



THE CITY OF FROSTBURG

Mayor and Council Work Session Agenda

Tuesday, October 14, 2025 at 4:00 PM

Frostburg Municipal Center Meeting Room 100
37 S. Broadway, Frostburg, MD 21532

Mayor Todd J. Logsdon

Donald L. Carter, Jr., Commissioner of Finance

Nina Forsythe, Commissioner of Water, Parks and Recreation

Kevin G. Grove, Commissioner of Public Safety

Adam Ritchey, Commissioner of Public Works

1. Call to Order

2. Roll Call

3. Special Presentations and Requests

A. Percy Public Affair, LLC, Richard J. Reinhardt, II

B. Rental Housing Smoke Alarms. Jay Hovatter, Code Enforcement Officer & Rental Housing Inspector.

4. New Business

5. Council Meeting Topics

A. Municipal Government Works Month - November. Patrick O'Brien, City Administrator.

B. Frostburg Fire Department: 150 Years. Patrick O'Brien, City Administrator.

C. Maryland 250 Commission. Patrick O'Brien, City Administrator.

D. Housing Authority of the City of Frostburg Board Appointment. Patrick O'Brien, City Administrator.

E. Housing Authority of the City of Frostburg Board Renewal of Term. Patrick O'Brien, City Administrator.

F. Community Center Lease Agreement with HRDC. Patrick O'Brien, City Administrator.

G. Bond Release for Prichard Farms Subdivision Phase 1-3. Hayden Lindsey, Director, Public Works.

H. Bid Results for Armory Fire Alarm System. Hayden Lindsey, Director, Public Works.

I. Frostburg Main Street Stabilization Grant Committee Recommendations. Jamie Klink, Interim Director, Community Development.

6. Other Discussion Items

A. Staffing Update.

B. Bond Council & Loan Forgiveness for CSO Phases XB & XC.

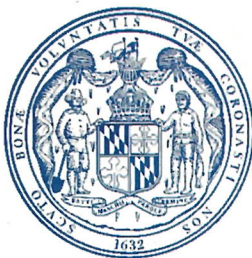
C. Hydrogeological Study.

D. The Spirit of Frostburg Award.

E. Ash Dumpster.

- [F.](#) Landfill Fee Increases.
- G. Water Rates.
- H. Homecoming Parade.
- I. Halloween Activities.
- [J.](#) Catalog of Municipal Services Survey.
- K. Microgrid Project.
- L. FY27 Budget Process.

7. Adjournment



State of Maryland

Board of Revenue Estimates

Louis L. Goldstein Treasury Building, P.O. Box 466
Annapolis, Maryland 21404-0466
E-mail: bre@marylandtaxes.gov

Section 3, Item A.

State Comptroller
Dereck E. Davis
State Treasurer
Helene Grady
Secretary, Department of
Budget and Management
Executive Secretary:
Robert J. Rehmann
Director, Bureau of
Revenue Estimates

September 25, 2025

Honorable Wes Moore
Governor, State of Maryland
State House
Annapolis, MD 21401

Dear Governor Moore:

The Board of Revenue Estimates submits to you revised general fund revenue estimates for fiscal year 2026 and the first official estimates for fiscal year 2027. We have reviewed the current estimate for fiscal year 2026 in light of the most recent economic data and revenue collections for fiscal year 2025. Based on our analysis, the Board submits a revised estimate of general fund revenues for fiscal year 2026 of \$26.672 billion and an estimate of \$27.128 billion for fiscal year 2027.

The Board and the Revenue Monitoring Committee will continue to meet and analyze revenue and economic trends in anticipation of December's estimates.

Respectfully yours,

Brooke E. Lierman, Chair

Dereck E. Davis

Helene Grady

Telephone: 410-260-7450

Maryland General Fund Revenues
Fiscal Years 2025 - 2027
(\$ in thousands)

Section 3, Item A.

	FY 2025			FY 2026				FY 2027	
	Official Estimate ¹	Actual	Difference	Current Estimate ¹	September Revision	Difference	% Growth	September Estimate	% Growth
INCOME TAXES									
Individual	14,301,498	14,565,248	263,750	15,306,239	15,342,329	36,090	5.3%	15,679,126	2.2%
Corporations	1,923,632	1,876,709	(46,923)	1,937,968	1,791,400	(146,569)	-4.5%	1,747,904	-2.4%
Total	16,225,130	16,441,957	216,827	17,244,207	17,133,729	(110,479)	4.2%	17,427,030	1.7%
SALES AND USE TAXES	5,976,155	6,048,565	72,410	6,673,955	6,639,208	(34,747)	9.8%	6,948,990	4.7%
STATE LOTTERY RECEIPTS	522,944	518,990	(3,954)	521,029	531,852	10,823	2.5%	475,238	-10.6%
OTHER REVENUES									
Business Franchise Taxes	280,769	306,208	25,439	285,222	285,637	415	-6.7%	290,666	1.8%
Insurance Premium Tax	749,039	789,799	40,760	737,345	795,980	58,635	0.8%	792,151	-0.5%
Estate & Inheritance Taxes	217,016	227,265	10,248	232,404	236,732	4,328	4.2%	247,960	4.7%
Tobacco Taxes	363,385	369,956	6,571	293,071	273,398	(19,674)	-26.1%	262,399	-4.0%
Alcoholic Beverages Excises	34,455	39,202	4,747	34,284	39,555	5,272	0.9%	39,909	0.9%
District Courts	35,602	38,873	3,271	34,027	37,861	3,834	-2.6%	36,931	-2.5%
Clerks of Court	27,193	28,115	922	28,006	27,166	(840)	-3.4%	27,690	1.9%
Hospital Patient Recoveries	84,259	91,972	7,713	76,935	80,935	4,000	-12.0%	80,935	0.0%
Interest on Investments	335,000	358,663	23,663	155,000	155,000	-	-56.8%	70,000	-54.8%
Miscellaneous	344,082	456,121	112,039	318,898	383,815	64,918	-15.9%	375,196	-2.2%
Sports Wagering	-	-	-	31,811	26,262	(5,549)		27,691	5.4%
Total	2,470,800	2,706,172	235,372	2,227,003	2,342,341	115,337	-13.4%	2,251,527	-3.9%
TOTAL CURRENT REVENUES	25,195,029	25,715,684	520,656	26,666,195	26,647,129	(19,066)	3.6%	27,102,784	1.7%
Extraordinary Revenues	-	-	-	-	-	-		-	
Transfer Tax	-	-	-	25,000	25,000	-		25,000	0.0%
Revenue Volatility Cap	-	-	-	-	-	-		-	
GRAND TOTAL²	25,195,029	25,715,684	520,656	26,691,195	26,672,129	(19,066)	3.7%	27,127,784	1.7%

¹ The 2025 Legislative Session resulted in an additional \$50.1 million in estimated revenues beyond the March 2025 official estimate; this table has been adjusted accordingly

² In FY 2025, \$382.3 million was transferred to the Rainy Day Fund and Fiscal Responsibility Fund per the requirements of the Revenue Volatility Cap.

2012 International Property Maintenance Code (IPMC)

[F] 704.2 Smoke alarms.

Single- or multiple-station smoke alarms shall be installed and maintained in Group R or I-1 occupancies, regardless of occupant load at all of the following locations:

1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of *bedrooms*.
2. In each room used for sleeping purposes.
3. In each story within a *dwelling unit*, including *basements* and cellars but not including crawl spaces and uninhabitable attics. In dwellings or *dwelling units* with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

[F] 704.3 Power source.

In Group R or I-1 occupancies, single-station smoke alarms shall receive their primary power from the building wiring provided that such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection.

Exception: Smoke alarms are permitted to be solely battery operated in buildings where no construction is taking place, buildings that are not served from a commercial power source and in existing areas of buildings undergoing alterations or repairs that do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or basement available which could provide access for building wiring without the removal of interior finishes.

[F] 704.4 Interconnection.

Where more than one smoke alarm is required to be installed within an individual *dwelling unit* in Group R or I-1 occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. The alarm shall be clearly audible in all *bedrooms* over background noise levels with all intervening doors closed.

Exceptions:

1. Interconnection is not required in buildings which are not undergoing alterations, repairs or construction of any kind.
2. Smoke alarms in existing areas are not required to be interconnected where alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure, unless there is an attic, crawl space or *basement* available which could provide access for interconnection without the removal of interior finishes.

City Of Frostburg - Cod of Ordinances**4.02 Fire Safety.**

The following Fire and Safety measures are required in addition to the Fire Safety Requirements of the International Property Maintenance Code:

a. Smoke Detectors.

1. All rental units shall have at least one (1) Underwriters Laboratories-approved AC-powered smoke detector with a battery backup installed on each floor of a dwelling including basement levels.
 - (a) Smoke detectors are to be installed within six (6) inches of the ceiling if mounted on the wall.
 - (b) Required smoke detectors shall be located outside of a bedroom in a central location or common area to protect the primary means of egress from a rental unit.
 - (c) Areas within a rental unit consisting of a space substantially separated from an area containing an existing approved smoke detector or otherwise isolated from an area protected by an approved smoke detector as determine by the Inspector shall be required to have additional smoke detectors installed in excess of one (1) smoke detector per floor.
2. All smoke detectors within a rental unit must be interconnected so that all detectors within the unit sound if any of them are activated.
3. Adjoining rental units in a rental property not furnished with approved fire and smoke separation assemblies shall be required to interconnect smoke detectors between units.

4. All newly-created rental units, all substantially remodeled, enlarged, expanded, or upgraded rental units, or all rewired rental units shall meet all applicable code requirements, including creating interconnected smoke detectors.
5. Any inoperable smoke detectors shall be repaired or replaced within three (3) days of notice of defect.
6. In rental units containing attached garages or units with fuel-fired appliances or heating sources, a carbon monoxide detector with 120V power and battery backup shall be installed in the vicinity of the subject equipment or entry door to a habitable area and interconnected with an approved smoke detector system.

Proclamation

WHEREAS, the City of Frostburg was incorporated in 1876 making it one of Maryland's 156 municipalities; and,

WHEREAS, municipal government represents the most responsive level of government, allowing citizens to have direct access to elected officials; and,

WHEREAS, in an effort to educate citizens about municipal government and the importance of their participation, the city of is proud to promote municipal government awareness; and,

WHEREAS, municipalities have enhanced the quality of life for their respective residents by providing 24/7 police protection, maintaining infrastructure, offering ample recreational opportunities, bolstering its historic downtowns, and helping to make Maryland and Frostburg a community place people love to be.

NOW, THEREFORE, BE IT PROCLAIMED that the Mayor and Council of the City of Frostburg, Maryland hereby joins the Maryland Municipal League in declaring November 2025 to be

Municipal Government Works Month

And together we celebrate the dedication and drive of our many municipal employees who work to make Frostburg a place we are proud to call home.

Issued this 21st day of October, 2025

Todd J. Logsdon, Mayor

Proclamation

WHEREAS, since its official founding on October 18, 1875, the Frostburg Fire Department, No. 1, has stood as a pillar of courage and community service, faithfully protecting the lives and property of the citizens of Frostburg and surrounding communities for 150 years; and

WHEREAS, the origins of organized fire protection in Frostburg trace back to the devastating fire of September 5, 1874, which destroyed or damaged at least 40 businesses and residences, inspiring citizens to unite and establish a permanent fire department to safeguard their community; and

WHEREAS, from its earliest days of bucket brigades, horses, and church bells as alarms, the Frostburg Fire Department has grown into a highly trained, 100% volunteer organization that proudly serves a diverse city population of more than 7,000 residents, including the students, faculty, and staff of Frostburg State University, as well as surrounding towns; and

WHEREAS, the men and women of the Frostburg Fire Department, often representing multiple generations of service within families, have demonstrated unwavering bravery, professionalism, and sacrifice, living out the Department’s motto, “*Our Deeds Our Reward*,” and

WHEREAS, the Frostburg Fire Department has been instrumental not only in fire suppression and emergency response but also in the development of critical infrastructure, including championing the establishment of the city’s water system; and

WHEREAS, the Department’s 150th Anniversary stands as a milestone of extraordinary dedication, community support, and resilience, deserving of recognition, gratitude, and celebration.

NOW, THEREFORE, I, Todd J. Logsdon, Mayor of the City of Frostburg, Maryland on behalf of the City Council, the residents, and the business community, commend and congratulate the Frostburg Fire Department, No. 1 on the occasion of its 150th Anniversary, and extend heartfelt appreciation for a century and a half of service, sacrifice, and commitment to the safety and well-being of our community.

Issued this 18th day of October, 2025

Todd J. Logsdon, Mayor

Housing Authority of the City of Frostburg

Section 5, Item D.

101 Meshach Frost Village | Frostburg, MD 21532 | (P) 301-689-9700 | (F) 301-689-5125
(E) admin@frostburghousing.org | www.frostburghousing.org

September 26, 2025

TO: Mayor & Council of the City of Frostburg
C/O Patrick O'Brien, City Administrator
P.O. Box 440
Frostburg, MD 21532
e-mail: pobrien@frostburgcity.org

RE: Appointment Request for Board of Commissioners
Krystal Monroe
216 Shaw Street, Apt. 4
Frostburg, MD 21532

Dear Mayor Logsdon & Council Members:

In accordance with the By-Laws of the Housing Authority of the City of Frostburg, members of the Board of Commissioners must be residents of the City of Frostburg and appointed by the Mayor and City Council.

At its September meeting, the Board of Commissioners voted to accept the application of Ms. Krystal Monroe and to recommend her for appointment to the Board.

We respectfully request that Ms. Monroe be appointed to the Board of Commissioners for the term beginning September 2025 and ending August 2028, thereby fulfilling the current vacant staggered term. Your consideration and favorable appointment of Ms. Monroe would be greatly appreciated.

Thank you for your continued support of the Housing Authority and its mission.

Sincerely,



Joseph Saweikis
Chairman of the Board of Commissioners



Board of Commissioners

Joe Saweikis, Chair | Lesley Felton, Vice Chair | Nancy Hughes
Ashley Lane, LMSW, Executive Director



Housing Authority of the City of Frostburg

101 Meshach Frost Village | Frostburg, MD 21532 | (P) 301-689-9700 | (F) 301-689-5125
(E) admin@frostburghousing.org | www.frostburghousing.org

October 7, 2025

TO: Mayor & Council of the City of Frostburg
P.O. Box 440
Frostburg, MD 21532

RE: Updates to the Board of Commissioners' terms and officers

Dear Mayor & Council:

The Housing Authority of the City of Frostburg (HACF) By-Laws indicate that a Board Commissioner must be a resident and receive an appointment from the Mayor and City Council. The necessary changes being requested by the Board of Commissioners are outlined below.

Name	Five-Year Term Expires	Renewal Term Requested
Joseph Saweikis	August 2025	August 2025-August 2030
Nancy Hughes	August 2026	
Lesley Felton	August 2027	
Vacant	August 2028	
Vacant	August 2029	

Thank you for reviewing this matter.

Sincerely,

Joseph Saweikis
Chairman, HACF Board of Commissioners

Ashley Lane, LMSW, C-PHM
Executive Director



Board of Commissioners
Joe Saweikis, Chair | Nancy Hughes, Vice Chair | Lesley Felton |
Ashley Lane, LMSW, Executive Director



FROSTBURG SENIOR CENTER LEASE AGREEMENT

THIS FROSTBURG SENIOR CENTER LEASE AGREEMENT (“Agreement”) made and executed this _____ day of _____, 2025 by and between The City of Frostburg, a municipal corporation of the State of Maryland, and the Allegany County Human Resource Development Commission, Inc.(“HRDC”).

WITNESSETH:

WHEREAS, The City of Frostburg owns improved real estate on 27 South Water Street in the City of Frostburg by virtue of a Deed dated October 23, 1971, and recorded in the land records of Allegany County, Maryland, in Deed Liber 449, Folio 331, the improvements on said property being known as the Community Center; and

WHEREAS, HRDC desires to enter into an agreement with The City of Frostburg and The City of Frostburg desires to enter such an agreement for HRDC’s exclusive use of the front portion of the Community Center which is commonly known as Frostburg Senior Center and which is presently occupied by HRDC, including the dining and office areas (the “Front Space”) and the non-exclusive use of the rear portion of the Community Center, including the catering kitchen, community room and storage room (the “Flex Space”), both the Front Space and Flex Space hereinafter being referred to as the “Leased Premise

NOW, THEREFORE, in consideration of the terms and provisions of the Agreement, it is hereby covenanted and agreed as follows:

1. **Permitted Use.** HRDC may use the Leased Premises to sponsor programs for the senior citizens of The City of Frostburg and surrounding areas. It may also use the Front Space as office space. No other use shall be permitted except upon the written authorization of The City of Frostburg.

2. **Term.** The term of this Agreement will begin October 1, 2025 and continue for a period of five (5) years, expiring on September 30, 2030. Notwithstanding the foregoing, either party may terminate this Agreement for any reason or not reason at all by providing the other with thirty (30) days’ advance written.

3. **Rent.**

3.1. **Base Rent.** Subject to the other terms of this Agreement, HRDC shall pay the City of Frostburg rent for its use of the Leased Premises on weekdays between 8:00 a.m. and 5:00 p.m. as set forth below.

<u>Year (Oct. 1-Sept. 30)</u>	<u>Annual Rent</u>	<u>Amount of Monthly Installment</u>
2025-2026	\$10,812.00	\$901.00
2026-2027	\$11,016.00	\$918.00
2027-2028	\$11,220.00	\$935.00

2028-2029	\$11,424.00	\$952.00
2029-2030	\$11,628.00	\$969.00

Base Rent shall be paid in monthly installments on the first day of each month, starting November 1, 2025.

3.2. **Additional Rent.** HRDC’s use of the of the Flex Space outside of normal operating hours (Monday through Friday from 8:00 A.M. to 5:00 P.M.) may be subject to the payment of additional rent.

4. **Event Scheduling.** HRDC shall have the sole responsibility for scheduling Senior Center activities at the Leased Premises unless otherwise stated in this Agreement.

5. **Exclusive/Non-Exclusive.**

5.1. **Front Space Exclusive Use.** HRDC shall have the exclusive use of the Front Space on a 24/7 basis.

5.2. **Non-Exclusive Use.**

5.2.1. **Senior Citizens Group.** The Frostburg Senior Citizens Group shall have access to the Flex Space one (1) evening per month (after 5:00 p.m.) for regularly scheduled meetings. These meetings will be scheduled through the Frostburg Parks and Recreation Department.

5.2.2. **Flex Space.** HRDC may use the Flex Space during the hours of 8:00 a.m. to 5:00 p.m. HRDC shall have priority in the use of the Flex Space during those hours, but it shall permit The City of Frostburg to use the Flex Space during those hours at such times as HRDC is not using that space and its use of the Flex Space does not interfere with its planned activities;.

5.2.3. **Common Areas.** The lobby and hallway are considered to be common areas. The parties hereto shall have common use of these areas.

6. **Use of Kitchen Facility.** Any individuals and organizations scheduling events that utilize the kitchen facility in the Front Space, which is licensed by the Allegany County Health Department to HRDC, will be required to hold harmless HRDC from and against any and all claims, costs, actions, causes of actions, suits, judgments, damages, liabilities, losses or expenses, including without limitation, attorneys’ fees and the fees of expert witnesses and other consultants’ costs, which arise out of, as an incident to or as a result of that use.

7. **Utilities.**

7.1. **City Obligations.** The City of Frostburg shall pay the following expenses of the Leased Premises during the term of this Agreement: (i) water and sewage bills; (ii) liability

insurance for the Community Center; and (iii) all electric bills. The City shall be responsible for ensuring that these services remain available at the Leased Premises during the term of this Agreement.

7.2. **HRDC Utility Cost Reduction Obligations.** HRDC shall employ its best efforts to reduce utility costs at the Leased Premises, including, but not limited to, keeping thermostats set at a minimum with locked thermostat boxes, keeping hot water temperatures set at a minimum, and turning off lights and other appliances when they are not in use.

8. **Cleaning; Daily Maintenance.**

8.1. **HRDC Responsibility.** HRDC will be responsible for keeping the Leased Premises clean and in good repair. It is responsible for providing the janitorial services and daily maintenance to keep the Leased Premises clean and usable and providing all necessary materials to perform these functions. Daily maintenance shall be defined as tasks that may require minor repairs or upkeep (e.g. replacing light bulbs, locks, or fuses, unclogging drains, etc.). HRDC will be responsible for the janitorial needs of the rear portion of the Community Center when used by the Senior Center, and for all paper products for the restrooms (hand dryers have been installed in restrooms). HRDC is responsible for providing a dumpster for garbage removal at the Community Center. At the end of the term of this Agreement, HRDC shall thoroughly clean the Leased Premises, leaving it in broom clean condition.

8.2. **The City of Frostburg Responsibility.** Notwithstanding the foregoing, The City of Frostburg will provide janitorial services for the Flex Space, including the restrooms two (2) times per week and on an “as needed” basis, when the rear of the Community Center is used by groups/organizations scheduled by the City of Frostburg.

9. **Indemnification.**

9.1. **City Obligation.** The City of Frostburg hereby agrees to indemnify and hold harmless HRDC from and against any and all claims, costs, actions, causes of action, suits, judgments, damages, liabilities, losses or expenses, including, without limitation, attorney’s fees and the fees of expert witnesses and other consultants costs, which solely arise out of, as an incident to or in connection with any act or omission of The City of Frostburg, its agents, employees, representatives and contractors at the Leased Premises.

9.2. **HRDC Obligation.** HRDC hereby agrees to indemnify and hold harmless The City of Frostburg from and against any and all claims, costs, actions, causes of action, suits, judgments, damages, liabilities, losses or expenses, including, without limitation, attorney’s fees and the fees of expert witnesses and other consultants costs, which arise out of, as an incident to or in connection with any act or omission of The City of Frostburg, its agents, employees, representatives and contractors or its use of the Leased Premises.

10. **Notices.** All notices and other communications provided for hereunder shall be in writing and, except as otherwise provided for herein, shall be deemed to have been given (a) when sent (and confirmation of delivery is received by the sender) by email or other electronic

transmission (which transmission shall also be followed by overnight or regular mail delivery of a confirmation copy), (b) when delivered, if sent by hand delivery or nationally recognized overnight courier, addressed to the party at the addresses described below (unless such party shall otherwise designate another addressee to receive certain types of notices), or (c) three (3) days from the date of postmarking if mailed by U.S. mail.

If to the City: The City of Frostburg
 P.O. Box 440
 Frostburg, MD 21532
 Attention: City Administrator
 estahlman@frostburgcity.gov

If to HRDC: HRDC
 125 Virginia Avenue
 Cumberland, MD 21502
 Attention: Executive Director

11. Counterparts; Electronic Copies. This Agreement may be executed in multiple counterparts, and all such executed counterparts when combined shall constitute the same document. Electronically transmitted counterparts shall be effective as originals copier copies shall be acceptable as originals

12. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, the remainder of this Agreement shall nonetheless remain in full force and effect.

13. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of Maryland. The parties hereto agree to be subject to the jurisdiction of and waive any objection to the venue of any action filed by one against the other in any court located in Allegany County, Maryland. Each of them waive any claim they may have that such courts constitute inconvenient fora. Unless otherwise agreed, all litigation arising out of or as an incident to the terms or execution of this Agreement shall be instituted and prosecuted in the District Court of Maryland for Allegany County or the Circuit Court for Allegany County, Maryland.

14. Captions; Section Headings. The marginal captions and section headings of this Agreement are for convenience only, shall not be considered in interpreting and construing this Agreement, and in no way define or limit the intents, rights or obligations of the parties hereunder.

15. Waivers. Neither any failure nor any delay on the part of either party in exercising any right, power or remedy hereunder or under applicable law shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No waiver of any breach or default hereunder shall be deemed a waiver of any subsequent breach or default.

16. **Entire Agreement; Binding Effect.** This Agreement contains the final and entire agreement between the parties, and neither they nor their agents shall be bound by any terms, conditions, statements, warranties or representations, oral or written, not herein contained. The parties to this Agreement mutually agree that it is binding upon them and their respective successors and assigns.

17. **Modification or Waiver By Parties.** No modification or waiver by the parties of any of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement.

18. **Gender/Tense/Conjugation.** The use of any gender, tense, or conjugation herein shall be applicable to all genders, tenses, and conjugations. The use of the singular shall include the plural and the plural shall include the singular.

19. **Joint Drafting.** The parties hereto agree that this document reflects the joint drafting efforts of each party, and any ambiguities shall not be construed against either party.

20. **Waiver of Trial by Jury.** THE PARTIES HERETO HEREBY WAIVE TRIAL BY JURY IN ANY ACTION OR PROCEEDING TO WHICH EITHER OF THEM MAY BE PARTIES ARISING OUT OF, AS AN INCIDENT TO OR IN ANY WAY PERTAINING TO THIS AGREEMENT OR ANY PROVISION THEREOF. IT IS AGREED AND UNDERSTOOD THAT THIS WAIVER CONSTITUTES A WAIVER OF TRIAL BY JURY OF ALL CLAIMS AGAINST ALL PARTIES TO SUCH ACTIONS OR PROCEEDINGS, INCLUDING CLAIMS AGAINST PARTIES WHO ARE NOT PARTIES TO THIS AGREEMENT. THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY MADE BY THE PARTIES HERETO, AND THE PARTIES HERETO HEREBY REPRESENT THAT NO REPRESENTATIONS OF FACT OR OPINION HAVE BEEN MADE BY ANY INDIVIDUAL TO INDUCE THIS WAIVER OF TRIAL BY JURY OR TO IN ANY WAY MODIFY OR NULLIFY ITS EFFECT.

IN WITNESS WHEREOF, the parties hereto have caused the signatures of their authorized representatives to be affixed hereto the date first written hereinbefore.

ATTEST:

Patrick O'Brien, City Administrator

THE CITY OF FROSTBURG

By: _____
Todd J. Logsdon, Mayor

ALLEGANY COUNTY HUMAN
RESOURCE DEVELOPMENT
COMMISSION, INC.

Older Americans Act Program Manager

By: _____
Wendolyn McKenzie, HRDC
Executive Director

City of Frostburg
37 South Broadway
Frostburg, MD 21532

October 21, 2025

Liberty Mutual Surety
1000 AAA Dr., Ste 150
Heathrow, Florida 32746

RE: Release of Bond #999198064 – Evergreen Associates, LLC

Dear Sir or Madam:

The City of Frostburg hereby confirms that all as-built documentation has been received and reviewed and all site improvement work associated with the above-referenced project has been satisfactorily completed and accepted by the City.

Accordingly, effective October 21, 2025, the City of Frostburg authorizes the full and formal release of Surety Bond #999198064 issued by Liberty Mutual Surety on behalf of Evergreen Associates, LLC, for the Prichard Farms Subdivision – Phase 1 – 3 Site Improvements.

Please contact my office if any additional documentation or confirmation is required.

Sincerely,

Patrick O'Brien
City Administrator
City of Frostburg
pobrien@frostburgcity.org

cc.
Evergreen Associates, LLC
Atlantic Insurance Group



City of Frostburg
ARMORY FIRE ALARM SYSTEM 2025
BID MEETING
October 7, 2025 @ 11:00am
Bid Tab Sheet

COMPANY	BID	COMMENTS
Stevens Electrical	\$82,275.00	

Section 5, Item H.

Project Name	Project Address	Individual Scores	Total Score	Requested Funds
Diamond Building	43-53 E. Main Street	21+15+22+18+11	87	\$ 100,000.00
Lucky's	74-78 E. Main Street	22+16+19+15+13	85	\$ 100,000.00
Prichard Building	1-5 W. Main Street	22+17+15+15+12	81	\$ 100,000.00
Hocking House	144 E. Main Street	17+19+16+17+8	77	\$ 100,000.00
Shogun	102-104 E. Main Street	11+11+17+12+17	68	\$ 70,852.82
MCTA/BBA	23-25 E. Main Street	10+13+14+15+13	65	\$ 50,977.22
General Art Store	19 E. Main Street	13+12+11+13+11	60	\$ 61,200.00
Independent Ink	100 E. Main Street	11+10+17+12+8	58	\$ 91,613.70
Frostburg Fiber Depot	87-89 E. Main Street	9+12+15+13+7	56	\$ 95,870.65
Fran's Building	1 E. Main Street	7+11+12+13+13	56	\$ 100,000.00

Total Funds Available

\$ 250,000.00

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item I.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: GB-Frostburg Main Street I LLC
Property Owner's Name: GreenBench dba GB-Frostburg Main Street I LLC
Business Address: 9801 Washingtonian Blvd. Suite 350, Gaithersburg, MD 20878
Email Address: dbonilla@greenbenchcos.com
Phone Number: 240-258-8650

PROPERTY INFORMATION

Property Address (must face Main Street): 43-53 E Main Street, Frostburg, MD 21532
Year Built: 1900 Building Square Footage: 25,404 SF

PROJECT DESCRIPTION

Per the structural engineer's letter:

Describe the structural issues that need remediation:

- 1)Failing perimeter stacked stone foundations along the perimeter of the SW side of the basement level
- 2)Framed load bearing walls supported by concrete slabs without foundations cracking under excess loads near the NW side of the building under the former El Canelo Mexican restaurant.
- 3)Undersized, over spanned, and improperly supported wood beams on the 3rd floor level deflecting with the weight of the roof on the NW side of the building.
- 4)Extensive masonry joint cracking along the east and south exterior elevations of the building.

Explain the proposed stabilization measures:

- 1)Reinforcement of the stacked stone foundations by installing new concrete foundation walls (buttress walls) across approximately 50 LF as highlighted in the Cellar Foundation Plan S100.
- 2)Demolition of existing wood framing and temporary shoring to install a new concrete footing and a new CMU block wall as highlighted in the Cellar Foundation Plan S100
- 3)Installation of new LVL beams and repairs to damaged roof joists as shown on the Roof Framing Plan S104. Installation of steel posts on each level below to transfer the point loads down to new concrete foundations.
- 4)Install of new steel beams to reinforce the 1st floor framing and eliminate under-sized and improperly installed posts.
- 5)Installation of steel lintels at masonry openings and selective mortar repairs.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

The building, now 125 years old, has endured multiple owners, fires, and numerous layout and structural changes over its lifetime. We have uncovered several structural modifications and repairs made by previous owners—likely uninspected and unpermitted—that do not meet today's safety standards. For example, support posts have been removed, leaving beams over-spanned. Joists have been sistered with only a few nails and are not properly lapped or secured. New framed walls have been added to replace original structural elements, but they do not adequately transfer loads down to the foundations. Masonry openings have been cut without the addition of lintels to carry the load above, resulting in cracking and settlement of the exterior masonry walls.

We've also encountered significant deferred maintenance, such as extensive brick mortar decay and deteriorating stacked stone foundations caused by water intrusion—issues that, if left unaddressed, could lead to structural failure. As we work to convert this building into a high-quality mixed-use development, cutting corners is not an option. We must stabilize the building's core to ensure the safety of future occupants and protect the substantial investment we are making in this project.

BUDGET BREAKDOWN

Total Estimated Cost of Project: Stabilization only = \$ 430,833

Amount Requested from Grant: \$100,000

Line Item Breakdown:

- Structural Repairs: \$ \$100,000
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Daniel Bonilla
Date: July 23, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: Frostburg Fiber Depot
Property Owner's Name: Jennie Reams
Business Address: 87-89 E Main St
Email Address: hello @ frostburgfiberdepot.com
Phone Number: 304-813-5495

PROPERTY INFORMATION

Property Address (must face Main Street): 87-89 E Main St
Year Built: 1980 Building Square Footage: 3696

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

Mortar on side of building that used to
be covered by now burned down brisclimb's
needs replaced. Plumbing is leaking. Exterior
electrical conduit has rusted & exposed live wires.

Explain the proposed stabilization measures:

Remortar side of building. Replace leaking pipe
& pressure valve when deduct meter is removed.
Replace section of conduit that is damaged

STATEMENT OF NEED

Why is this stabilization necessary for your building?

The new plaster inside the building is crumbling.
The leaking pipe can't be repaired until the deduct
meter is removed. The exposed electrical is a
fire and safety hazard

BUDGET BREAKDOWN

Total Estimated Cost of Project: 95,870.65

Amount Requested from Grant: 95,870.65

Line Item Breakdown:

- Structural Repairs: \$ 94,225.65
- Emergency Stabilization Measures: \$ 1,295.00
- Weatherproofing/Safety Concerns: \$ 350.00
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application.

Signature: Jennie L. Reams

Printed Name: Jennie Reams

Date: 10/2/25

Please submit completed application and all required documents
to bfife@freshturgcity.org no later than

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: Winters Star LLC
Property Owner's Name: Barry + Patricia Sue Winters
Business Address: 16411 Blank Road Mt Savage MD 21545
Email Address: generalartstore@yahoo.com
Phone Number: 301-697-9765

PROPERTY INFORMATION

Property Address (must face Main Street): 19 E Main ST
Year Built: 1902 Building Square Footage: 5,536

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

Rear egress to 2nd floor Needs replaced
(See Memo report)
(See attachment)

Explain the proposed stabilization measures:

Remove and Replace existing rear entrance stair way
(See attachment description)

STATEMENT OF NEED

Why is this stabilization necessary for your building?

This action is necessary to maintain a safe entrance
to second floor apartments.
(See attached description)

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$66,200.00

Amount Requested from Grant: \$61,200.00

Line Item Breakdown:

- Structural Repairs: \$ 56,200.00
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ Relocate HVA \$10,000

If you indicated costs in the Other category above, please explain:

Relocate HVA

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: _____

Printed Name: _____

Date: _____

**Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: Federal Street Properties, LLC

Property Owner's Name: Jo Eisel

Business Address: 25 Greenbriar Court, Frostburg MD 21532

Email Address: je@sandspringssaloon.com

Phone Number: 301-268-5431

PROPERTY INFORMATION

Property Address (must face Main Street): 144 East Main Street

Year Built: 1855 Building Square Footage: 6,792

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

A recent structural inspection of the building revealed a range of issues that present risks to the long-term stability and usability of 144 E. Main Street (i.e., the "Hocking House"). Among the most pressing problems are wood rot, cracks in foundation walls, deteriorated masonry joints in both block and brick, holes in the basement floor, and a noticeable dip in the roof. Several instances of structural wood are in direct contact with concrete or brick, accelerating decay. Floor joists have been notched in ways that weaken their integrity, and signs of brick disintegration and moisture intrusion are evident. The interior also shows extensive damage, including cracked plaster walls and ceilings, exposed and failing lath, and a deteriorating pressed metal ceiling.

Explain the proposed stabilization measures:

To stabilize the structure, we plan to repoint and parge all compromised masonry joints, structurally reinforce or replace deteriorated joists and wood in contact with masonry, and seal cracks in the basement walls and floor. The roof will be replaced to halt ongoing water damage. Failing ceilings and wall coverings will be removed, allowing stabilization work to be thoroughly executed and carefully monitored as demolition exposes additional areas of concern.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

For a building of this age (and one that has sat empty for nearly 40 years), these structural issues will continue to worsen without immediate intervention – threatening not only physical integrity but also historic character and long-term viability. Stabilization is a necessary first step to preserve the Hocking House and prevent more extensive and costly failure. By addressing these issues now, we are not only protecting a structure that has stood for nearly two centuries – we are laying the foundation for its future. This building tells the story of Frostburg's past, anchors its present, and has the potential to serve the community in new and meaningful ways for decades to come.

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$800,000 – \$1,000,000 (for full stabilization and rehabilitation)

Amount Requested from Grant: \$100,000

Line Item Breakdown:

- Structural Repairs: \$ 72,000
- Emergency Stabilization Measures: \$ 20,000
- Weatherproofing/Safety Concerns: \$ 5,000
- Other (Specify): \$ 3,000

If you indicated costs in the Other category above, please explain:

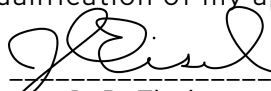
Before stabilization can begin, we'll need to address likely environmental hazards such as asbestos, lead paint, and mold.

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Jo D. Eisel
Date: 09/09/2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.



Legal Business Name: Independent Ink
Property Owner's Name: William Richard Bryan JR
Business Address: 100 East Main Street, Frostburg MD
Email Address: indink1995@gmail.com
Phone Number: 301 268 9789 - 301 689 1102
mobile

Property Address (must face Main Street): 100 East Main Street
Year Built: 1900 Building Square Footage: 1600 (?)

see attached

see attached

to prevent further damage to conjoined
buildings at 100 and 104 East Main St
see attached

28

BUDGET BREAKDOWN

Total Estimated Cost of Project: see attached

Amount Requested from Grant: see attached

Line Item Breakdown:

- Structural Repairs: \$ attached
- Emergency Stabilization Measures: \$ attached
- Weatherproofing/Safety Concerns: \$ attached
- Other (Specify): \$ see attached

If you indicated costs in the Other category above, please explain:

see attached

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: WRB
Printed Name: William Richard Bevan Jr
Date: October 3, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: Lucky Enterprises, LLC
Property Owner's Name: Erick Fish
Business Address: 74-76-78 E. Main St., Frostburg
Email Address: efish131@gmail.com or efish@sasd.us
Phone Number: 814-483-0019

PROPERTY INFORMATION

Property Address (must face Main Street): 74-76-78 E. Main St.
Year Built: 1900 Building Square Footage: 8500

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

The property suffers from significant foundation destabilization and water intrusion issues, including a bowing wall, settling in the addition's rear corner, and persistent basement dampness and water intrusions requiring sump pumps due to the building's failing stone foundation.

Explain the proposed stabilization measures:

The measures include foundation stabilization and waterproofing through a deep injection, high-density polyurethane curtain system, sump pumps, push piers and wall braces.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

Without intervention, these conditions risk irreversible damage to the building's structural integrity and historic character.

BUDGET BREAKDOWN

Total Estimated Cost of Project: \$114,000.00

Amount Requested from Grant: \$100,000.00

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ 114,000.00
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

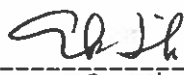
If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Erick Fish
Date: 10/1/25

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item I.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: Bennett, Brewer & Associates LLC

Property Owner's Name: 23 East Main Street LLC

Business Address: 23 E. Main Street, Suite 200, Frostburg, MD 21532

Email Address: matt@bbasurvey.com

Phone Number: 301-687-0494

PROPERTY INFORMATION

Property Address (must face Main Street): 23 - 25 E. Main Street

Year Built: 1930 Building Square Footage: 16,335 above grade
5,436 footprint

PROJECT DESCRIPTION

Describe the structural issues that need remediation: Water and Rain Issues

1. Roof - terra cota caps dislodging and deterioration at access allow water to penetrate.
2. Wall - damaged and failing.
3. Storefront - windows leak when rain hits from the northeast and front door frame separating.
4. Bathroom drain - failing and leaking at sink and commode.

Explain the proposed stabilization measures:

1. Reattach caps and redo door and trim allowing rain water to drain into existing drains. Repair leaks.
2. Repair and grade to provide proper drainage away from the building.
3. Repair and caulk glass blocks above windows and repair door as needed.
4. Repair to avoid further issues.

STATEMENT OF NEED

Why is this stabilization necessary for your building?

Prevent continuing water intrusion from further deteriorating facade, columns, and structure of building, which is now
and will continue to compromise the structure.

BUDGET BREAKDOWN

Total Estimated Cost of Project: _____

Amount Requested from Grant: _____

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ 50,977.22
- Other (Specify): \$ _____

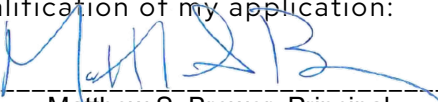
If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: Matthew S. Brewer, Principal
Date: October 3, 2025

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
~~Friday, September 12, 2025.~~
Friday, October 3, 2025

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

APPLICANT INFORMATION

Legal Business Name: Evergreen Associates, L.L.C.

Property Owner's Name: ___Evergreen Associates, L.L.C._____

Business Address: 26 Maple St. Frostburg Md 21532_____

Email Address: _Breece @wmdcs.com_____

Phone Number: __301-687-0400_____

PROPERTY INFORMATION

Property Address (must face Main Street): 1-5 West Main St, Frostburg Md (Prichard Building)

Year Built: _____1884_____ Building Square Footage: _____18553_____

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

This building ravage by fire in 2007 is approximately 200k from being fully funded on its 2.4mil rebuild cost. It continues to deteriorate with roof leaks creating collapsing structural floors and roof areas. This money would be used to repair and redo the rubber roof system and install the structural first floor in order to stabilize the building.

Explain the proposed stabilization measures:

The roof needs redone in order to preserve this historic building from further deterioration. Once roof is redone and weathertight, the first floor structural floor system will be installed. This will help reinstill the structural integrity of the building and help support its exterior walls

STATEMENT OF NEED

Why is this stabilization necessary for your building?

This stabilization is necessary in order to preserve this building from becoming another teardown property in the Historic Downtown District of Frostburg. Being one of the cornerstones for the Historic Main St District, any further deterioration only increases the cost of making this building rehabable and further complicates the rehabilitation. This building is so close to being fully funded for a complete rehabilitation putting an investment of 2.4mil in private capital and grant funding. this stabilization, if fully funded will put it within \$100k of being fully funded, but will at the very least stabilize the building from further deterioration.

BUDGET BREAKDOWN

Total Estimated Cost of Project: ____\$185,040.00____

Amount Requested from Grant: ____\$100,000.00____

Line Item Breakdown:

- Structural Repairs: \$ ____128,410.00____
- Emergency Stabilization Measures: \$ ____56,630.00____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 
Printed Name: ____Brandon Reece____
Date: ____9/24/2025____

**Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.**

FROSTBURG MAIN STREET STRUCTURAL STABILIZATION GRANT PROGRAM - FY26



Section 5, Item 1.

ALLEGANY COUNTY
ECONOMIC AND COMMUNITY DEVELOPMENT

APPLICANT INFORMATION

Legal Business Name: BHB Enterprises
Property Owner's Name: Rich Godlove
Business Address: 102 E. Main St., Frostburg, MD 21532
Email Address: Rich.godlove@gmail.com
Phone Number: 301-697-8901

PROPERTY INFORMATION

Property Address (must face Main Street): 102 E. Main St., Frostburg, MD 21532
Year Built: 1920 Building Square Footage: 2563

PROJECT DESCRIPTION

Describe the structural issues that need remediation:

- The roof is leaking in several places causing support damage
- Multiple mortar joints also show signs of weather-related deterioration and need reinforcement to prevent further structural issues.
- Immediate attention is required to prevent water intrusion and additional damage.

Explain the proposed stabilization measures:

See attached PPM documents

STATEMENT OF NEED

Why is this stabilization necessary for your building?

These repairs are critical to protect this 1920 building from further water and structural damage. The attached improvements will preserve the building's integrity and prevent costly failures. This also ensures that a long-standing restaurant—an important local business—can continue to operate at a time when many others have closed, helping maintain jobs and community presence.

BUDGET BREAKDOWN

Total Estimated Cost of Project: See attached

Amount Requested from Grant: See attached

Line Item Breakdown:

- Structural Repairs: \$ _____
- Emergency Stabilization Measures: \$ _____
- Weatherproofing/Safety Concerns: \$ _____
- Other (Specify): \$ _____

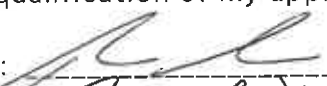
If you indicated costs in the Other category above, please explain:

REQUIRED DOCUMENTS

- Professional engineering assessment
- Contractor quote(s)
- Line Budget Workbook (attached)

CERTIFICATION

I, the undersigned, certify that the information provided in this application is accurate and complete to the best of my knowledge. I understand that providing false information may result in the disqualification of my application:

Signature: 

Printed Name: Rich Gable

Date: 10/3/25

Please submit completed application and all required documents
to bfife@frostburgcity.org no later than
Friday, September 12, 2025.

The Spirit of Frostburg Award

To celebrate our community's Bicentennial in 2012, the City of Frostburg created the 2012 Fund. The 2012 Fund successfully financed a very enjoyable Bicentennial Celebration.

The remainder of the 2012 Fund was invested by the Foundation for Frostburg in what is known as The Frostburg Day Endowment. In addition, the Bicentennial Committee designated the second Saturday in September to be known as "Frostburg Day." On that day, or at a Fall meeting of the Mayor and Council, a portion of the interest generated from this endowment is presented to individuals or groups that have upheld the Foundation's mission of enhancing the quality of life for the citizens of Frostburg and the surrounding communities. This fund will continue to grow and serve as a start-up fund for Frostburg's 250th Birthday Celebration in the year 2062.

In addition to a cash stipend, a unique piece of artwork is presented to the recipients of the Spirit of Frostburg Award. The background incorporates the poster that was designed for the 2012 Celebration. Our thanks go out again to Susan Dodge of FSU who designed the original Bicentennial poster, and continues to customize the award for us each year. On the poster is the Bicentennial Poem, commissioned by the Frostburg 2012 committee, composed by local poet Nina Forsythe, who currently serves our city as a commissioner.

Award winners are selected by the Mayor and Council. Previous winners of this award include:

2013: Winnie Davis, Frostburg Area Ambulance Service, Chuck Dicken, WFWM, and Jack Dishong, Frostburg Lamppost Committee.

2014: The House and Garden Club of Frostburg, and The American Legion Farrady Post 24.

2015: Elizabeth Eshleman, The Frostburg Museum, and Dr. William Bingman & Dr. Barbara Ornstein, FSU Children's Literature Centre.

2016: Mr. Patrick O'Brien, Director of Civic Engagement, FSU

2017: The Classy Chassis Car Club and The Frostburg Elks Lodge 470

2018: Retired Hometown Heros Sergeant George D. Kroll, Lieutenant Kevin G. Grove, Chief Royce C. Douty, for 120 years of combined service on the Frostburg Police Department.

2019: Frostburg Area Interfaith Food Pantry: The stipend treated the directors and designated volunteers to a dinner.

2020: Mr. Bob Stevenson, Retired Principal of Beall Elementary School

2021: Mr. John R. Kirby, Jr.: Frostburg City Administrator, retired, who served the City from September 14, 2004 to June 30, 2019.

The Spirit of Frostburg Award

Section 6, Item D.

2022: Dr. Kara Rogers Thomas, Professor, Frostburg State University Dept. of Sociology, Coordinator, FSU Appalachian Festival.

2023: Local elementary school students Carson Negley, age 7, leukemia patient, and Harper Struntz, age 9, priority patient for a heart transplant.

2024: The Foundation for Frostburg Coal Miner Memorial Statue Fund. The coal miner memorial committee established their Mission in 2012: To recollect the history of coal in the George's Creek Valley, to recognize its economic and cultural impact upon our region, and to recall the sacrifices made by those who mined it. The project was funded by contributions to the Foundation for Frostburg, the City of Frostburg, Allegany County, The State of MD Capital Grant and Open Space Programs, and the Rocky Gap Foundation. 12 years later, in August of 2024, the committee held an "Evening Meander" to dedicate the Memorial. Located along the pathway leading from the Frostburg Depot to the Frostburg Trailhead of the Great Allegheny Passage, the space is truly a peaceful, unique resource. Along with our congratulations on receiving the 2024 Spirit of Frostburg Award goes our thanks to the committee for their perseverance and dedication.



September 9, 2025

Dear Valued Customer,

Noble Environmental, Mountainview Landfill, is committed to ensuring a clean and safe environment for all. We consider Environmental Stewardship of utmost importance, and the foundation of our mission statement is to make the world a cleaner and greener place to live, work, and play. The roots of our clean and green efforts include properly constructed and managed state-of-the-art landfills. We are pleased that you have chosen our company to assist you with your disposal needs and value your commitment to a clean and safe environment.

The costs to construct and operate these facilities in compliance with all applicable laws and in a safe and effective manner in accordance with the highest industry standards come with continuous cost increases. In these times of the highest historical inflation rate on all goods and services, those continuous cost increases pose a significant price tag.

Noble Environmental can no longer absorb these significant cost increases while sustaining the highest industry standards and the best available technology.

Your new calculated disposal rate per ton will be increased to include the fuel surcharge on September 22, 2025.

<u>EFFECTIVE DATE</u>	<u>NEW FUEL & ENVIRONMENTAL SURCHARGE</u>
9/22/25	17.5%

Thank you for your business and understanding.

Noble Environmental.
Sincerely,
Donald Heinrichs



The Maryland Municipal League (MML), in partnership with the Schaefer Center for Public Policy at The University of Baltimore, is creating a Catalog of Municipal Services to document the work of Maryland’s 157 municipalities.

Once completed, this comprehensive catalog will be distributed both in print and online to legislators, other policymakers, and the general public—serving as an educational tool that highlights the full scope of services Maryland municipalities provide to residents, businesses, and visitors.

The catalogue will have the added benefit of being a useful tool for municipalities to benchmark their services, usage, and costs.

We need data from your municipality to ensure this catalogue is as comprehensive as possible. To that end, we are asking you complete this survey about the services provided by your municipality.

You don’t have to answer any questions you do not want to answer, and you may stop at any time. The survey will take about 10 to 15 minutes to complete once you have all the data available.

Any questions about this project can be directed to Dr. Ann Cotten, Executive Director of the Schaefer Center, at acotten@ubalt.edu or 410-837-6188.

This paper version will be useful to guide you in gathering the data needed to complete the survey. Please note that the survey itself must be completed online; this document is only provided to help you prepare your responses in advance.

Municipality and Contact Information

- Q1. What is the name of your municipality? _____
- Q2. Please provide your name and contact information in case there are follow-up questions about your responses:
- First name: _____
- Last name: _____
- Title: _____
- Email address: _____
- Telephone number: _____

Follow questions in order unless your answer directs you to skip ahead.

Public Safety – Policing

- Q3. Does your municipality have a Department of Police or staff its own police force?
- ☐ Yes
- ☐ No → go to **Error! Reference source not found.**
- ☐ Don't know → go to Q7
- Q4. How many requests for police assistance were made in your municipality in Fiscal 2025?
- _____
- Q5. What was your municipality's budget for the Department of Police or police force in Fiscal 2025?
- _____ → go to Q7
- Q6. Who handles policing activities such as investigations and arrests for crimes in your municipality?
- ☐ A neighboring municipality
- ☐ The county
- ☐ Other _____
- ☐ Don't know

Public Safety – Fire and EMS Services

- Q7. Does your municipality conduct its own firefighting and/or emergency medical services (EMS)?
- ☐ Yes, firefighting only → *go to Q9*
 - ☐ Yes, EMS only → *go to Q9*
 - ☐ Yes, both firefighting and EMS → *go to Q9*
 - ☐ No
 - ☐ Don't know
- Q8. Who handles firefighting and/or EMS activities in your municipality? Who handles firefighting and/or EMS activities in your municipality?
- ☐ Volunteer firefighting or EMS units → *go to Q11*
 - ☐ A neighboring municipality → *go to Q13*
 - ☐ The county → *go to Q13*
 - ☐ Other (please specify) _____ → *go to Q13*
 - ☐ Don't know → *go to Q13*
- Q9. Is your firefighting and/or EMS primarily staffed by employees of your municipality or by volunteers?
- ☐ Paid employees only
 - ☐ Volunteers only → *go to Q11*
 - ☐ Both paid employees and volunteers
 - ☐ Don't know → *go to Q13*
- Q10. What was the budget for your municipality's firefighting and/or EMS in Fiscal 2025?
_____ → *go to Q13*
- Q11. Does the municipality contribute funds to the volunteer firefighting and/or EMS?
- ☐ Yes
 - ☐ No → *go to Q13*
 - ☐ Don't know → *go to Q13*

Q12. How much did the municipality contribute to the volunteer firefighting and/or EMS in Fiscal 2025?

Housing, Planning, and Development – Planning

Q13. Does your municipality have a Department of Planning or conduct its own planning activities such as managing land development approvals, rezoning requests, enforcing zoning ordinances, and creating or updating the municipality’s comprehensive plan?

☐ Yes

☐ No → go to Q16

☐ Don’t know → go to Q18

Q14. What was the budget for your Planning Department or planning activities in Fiscal 2025?

_____ → go to Q17

Q15. Who manages planning activities and services in your municipality?

☐ A neighboring municipality

☐ The county

☐ Other _____

☐ Don’t know

Q16. Does your municipality host its own Planning Commission or similar body?

☐ Yes

☐ No → go to Q18

☐ Don’t know → go to Q18

Q17. How many meetings did the Planning Commission or similar body hold in Fiscal 2025?

Housing, Planning, and Development – Rental Licenses

- Q18. Does your municipality perform its own rental licensing activities with respect to requiring property owners to obtain a rental license before renting a residential unit?
- ☐ Yes
 - ☐ No → go to Q21
 - ☐ Don't know → go to Q22
- Q19. How many properties received residential rental licenses in Fiscal 2025?
- _____
- Q20. What was the budget for residential rental licensing activities in Fiscal 2025?
- _____ → go Q22
- Q21. Who handles residential rental licensing services in your municipality?
- ☐ A neighboring municipality
 - ☐ The county
 - ☐ Other _____
 - ☐ Don't know

Housing, Planning, and Development – Code Enforcement

- Q22. Does your municipality perform code enforcement services?
- ☐ Yes
 - ☐ No → go to Q25
 - ☐ Don't know → go to Q26
- Q23. How many properties did code enforcement inspect in Fiscal 2025?
- _____
- Q24. What was the budget for code enforcement in Fiscal 2025?
- _____ → go to Q26

Q25. Who handles code enforcement activities in your municipality?

- ☐ A neighboring municipality
- ☐ The county
- ☐ Other _____
- ☐ Don't know

Housing, Planning, and Development – Commercial and Residential Permits

Q26. Does your municipality issue permits for construction, renovation, or other development of residential and/or commercial property?

- ☐ Yes, for residential property only
- ☐ Yes, for commercial property only
- ☐ Yes, for both residential and commercial property
- ☐ Neither residential nor commercial permits → *go to Q30*
- ☐ Don't know → *go to Q31*

Q27. How many residential permits were issued in Fiscal 2025?

Q28. How many commercial permits were issued in Fiscal 2025?

Q29. What was the budget for residential and commercial permit activities in Fiscal 2025?

_____ → *go to Q31*

Q30. Who handles residential and/or commercial permits in your municipality?

- ☐ A neighboring municipality
- ☐ The county
- ☐ Other _____
- ☐ Don't know

Recreation and Parks – Community Centers and Recreation Facilities

- Q31. Does your municipality own and/or operate community centers and/or recreation facilities that offer programs for residents or that residents can use?
- ☐ Yes
 - ☐ No → go to Q37
 - ☐ Don't know → go to Q37
- Q32. Is there a list of community centers and/or recreation facilities owned or operated by your municipality available online?
- ☐ Yes
 - ☐ No → go to Q34
 - ☐ Don't know → go to Q34
- Q33. Please provide the URL for the list of community centers and/or recreation facilities?
- _____
- Q34. Approximately how many community centers and/or recreation facilities does your municipality own and/or operate? _____
- Q35. Which of the following types of community centers and/or recreation facilities does your municipality own and/or operate?
- ☐ Public parks
 - ☐ Nature centers
 - ☐ Gymnasiums or sports complexes
 - ☐ Skate parks or bike tracks
 - ☐ Inclusive play spaces
 - ☐ Public pools
 - ☐ Splash pads
 - ☐ Other (please specify) _____
- Q36. What was the budget for your municipality's community centers and/or recreation facilities in Fiscal 2025?
- _____

Economic and Workforce Development – Municipal Events

Q37. Does your municipality host public events such as fireworks, farmers' markets, clean-up days, cultural festivals, music festivals or events, parades, or marathons?

- ☐ Yes
- ☐ No → go to Q43
- ☐ Don't know → go to Q43

Q38. Approximately how many public events does your municipality host per year?

Q39. Is there a calendar of events hosted by your municipality available online?

- ☐ Yes
- ☐ No → go to Q41
- ☐ Don't know → go to Q41

Q40. Please provide the URL for the calendar of events? _____

Q41. Approximately how many public events did your municipality host in Fiscal 2025?

Q42. What was the budget for your municipality's public events in Fiscal 2025?

Economic and Workforce Development – Job Assistance

Q43. Does your municipality provide job assistance for residents? This may include a listing of jobs available in private or nonprofit organizations, job fairs, resume or interview workshops, worker training or upskilling, apprenticeship programs, or other services. These should be services provided directly by your municipality or one of its agencies (e.g., the public library).

- ☐ Yes
- ☐ No → go to Q46
- ☐ Don't know → go to Q46

Q44. Approximately how many individuals received job assistance in Fiscal 2025?

Q45. What was the budget for your municipality's job assistance services in Fiscal 2025?

Environmental Stewardship

Q46. Does your municipality have a stormwater management program?

- ☐ Yes
- ☐ No →go to Q48
- ☐ Don't know →go to Q48

Q47. What was the budget for your municipality's stormwater management program in Fiscal 2025?

Q48. Does your municipality have a sediment control program?

- ☐ Yes
- ☐ No →go to Q50
- ☐ Don't know →go to Q50

Q49. What was the budget for your municipality's sediment control program in Fiscal 2025?

Q50. Does your municipality have a forest conservation program?

- ☐ Yes
- ☐ No →go to Q52
- ☐ Don't know →go to Q52

Q51. What was the budget for your municipality's forest conservation program in Fiscal 2025?

Public Works and Infrastructure – Trash Removal

- Q52. Does your municipality perform residential trash removal services? This may include picking items up directly from residents’ homes or providing a central collection point(s) where trash can be dropped off (*note: this does not include recycling*).
- ☐ Yes
 - ☐ No → *go to Q56*
 - ☐ Don’t know → *go to Q57*
- Q53. Does your municipality perform the service directly (i.e., trash removal is primarily provided by municipal employees) or is the service contracted out to a private company or nonprofit organization?
- ☐ Provided directly with paid municipal employees
 - ☐ Contracted out to a non-governmental organization
 - ☐ Don’t know
- Q54. Approximately how many residential properties did the municipality remove trash from in Fiscal 2025?
- _____
- Q55. What was the budget for your municipality’s trash removal services activities in Fiscal 2025?
- _____ → *go to Q57*
- Q56. Who handles trash removal services in your municipality?
- ☐ A neighboring municipality
 - ☐ The county
 - ☐ Residents must obtain or perform their own trash removal
 - ☐ Other _____
 - ☐ Don’t know

Public Works and Infrastructure – Recycling

- Q57.

Does your municipality collect residential recycling items? This may include picking items up directly from residents’ homes or providing a central collection point(s) where recycling can be dropped off

☐ Yes

☐ No →go to Q62

☐ Don’t know →go to Q63
- Q58.

How does your municipality collect residential recycling items?

☐ Recycling is picked up at residents’ homes

☐ Residents can drop off recycling at a central collection point

☐ Residents can have items picked up at their homes and recycling can dropped off at central collection point(s)
- Q59.

Does your municipality provide the service directly (i.e., recycling is primarily provided by municipal employees) or is the service contracted out to a private company or nonprofit organization?

☐ Provided directly with paid employees

☐ Contracted out to a non-governmental organization

☐ Don’t know
- Q60.

What was the approximate weight of the recycled materials collected in Fiscal 2025?
- Q61.

What was the budget for your municipality’s recycling services activities in Fiscal 2025?

→go to Q63

Q63

- Q62. Who handles recycling services in your municipality?
- ☐ A neighboring municipality
 - ☐ The county
 - ☐ Residents must obtain or perform their own recycling
 - ☐ Other _____
 - ☐ Don't know

Public Works and Infrastructure – Water Management

- Q63. Does your municipality have its own water management program to oversee how water is supplied, treated, and protected within the jurisdiction?
- ☐ Yes
 - ☐ No → *go to Q66*
 - ☐ Don't know → *go to Q67*

- Q64. How many people relied on the potable water management program in Fiscal 2025?

- Q65. What was the budget for the water management program in Fiscal 2025?

_____ → *go to Q67*

- Q66. Who handles water management services for your municipality?

- ☐ A neighboring municipality
- ☐ The county
- ☐ Other _____
- ☐ Don't know

Public Works and Infrastructure – Wastewater Management

- Q67. Does your municipality have its own wastewater management program to oversee how used water (e.g., household sewage, industrial runoff) within the jurisdiction is collected, treated, and disposed of?
- ☐ Yes
 - ☐ No →go to Q70
 - ☐ Don't know →go to Q71
- Q68. How many gallons of wastewater were handled per day in Fiscal 2025?
- _____
- Q69. What was the budget for the wastewater management program in Fiscal 2025?
- _____ →go to Q71
- Q70. Who handles wastewater management services for your municipality?
- ☐ A neighboring municipality
 - ☐ The county
 - ☐ Other _____
 - ☐ Don't know Q71

Public Works and Infrastructure – Road Maintenance

- Q71. How many road lane miles are there in your municipality?
- _____
- Q72. Does your municipality perform maintenance of the roads inside the jurisdiction's boundaries? (Note: This does not include interstate highways.)
- ☐ Yes
 - ☐ No →go to Q74
 - ☐ Don't know →go to Q75
- Q73. What was the budget for road maintenance in your in Fiscal 2025?
- _____ →go to Q75

Q74. Who handles road maintenance for your municipality?

- ☐ A neighboring municipality
- ☐ The county
- ☐ Other _____
- ☐ Don't know

Conclusion

Q75. Would you like a copy of your survey responses?

If yes, a copy of your responses will be sent to the contact identified at the start of this survey.

- ☐ Yes
- ☐ No

Thank you for your time. The report of the results of this survey will be available in late 2025.

End



THE MARYLAND MUNICIPAL LEAGUE
The Association of Cities and Towns

