Creade V. Brodie, Jr.. Yes: Creade V. Brodie, Jr., William R. Atkinson, David J. Caporale. No: None. Abstain: None.

- B. Approval of Publishing of Solicitation for Public Bids for Site Work for a New Residential Neighborhood to be Conducted on Sedgwick Street, in Cumberland, MD - **Adam Strott, Economic Development Specialist**

To help facilitate the construction of 65 affordable, market-rate homes in Cumberland, MD, Allegany County Economic and Community Development has developed a full engineering plan for the construction of new house pads, ready to be built upon by D.R. Horton. To do that, a public solicitation must be published, along with the bid manual, which was completed by EADS Architects. No one signed up to speak on this agenda item.

Motion: Approve, By: Creade V. Brodie, Jr., Seconded: William R. Atkinson. Yes: Creade V. Brodie, Jr., William R. Atkinson, David J. Caporale. No: None. Abstain: None.

- C. Resolution 25-3 Approval of Allegany County's FY25 Housing Bond Allocation for Maryland Mortgage Program - **David Nedved, Community Development Representative**

The Maryland Community Development Administration (CDA) provides financing for the Maryland Mortgage Program to each county through the sale of tax-exempt bonds. This program provides below-rate mortgages for homeownership to the residents of Allegany County. All of Allegany County is considered a targeted area, which means one does not have to be a first-time home buyer to participate in this program. The 2025 sub-allocation for Allegany County is \$3,101,189. The Maryland

Mortgage Program offers a variety of programs. See the included information kit, the included rate sheet, or visit the web site at <http://mmp.maryland.gov>. Since Allegany County is a targeted area, current income limits for 2024 to qualify are \$149,400 for one or two persons in the household with an increase to \$174,300 for a family of three or more. The maximum acquisition cost is \$624,481 for Existing or Newly Constructed Homes. The Federal Housing Administration nationwide mortgage limit "floor" for 2025 is \$524,225 for a one family house. The program is accessed through various mortgage lenders throughout the State of Maryland but in Allegany County a participating lender with a branch is Truist Financial Corporation. The contact for the program at Truist Financial Corporation is Toni Davis-Spivey. Her phone is 410-265-3699 and her e-mail is tdavis-spivey@Truist.com. No one signed up to speak on this agenda item.

Motion: Approve, By: William R. Atkinson, Seconded: Creade V. Brodie, Jr.. Yes: Creade V. Brodie, Jr., William R. Atkinson, David J. Caporale. No: None. Abstain: None.

9. Consent Agenda & Public Comment

Commissioner Brodie asked to vote on Item D separately, as he will need to abstain on that.

Commissioners voted on Items A-C,E, and F: **Motion: Approve, By: Creade V. Brodie, Jr., Seconded: William R. Atkinson. Yes: Creade V. Brodie, Jr., William R. Atkinson, David J. Caporale. No: None. Abstain: None.**

Commissioners voted on Item D: **Motion: Approve, By: William R. Atkinson, Seconded: David J. Caporale. Yes: William R. Atkinson, David J. Caporale. No: None. Abstain: Creade V. Brodie, Jr.**

- A. Appointment of Mayor Todd Logsdon to the Tri-County Council
He will serve in the vacancy for the city of Frostburg. No one signed up to speak on this agenda item.
- B. Approval of the Annual Renewal of Medical Services Provided by Wellpath, LLC to the Allegany County Detention Center in the amount of \$1,571,931.60
This is a one-year extension beginning July 1, 2025, and represents an 8.8% increase from last year. No one signed up to speak on this agenda item.
- C. Community Event Promotion Request for the 25th Annual Oldtown Summerfest in the amount of \$1,000
The event will be held June 28, 2025. No one signed up to speak on this agenda item.
- D. Contract of Sale for property located at One Science Drive, Frostburg, Maryland between the Board of County Commissioners of Allegany County, Maryland and BTA of Frostburg, LLC
This is the former Hamilton Relay facility, and will be at a price of \$1.2 million. It will be used for a new business venture which will be announced on a later date. No one signed up to speak on this agenda item.
- E. Employee Benefits Two-Year Contract Renewal for VBA Vision Benefits for FY 26-27
No increase in cost, and this is 100% paid for by the County employee. No one signed up to speak on this agenda item.
- F. GOCCP SACM Case Automation System Enhancement Grant acceptance in the amount of \$55,539.
This will allow the State's Attorney Office to get new case management software. No one signed up to speak on this agenda item.

10. General Public Comment

No one signed up to speak during the General Public Comment section of the agenda.

11. Reports

A. County Administrator

Had no further comments to add at this evening's meeting.

B. County Attorney

Had no further comments to add at this evening's meeting.

12. Commissioner Comments

- Commissioner Atkinson - The "Positive People" have been awarded, and there will be an Awards Banquet on April 29th at the Fairgrounds. Thanked Kati Kenney, Public Relations and Communications Manager, for the work she did putting this together.
- Commissioner Brodie - Second and final day of budget hearings, said the budget looks a little bleak, but the Commissioners and County staff will get through it.
- Commissioner Caporale - Thanked everyone involved in the DR Horton project. Also mentioned the Commissioners will continue to work on the Bel Air water situation and get in contact with Federal and local delegation leaders, as well at the Maryland Public Service Commission, to see if a solution can be worked out.

13. Reminders/Upcoming Meetings

- A. NEXT MEETING - Thursday, April 17, 2025, 5:00 PM

14. Adjournment

There being no further business to come to the attention of the Board, the meeting was adjourned at 05:20 PM.