

Mayor and Council Work Session March 4, 2025 Agenda

"The City of Hagerstown will inspire an inclusive, business-friendly, and sustainable community with clean, safe, and vibrant neighborhoods."

"The City of Hagerstown shall be a community focused municipality"

**The agenda and meeting packet is available at
www.hagerstownmd.org/government/agenda**

"The best way to predict the future is to create it." – Abraham Lincoln

7:00 AM State of the City: Maryland Theatre - 21 S. Potomac Street, Hagerstown

4:00 PM WORK SESSION

- 4:00 PM** 1. Doleman Black Heritage Museum – *Alesia Parson-McBean, Project Director*
- 4:15 PM** 2. Presentation of Choice Neighborhoods Draft Transformation Plan by Hannah Clark, Planner with WRT Design (Choice Neighborhoods Planning Grant Consultant). Margi Joe, Community Development Manager. Rachel Paul, Planning & Outreach Coordinator.
- 4:35 PM** 3. Parking System Update
- 5:05 PM** 4. Meritus Park Fireworks Exemption – *Jim Bender, City Engineer*
- 5:10 PM** 5. Quit Claim: Right-of-Way at Rear of 528 E. Franklin Street – *Jim Bender, City Engineer*

CITY ADMINISTRATOR'S COMMENTS

MAYOR AND COUNCIL COMMENTS

ADJOURN

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

The agenda and meeting packet is available at
www.hagerstownmd.org/government/agenda

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

**REQUIRED MOTION
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HAGERSTOWN, MARYLAND**

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"The best way to predict the future is to create it." – Abraham Lincoln

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HAGERSTOWN, MARYLAND**

Topic:

State of the City: Maryland Theatre - 21 S. Potomac Street, Hagerstown

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**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Doleman Black Heritage Museum – *Alesia Parson-McBean, Project Director*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Memo_-_Doleman_Black_Heritage_Museum.pdf

Doleman Black Heritage Museum -
_TPA_MARCH_04_2025_Phase_1_-
_Demo___COKE_BLDG_RENOVATION.pdf

Description

MEMO: Doleman Black
Heritage Museum

Power Point of Project



DOLEMAN BLACK HERITAGE MUSEUM, INC.

33-35 W. Washington Street: Room 210
Hagerstown, MD 21740
(301) 797-5019

Email Contact: info@dbhm.org

President: Ms. Phoebe Harris: harris@dbhm.org

Executive Director: Ms. Shakira Doleman: doleman@dbhm.org

Secretary: Ms. Janice Kelsh: kelsh@dbhm.org

Alesia Parson, Project Dir/Mgr: alesiaparsonmcbean@gmail.com

SUBJECT: SUPPORT FOR THE ENDEAVORS OF DBHM

February 27, 2025

City of Hagerstown
Mayor & Council
1 E. Franklin Street, 2nd Floor
Hagerstown, MD 21740

Dear Mayor & Council,

Thank you for the opportunity to present an update on the progress of the Doleman Black Heritage Museum (DBHM) and to discuss our request for financial support for the museum's future home project and the 2025 Juneteenth Celebration-Hagerstown. Additionally, we appreciate the opportunity to voice our concerns regarding DBHM's absence from the Washington County Coalition's 2025 agenda.

Two to three representatives from **Travis Price Architects** will join DBHM. They will need to present a PowerPoint outlining the project's direction. Additionally, two to three members of the Juneteenth planning committees will accompany us. We respectfully request that our presentation be placed at the beginning of the agenda to accommodate our presenters.

Once again, we appreciate the opportunity to engage with the Mayor and Council. We look forward to continuing our collaboration and working together for the greater good of our city.

Sincerely,

Mrs. Alesia Parson-McBean

Project Director/Manager
Doleman Black Heritage Museum

Doleman Black Heritage Museum - Coke Bldg Rehab Cost Projections

02.26.2025

** ALL CONSTRUCTION ESTIMATES SHOWN WITHIN ARE BASED ON AN OVERALL \$/SF FOR GROSS BLDG SQUARE FOOTAGE **

PHASE 1 - Existing Building Demo / Minimal Site Work			\$/SF	
Demo Existing Bldg / EPA Regs / Tank Removal / Haul Away	9380	sq ft	\$ 16.00	\$ 150,000
Bracing / Steel Stabilization				\$ 75,000
Rough Carpentry / Roof Repair				\$ 25,000
Rough / Finish Grade Landscaping / Sod / Fencing			NA	\$ 40,000
General Requirements / Site Supervision			NA	\$ 20,000
SUB-TOTAL PHASE 1 CONSTRUCTION ESTIMATE				\$ 310,000
BUILDER OVERHEAD 20%				\$ 62,000
CONTINGENCY 15%			+/-	\$ 46,500
TOTAL ESTIMATED CONSTRUCTION BUDGET PHASE 1				\$ 418,500

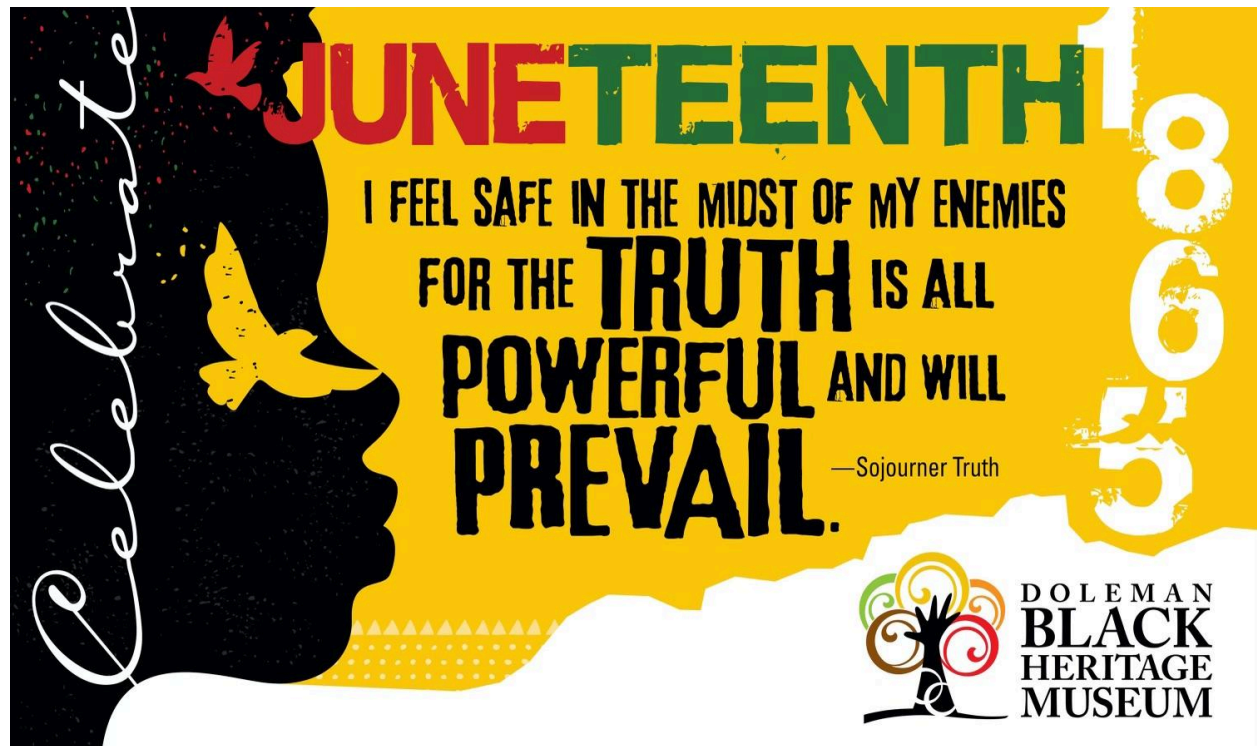
PHASE 1A - Sculpture			\$/SF	
Sculpture - Incl. Foundation / Electric / Hardscape / Plumb/ Crane			NA	\$ 220,000
General Requirements / Site Supervision			NA	\$ 5,000
SUB-TOTAL SCULPTURE ESTIMATE				\$ 225,000
BUILDER OVERHEAD 20%				\$ 45,000
CONTINGENCY 15%			+/-	\$ 33,750
TOTAL SCULPTURE ESTIMATE				\$ 303,750

PHASE 2 - Existing Building Café / Temporary Museum / Site Work - Roads, Parking, Sidewalks			\$/SF	
General Requirements / Site Supervision	NA	-	-	\$ 75,000
Existing Conditions - Demo Temp Walls / Haul	NA	-	-	\$ 20,000
Concrete - Rear Flgs / Repair / Level / Patch / Polish FL	NA	-	-	\$ 140,000
Masonry - Brick Point Up Interior / Exterior - As Needed / VIF	NA	-	-	\$ 30,000
Metals	NA	-	-	\$ 150,000
Wood, Plastics, Composites	NA	-	-	\$ 150,000
Thermal and Moisture Protection	NA	-	-	\$ 200,000
Openings	NA	-	-	\$ 300,000
Finishes	NA	-	-	\$ 100,000
Specialties	NA	-	-	\$ 50,000
Equipment / Appliances	NA	-	-	\$ 50,000
Furnishings	NA	-	-	\$ 50,000
Elevator	NA	-	-	\$ 100,000
Plumbing	NA	-	-	\$ 200,000
HVAC	NA	-	-	\$ 200,000
Electrical	NA	-	-	\$ 200,000
Communications	NA	-	-	\$ 20,000
Earth Work	NA	-	-	\$ 160,000
Exterior Site Improvements - Roads / Sidewalks / etc.	NA	-	-	\$ 500,000
Utilities	NA	-	-	\$ 50,000
Museum Storage Units - 8 Containers	NA	-	-	\$ 300,000
SUB-TOTAL PHASE 2 CONSTRUCTION ESTIMATE	3700	sq ft		\$ 3,045,000
BUILDER OVERHEAD 20%				\$ 609,000
CONTINGENCY 15%			+/-	\$ 456,750
TOTAL ESTIMATED CONSTRUCTION BUDGET PHASE 2				\$ 4,110,750

Furniture, Fittings, & Equipment Estimate				
Furniture - Café / Museum - Includes Delivery / Freight / etc.			+/-	\$ 300,000
TOTAL ESTIMATED INTERIOR FIT OUT				\$ 300,000

Consultants - Phase 1 / 2				
Project Administrator				\$ 154,000
Architect				\$ 700,000
Structural Engineer				\$ 50,000
MEPFA / Energy				\$ 50,000
Civil				\$ 62,750
Geo-Tech / Environmental Assessment				\$ 36,400
Curator / Interior Design				\$ 20,000
Code Consultant				\$ 15,000
AV / Tech / Security				\$ 20,000
Cost Estimator				\$ 15,000
Digital / Sound Technology				\$ 5,000
Permits / Licenses / Utility Fees				\$ 15,000
TOTAL ESTIMATED CONSULTANTS				\$ 1,143,150

TOTAL COKE BLDG REHAB HARD / SOFT COSTS				\$ 6,276,150
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2025 JUNETEENTH CELEBRATION - HAGERSTOWN

(THURSDAY, JUNE 19, FRIDAY, JUNE 20, 2025)

A Call to Action for the City of Hagerstown, Washington County, and state-funded agencies.
(*i.e., Hagerstown Washington County Convention Visitors Bureau and Washington County Arts Council.*)

07.23.2024

Mrs. Alesia Parson-McBean and Ms. Marcia Sanders

FRIENDS OF DOLEMAN BLACK HERITAGE MUSEUM

33 - 35 W. WASHINGTON STREET

ROOM 210

HAGERSTOWN, MD 21740

(301) 797.5019

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Proposal Subject: Financial Support for Juneteenth Celebration

The Doleman Black Heritage Museum and its volunteer group, Friends of the Doleman Black Heritage Museum, propose working with Local Government and state-funded agencies in tourism and the arts to define our shared obligation to finance annual Juneteenth Celebrations in Hagerstown and Washington County. It's important to note that the museum's role is not to host the Juneteenth Celebration, but to sponsor and support it. These celebrations, which have been resounding successes in the past, are deeply rooted in our community and have significantly contributed to promoting cultural awareness and fostering community unity.

Prospective

Juneteenth, celebrated on or around June 19th, is a profound commemoration of the emancipation of enslaved African Americans in the United States. This celebration, deeply rooted in our community, serves as a vital occasion for acknowledging and honoring Black history, culture, and contributions. We propose a collaborative effort with local government, state-funded agencies in tourism and the arts, and other stakeholders. The local government and state-funded agencies can provide financial support. At the same time, different stakeholders will contribute in their respective capacities to ensure the event's sustainability and growth, fostering a sense of unity and cultural appreciation.

Combining the Doleman Black Heritage Museum's (DBHM) annual fundraising gala with the Juneteenth celebration events is essential for several compelling reasons. Firstly, it strengthens the connection between the museum's mission of preserving and promoting Black heritage and the significance of Juneteenth, a pivotal moment in African American history. By integrating these events, we can create a cohesive platform that amplifies the importance of cultural recognition and historical education within our community.

Juneteenth celebrations, initially spearheaded by Mrs. Alesia Parson-McBean from 2021 to 2023, have become a cornerstone for community engagement and cultural pride. These events have successfully united diverse community members, fostering unity and a deeper understanding of Black history. As of 2024, the Friends of DBHM have taken over all aspects of planning the Juneteenth events under the capable leadership of President Ms. Marcia Saunders, with continued oversight by DBHM consultant Ms. Parson-McBean. This transition underscores the vital role DBHM plays in the organization and success of these celebrations.

However, the City, County, and other state agencies have been confused, mistaking Ms. Parson-McBean's community engagement efforts as the museum hosting Juneteenth rather than sponsoring it. This misunderstanding has inadvertently made fundraising for DBHM more challenging. By officially combining the DBHM annual fundraising gala with the Juneteenth events, we can clarify the museum's pivotal role, thus streamlining communication and fundraising efforts.

These events must receive robust financial backing from local, majority-white municipalities, the arts, and state tourism agencies. Supporting Black voices and leadership in Juneteenth celebrations is a moral imperative and an opportunity to foster inclusivity and diversity within our community. Such support ensures that these significant cultural events are adequately funded, allowing for a broader reach and more impactful programming.

Funding these events as an extension of the museum's programming aligns with these municipalities and agencies' mission to promote cultural tourism and education. It highlights their commitment to honoring Black heritage and supporting community-driven initiatives. This collaboration will enhance the visibility of the museum and its programs, ensuring that African Americans' rich history and contributions are celebrated and remembered.

Integrating DBHM's annual gala with the Juneteenth celebration is a strategic move to strengthen cultural programming, clarify organizational roles, and secure necessary funding. This partnership is essential in celebrating and preserving Black heritage, promoting unity, and fostering a more inclusive community narrative.

Supporting Black Voices Leading The Juneteenth Celebrations

- 1. Cultural Authenticity and Representation:** Black voices bring authenticity and a deep understanding of the cultural significance of Juneteenth. This celebration marks the day when the last enslaved African Americans were informed of their freedom, two and a half years after the Emancipation Proclamation was signed. Their leadership ensures that the celebration accurately reflects the historical context and cultural traditions, preserving the true spirit of the holiday.
- 2. Community Trust and Engagement:** Black leaders within the community have established trust and rapport with residents. Their involvement in organizing the event fosters greater community engagement and participation, as they can effectively mobilize and inspire residents to celebrate and honor their heritage.
- 3. Empowerment and Recognition:** We empower the community by allowing Black voices to lead Juneteenth Celebrations. This leadership provides a platform for recognizing their contributions and leadership, fostering a sense of pride and unity. It promotes inclusivity and ensures that the celebration is not only about the past but also about acknowledging and uplifting current and future Black leaders, inspiring a shared sense of empowerment and unity.

Compelling Reasons for Financial Support

1. **Equitable Responsibility:** It is embarrassing and insulting to expect the Doleman Black Heritage Museum (DBHM) and its volunteer group, Friends of the Doleman Black Heritage Museum (FoDBHM), to shoulder the financial burden of celebrating a federal holiday that recognizes the emancipation of their ancestors. This expectation places an undue strain on these organizations, which already contribute significantly to preserving and promoting Black heritage. We propose that the city, county, and state agencies recognize their role in honoring this significant holiday appropriately by providing equitable financial support and invoking a sense of duty and responsibility.

Juneteenth celebrates the Emancipation of the Enslaved in America, equality, and values central to our community and nation. The survival of the American Abolitionist and the descendants of the American Enslaved survival throughout American history is a national cause for celebration. Recognizing that it is imperative to point out that the financial burden should not fall on the Doleman Black Heritage Museum (DBHM) and its culturally diverse volunteer group, Friends of the Doleman Black Heritage Museum (FoDBHM), we propose a collective effort to support and fund the Juneteenth Celebration. Our approach demonstrates our commitment to these shared principles and the well-being and recognition of the Black community, making each stakeholder feel involved and valued in this crucial endeavor.

Goals

1. **Secure Funding:** We seek financial support from city and county governments and state agencies in the arts and tourism to cover all costs associated with the Juneteenth Celebration, including event planning, promotion, logistics, and activities, with a total budget estimation of \$58,650.
2. **Promote Cultural Awareness:** Through educational programs, cultural performances, and community events, enhance the public's understanding and appreciation of Juneteenth and its significance.
3. **Foster Community Unity:** We aim to create an inclusive celebration that brings together diverse community members. Your participation and support will foster unity, respect, and mutual appreciation. We encourage you to join us in this endeavor and contribute to the success of the Juneteenth Celebration in Hagerstown and Washington County.

Specifications

1. **Funding Requirements:** We have prepared a detailed budget outlining projected costs for the venue, permits, marketing, performers, educational materials, and other event-related expenses. The projected total budget is \$58,650, with the following breakdown: The Juneteenth Gala—\$8,000; Entertainment—\$32,500; Marketing & Advertising—\$13,500; Equipment Rentals—\$3,800; and Miscellaneous Expenses—\$850.
2. **Event Programming:** Comprehensive plan for the celebration, including a schedule of events, a list of performers and speakers, and descriptions of educational and cultural activities.
3. **Marketing and Outreach:** Strategy for promoting the event through various media channels, community partnerships, and public relations efforts to ensure broad participation and visibility.

Benchmarks

1. **Initial Planning Meeting:** Convene a planning committee with representatives from local government, state agencies, DBHM, FoDBHM, and community stakeholders by September 1st.
2. **Funding Commitments:** Secure financial commitments from city, county, and state agencies by November 1st.
3. **Event Promotion Launch:** Begin marketing and promotional activities by March 1st.
4. **Final Preparations:** By May 1st, complete all logistical arrangements, finalize event programming, and confirm all participants and vendors.
5. **Juneteenth Celebration:** We aim to successfully host the 5th Annual Juneteenth Celebration the week of June 19, 2025, and complete post-event evaluation and reporting by July 1, 2025. The event will culminate our collective efforts and be a testament to our commitment to honoring the legacy of emancipation, promoting cultural awareness, and strengthening our community bonds.

Conclusion

By securing substantial financial support and collaboratively organizing the Juneteenth Celebration, we can properly honor the legacy of emancipation, promote cultural awareness, and strengthen our community bonds of cultural awareness and respect for those survivors of America's ugly past.

Estimated Event Budget

2025 JUNETEENTH CELEBRATION - HAGERSTOWN TWO/THREE-DAY EVENT	
BUDGET PROJECTION	
GALA - \$8,000	
VENUE	\$4,000.00
CATERER	\$4,000.00
ENTERTAINMENT - \$32,500	
PRODUCER	\$6,000.00
SOUND	\$4,000.00
PERFORMANCES FEES MUSIC FESTIVAL	\$10,000.00
YOGA HEALTH & WELLNESS	\$4,000.00
MASTER OF CEREMONY (3)	\$3,000.00
DJ SERVICES (2)	\$3,000.00
LODGING	\$2,500.00
MARKETING - \$13,500	
EDUCATIONAL FAMILY-FRIENDLY MATERIALS	\$3,000.00
GRAPHIC DESIGN	\$4,000.00
PRINTING	\$4,000.00
ADVERTISING	\$2,500.00
EQUIPMENT RENTALS - \$3,800	
GENERATOR, FENCE & LIGHTS	\$3,500.00
PERMITS	\$300.00
MISCELLANEOUS - \$850	
TREATS	\$150.00
AWARDS	\$200.00
PAINTS	\$200.00
CERAMICS	\$300.00
Estimated Budget Projection	\$58,650.00

Estimated Budget Narrative: 2025 Juneteenth Celebration - Hagerstown Two-Day Event - Budget Projection: \$58,650.00

The following budget narrative outlines the financial plan for the 2025 Juneteenth Celebration in Hagerstown. This two-day event celebrates African American culture, history, and achievements. The budget is designed to cover essential aspects of the event, ensuring its success and impact on the community.

DBHM Gala: \$8,000

Venue: \$4,000

- *This cost covers the rental of a suitable venue to host the gala, providing a dignified space for attendees.*

Caterer: \$4,000

- *This allocation is for catering services to provide food and beverages for gala attendees, ensuring a high-quality dining experience.*

Celebration on Wheaton Park - Entertainment: \$32,000

Producer: \$6,000

- *A professional production company will be hired to oversee and coordinate all entertainment activities, ensuring a seamless and engaging program.*

Sound: \$4,000

- *Covers the cost of sound equipment and technicians to ensure high-quality audio for performances and announcements throughout the event.*

Performance Fees: *Fees for various musical acts performed at the festival, including bands, solo artists, performance art, and cultural performances.*

- **Headliner - \$4,000**
- **Opening Act - \$2,500**
- **Jazz - \$1,000**
- **Gospel - \$2,000**

Yoga Health & Wellness: \$4,000

- *The budget is allocated for yoga and wellness sessions, including instructor fees and related materials, promoting health and well-being among attendees.*

Master of Ceremony (3): \$3,000

- *Honoraria for three MCs to host and guide the event, ensuring smooth transitions and engaging interactions with the audience.*

DJ Services (2): \$3,000

- *Hiring two DJs to provide music during the event enhances the festive atmosphere and ensures continuous entertainment.*

Performance Fees: A block of 10 rooms for an overnight stay

- **Lodging estimated at \$2,500**

Marketing & Advertising: \$13,500

Educational Family Friendly Materials: \$3,000

- *The development and distribution of educational materials aimed at families focus on the history and significance of Juneteenth.*

Graphic Design: \$4,000

- *A graphic designer to create visually appealing promotional materials, including posters, flyers, t-shirts, and digital content in line with the mission and vision of the museum and the occasion.*

Printing: \$4,000

- *These are projected costs for printing marketing materials, programs, banners, and other event-related documentation.*

Advertising: \$2,500

- *Promoting the event through various channels, including social media, local newspapers, and radio, will incur media and print advertising expenses.*

Equipment Rentals: \$3,800**Generator, Fence & Lights: \$3,500**

- *Rental of essential equipment such as generators, fencing, and lighting to ensure the event is well-lit, secure, and operational.*

Permits & Licenses: \$300

- *These are projected fees associated with obtaining and fulfilling local authorities' necessary permits and license requirements to host the events.*

Miscellaneous: \$850**Treats: \$150**

- *Small treats and snacks for attendees and segment participants enhance the festive atmosphere.*

Awards: \$200

- *The purchasing of awards to recognize and honor contributors, performers, and notable community members.*

Paints: \$200

- *Purchase paint supplies for interactive activities such as face painting or art stations for children and families.*

Ceramics: \$300

- *Purchase materials for arts and crafts activities, allowing attendees to engage in creative and educational experiences.*

*The estimated budget of **\$58,650.00** is thoughtfully allocated to ensure the successful execution of the 2025 Juneteenth Celebration in Hagerstown. The budget covers all critical areas, including venue and catering for the gala, diverse entertainment, comprehensive marketing, essential equipment rentals, and miscellaneous expenses to enhance attendee and participant experiences. The financial plan reflects a commitment to celebrating and honoring the significance of Juneteenth while providing a memorable and enriching experience for the community.*



DOLEMAN
BLACK
HERITAGE
MUSEUM



DOLEMAN BLACK HERITAGE MUSEUM – HAGERSTOWN, MD



TRAVIS PRICE ARCHITECTS - DESIGN/CONSTRUCTION - OCT 2022-25





Voyages of Homes Rising



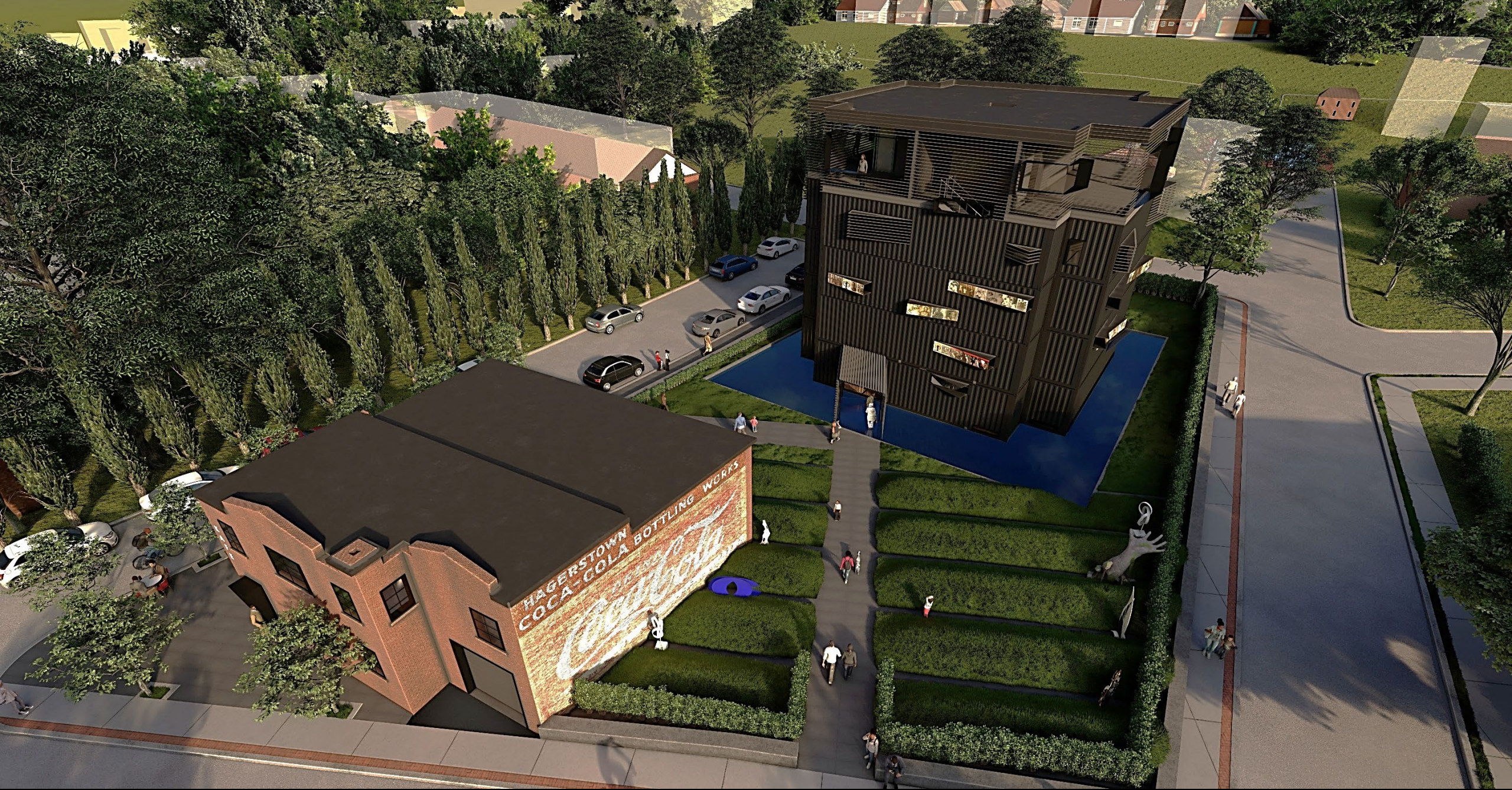


Things go better with.....















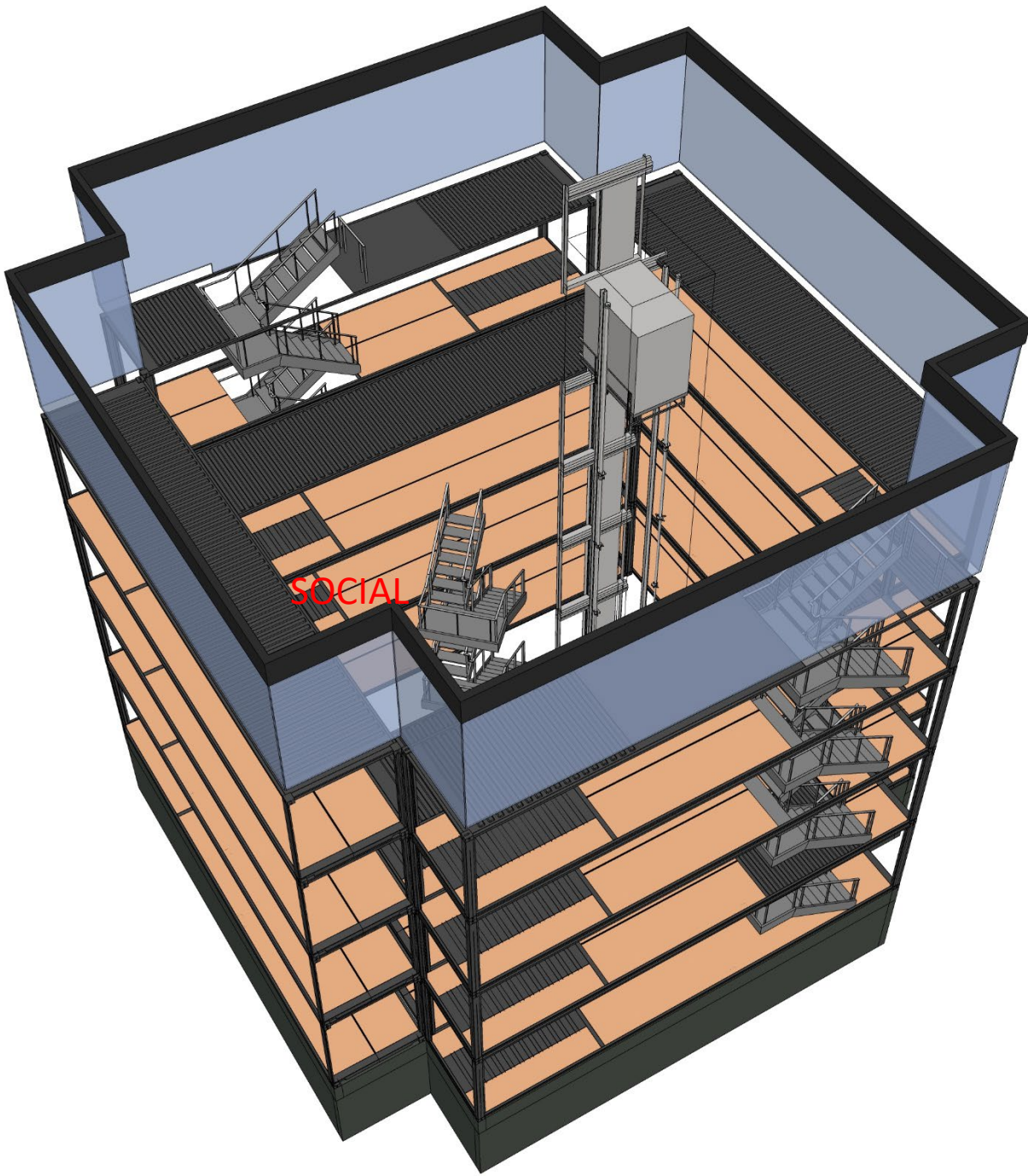












FLOOR

BY

FLOOR





CONSTRUCTION:

STAGE 1. COKE BLDG

1. SITE DEMOLITION COMPLETION

1. MAIN COKE BLDG – RENOVATION

2. FIRST SCULPTURE

3. TEMPORARY MUSEUM STORAGE



DOLEMAN BLACK HERITAGE MUSEUM AND CAFE



PHASE 1	
A000	COVER SHEET
A001	PROPOSED - OVERALL SITE
A007	SCULPTURE RENDERINGS
A008	SCULPTURE RENDERINGS
A100	EXISTING - 1ST FLOOR
A110	DEMO - 1ST FLOOR
A111	PROPOSED - SCULPTURE

PHASE 2	
A009	CAFE RENDERINGS
A010	CAFE RENDERINGS
A011	CAFE RENDERINGS
A012	CAFE ROOF PLAN RENDERING
A120	PROPOSED - CAFE LEVEL 1
A121	PROPOSED - CAFE LEVEL 2
A122	PROPOSED - CAFE ROOF PLAN
A200	EXTERIOR ELEVATIONS - CAFE
A201	EXTERIOR ELEVATIONS - CAFE

PHASE 3	
A013	MUSEUM RENDERINGS
A014	MUSEUM RENDERINGS
A123	PROPOSED - BASEMENT
A124	PROPOSED - LEVEL 1
A125	PROPOSED - LEVEL 2
A126	PROPOSED - LEVEL 3
A127	PROPOSED - LEVEL 4
A128	PROPOSED - LEVEL 5
A129	PROPOSED - MUSEUM ROOF PLAN
A202	EXTERIOR ELEVATIONS - SITE
A203	EXTERIOR ELEVATIONS - SITE

The FIRST
RENOVATION
of
THE COKE
BUILDING
& SCULPTURE

Morgan Allen

GENERAL PROJECT INFORMATION

OWNER
DOLEMAN BLACK HERITAGE MUSEUM
53 BROADWAY SE 1, HAGERSTOWN, MD
21740
P: (301) 797-5019
E: ALE@PARSONSWCBEAN@GMAIL.COM

ARCHITECT OF RECORD
TRAVIS PRICE
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STRUCTURAL ENGINEER
TRAVIS PRICE
TRAVIS PRICE ARCHITECTS, PLLC
1028 33RD STREET NW
SUITE 320
WASHINGTON, DC 20036
P: 202.965.7000
E: TRAVIS@TRAVISPRICEARCHITECTS.COM

SITE LOCATION



TRAVIS PRICE ARCHITECTS

2805 CHERRYWOOD PLACE NW, WASHINGTON, D.C. 20008
P: 202.965.7000 W: TRAVISPRICEARCHITECTS.COM

DOLEMAN BLACK
HERITAGE MUSEUM

465 PENNSYLVANIA AVE
HAGERSTOWN, MD 21740

COVER SHEET

DESIGN DEVELOPMENT

REVISIONS	DATE

02/27/2024

A.000



HAGERSTOWN
COCA-COLA BOTTLING WORKS

DRINK
Coca-Cola





CONTAINED BY CASKETS
CROSSING THE CHOPPED SEAS,
CAME WE.
CHAINED UPON SEA WAVES SADLY,
SANK WE.
PLANTATION FURROWS CASCADED UPON US
AND DAMPENED DARKNESS,
BECAME WE.

FROM OUR CAVES

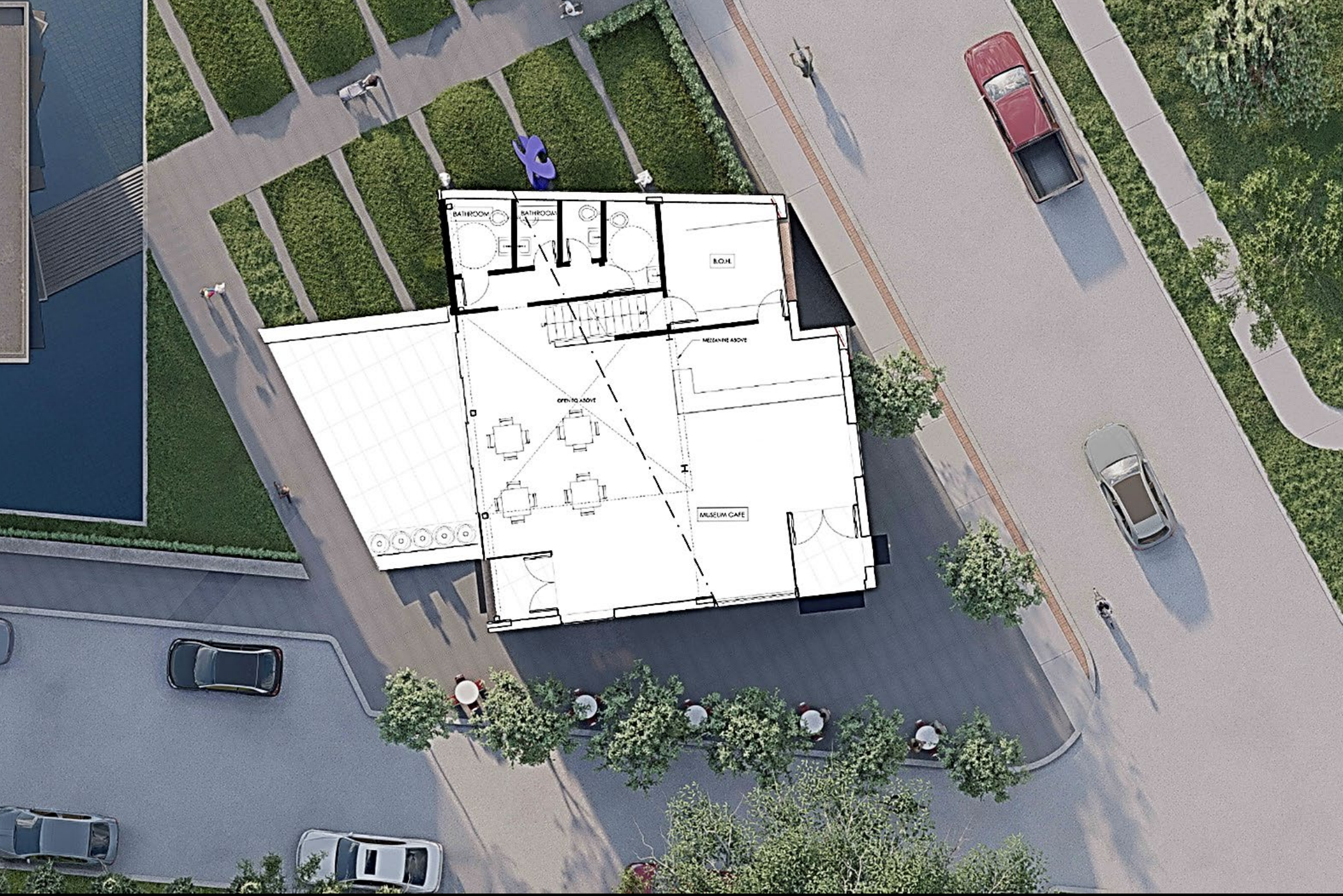
WAYS



**The FIRST
RENOVATION**

**THE COKE
BUILDING**





LEVEL 1

**SOCIAL,
COFFEE,
FOOD,
ETC.**





**SOCIAL
COFFEE
FOOD
ETC**

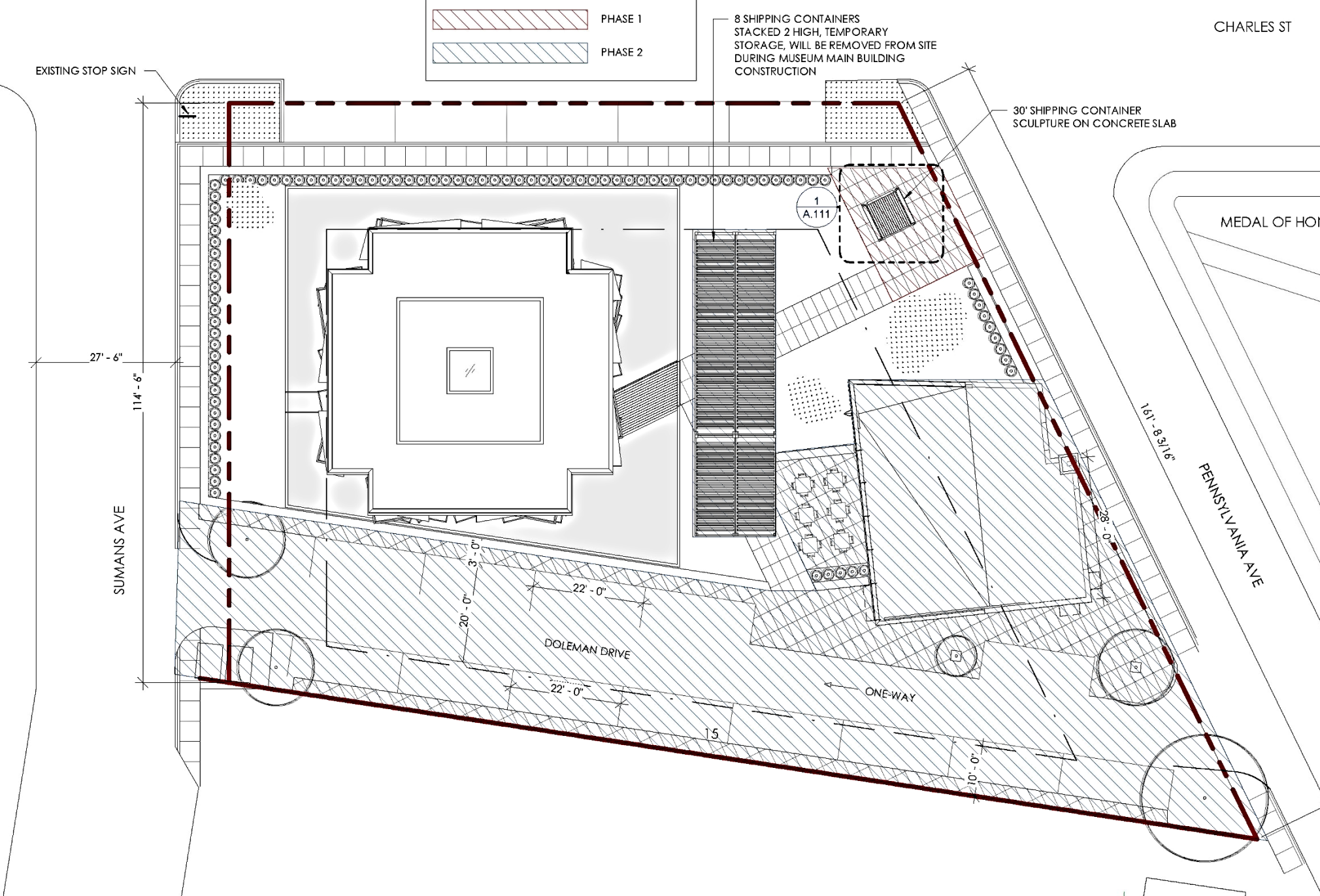


CONSTRUCTION STAGE 2. COKE BLDG

1. SITE DEMOLITION COMPLETION

2. MAIN COKE BLDG – RENOVATION

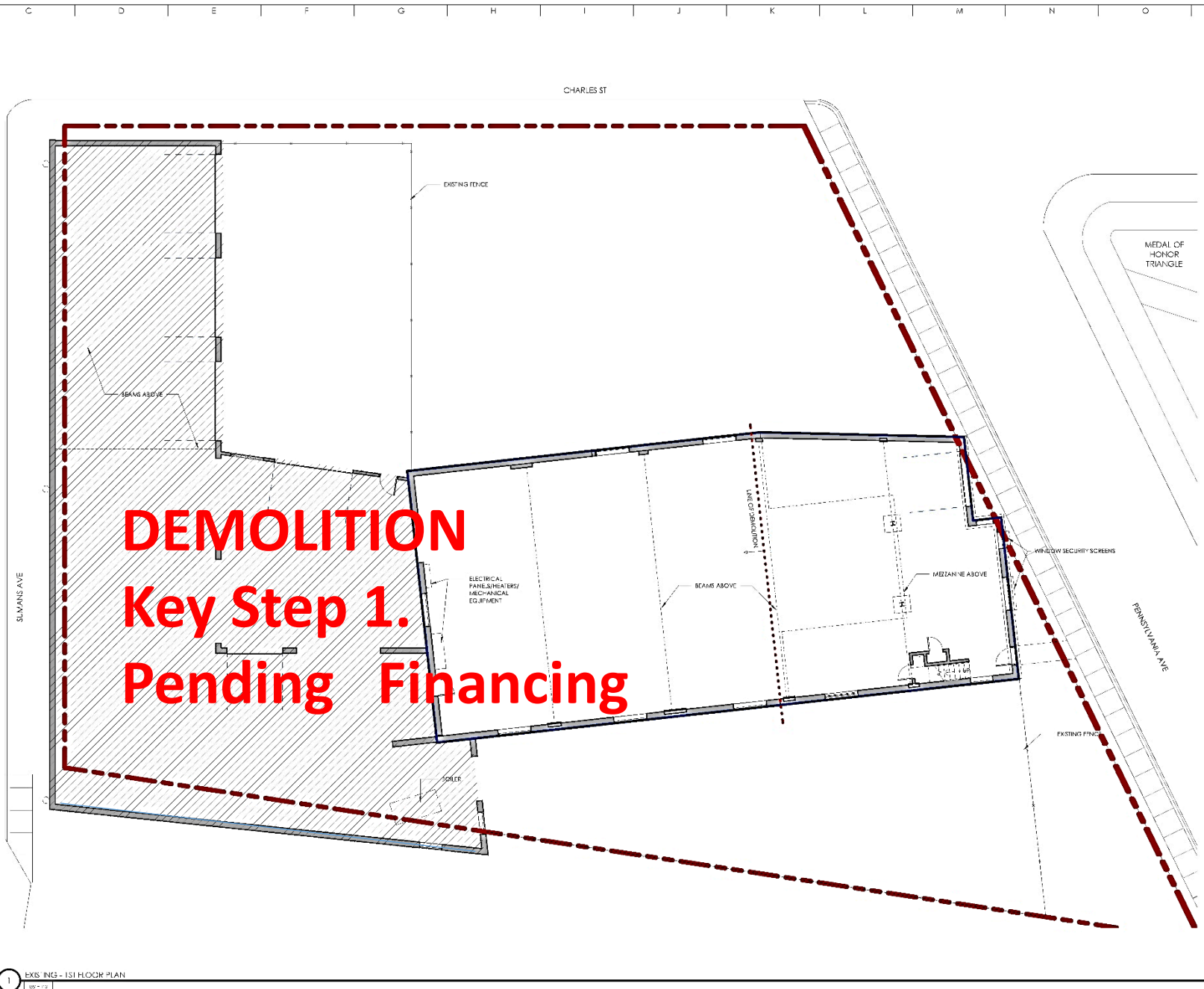
3. TEMPORARY MUSEUM STORAGE



SCULPTURE

**DBHM
TEMPORARY
STORAGE**

**COKE BLDG
TEMPORARY
MUSEUM
&
COFFEE/FOOD
BAR**



1 EXISTING - 1ST FLOOR PLAN
100'-0"

LEGEND - EXISTING

- EXISTING OR REMAIN
- OVERHEAD
- ORIGINAL BUILDING
- PHASE 2 ADDITION
- LINE OF DEMOLITION



TRAVIS PRICE ARCHITECTS
2905 CHESTERFIELD PLACE NW, WASHINGTON, D.C. 20008
T: 202.942.7000 W: travispricearchitects.com

DOLEMAN BLACK
HERITAGE MUSEUM
1000 PENNSYLVANIA AVE, N.W.
WASHINGTON, D.C. 20004
HAGERSTOWN, MD 21740

EXISTING - LEVEL 1
DESIGN DEVELOPMENT

NO.	DATE	REVISIONS
1	02/27/2024	ISSUED FOR PERMIT

02/27/2024

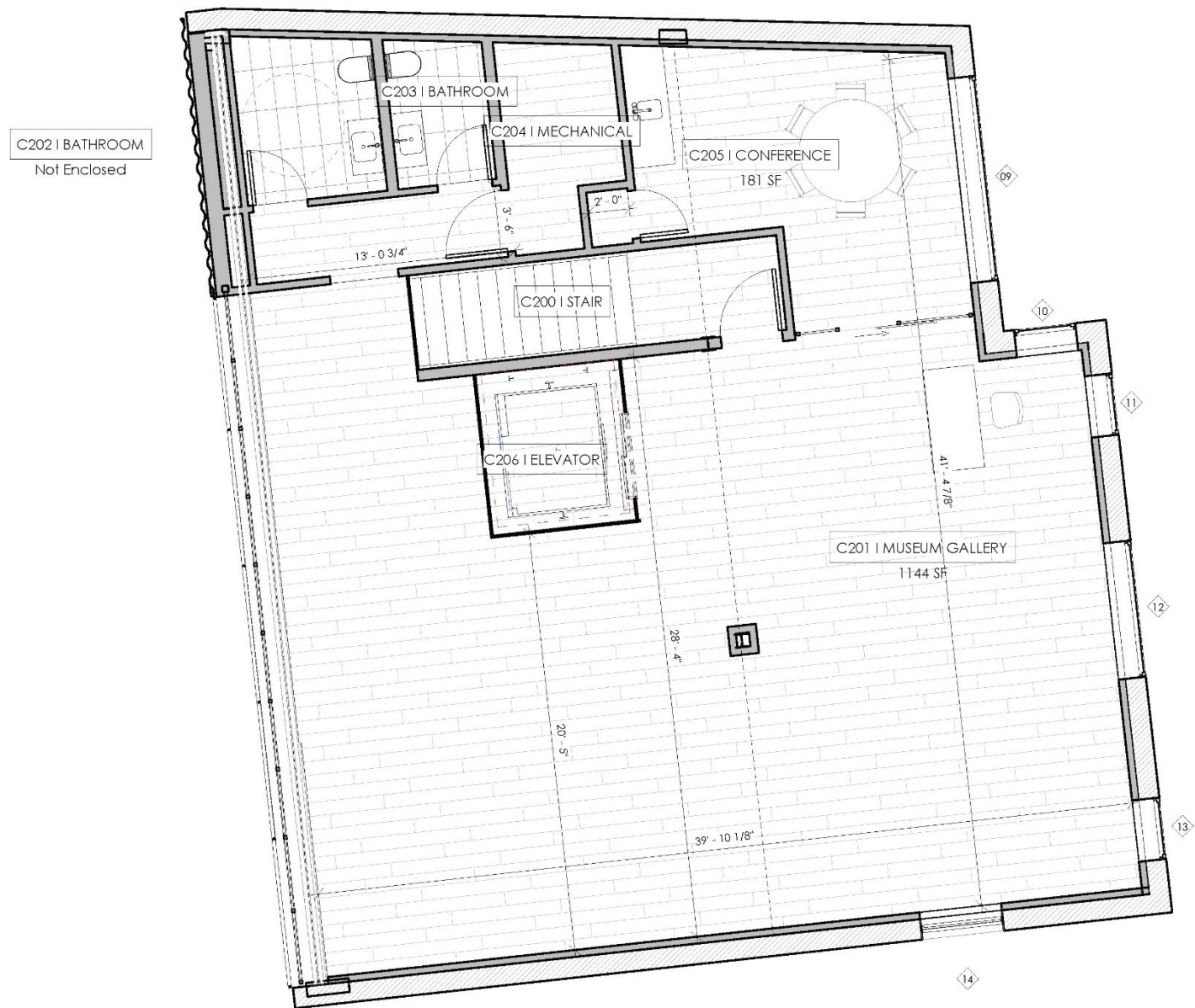
A100

DBHM COKE BLDG

COFFEE & FOOD BAR

Ground Floor





**DBHM
COKE BLDG**

**TEMPORARY
MUSEUM
2ND FLOOR**

**Next to:
DBHM
TEMPORARY
STORAGE**

TOTAL COST FOR SITE DEMO & COKE BLDG RENOVATION:

1. Demo Existing Bldg / EPA Regs / Tank Removal / Haul Away	\$ 150,000
2. Bracing / Steel Stabilization	\$ 75,000
3. Rough Carpentry / Roof Repair	\$ 25,000

SUB TOTAL DEMOLITION REQUEST: \$ 250,000

Items for Later Completion:

4. Rough / Finish Grade Landscaping / Sod / Fencing	\$ 40,000
5. General Requirements / Site Supervision / Builder Overhead /Contingency	\$ 128,500
PHASE 1 - Estimated Total Demolition:	\$ 418,500

PHASE 2 - Estimated Total Coke Bldg Renovation: \$ 6,276,150

KELLY DAVIES GRACE, AIA





1. Overall Project Costs
2. Revitalization of the Coca-Cola Building Cost
3. Line Items We Are Requesting Funding For



**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Presentation of Choice Neighborhoods Draft Transformation Plan by Hannah Clark, Planner with WRT Design (Choice Neighborhoods Planning Grant Consultant). Margi Joe, Community Development Manager. Rachel Paul, Planning & Outreach Coordinator.

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

030425_WS_Choice_Neighborhoods_Draft_Plan.pdf

Description

Presentation of Choice
Neighborhoods



To: Scott Nicewarner, City Administrator

From: Margi Joe, Community Development Manager
Rachel Paul, Planning & Outreach Coordinator

Date: February 28, 2025

RE: Presentation of Choice Neighborhoods Draft Transformation Plan by Hannah Clark, Planner with WRT Design (Choice Neighborhoods Planning Grant Consultant)

Staff will be joined by Sean Griffith, Executive Director of the Hagerstown Housing Authority and Hannah Clark, Urban Planner with WRT Design to review the Choice Neighborhoods Draft Transformation Plan at the March 4, 2025 Work Session.

This Transformation Plan will provide an overview of the Goals and Strategies developed by the Choice Core Team and the many community partners who have contributed their ideas and input to elevate the Choice Neighborhood. This Plan will be submitted to HUD for review no later than March 14, 2025.

The Hagerstown Choice team seeks continued Mayor and Council support for the Draft Transformation Plan as the team moves toward forming the Final Transformation Plan, due to HUD in September 2025.

Background

In September of 2023, the Hagerstown Housing Authority, in partnership with the City of Hagerstown, received a \$500,000 Choice Neighborhoods Planning Grant from the US Department of Housing and Urban Development (HUD):

- Lead Grantee: Hagerstown Housing Authority
- Co-Applicant: City of Hagerstown
- 2-year grant period – approx. Oct 2023 to Oct 2025.
- Hagerstown is 1 of 14 cities selected from a pool of 28 applicants.

Geographic Study Area

Attached is a map of the Choice Neighborhoods study area. The Targeted Neighborhood Sites are the following Hagerstown Housing Authority neighborhoods:

1. Douglass Court
2. Parkside Home – both in Jonathan Street area
3. Frederick Manor

The inclusion of Downtown Hagerstown in the geographic study area is because the business district serves as an employment center and a socio-economic opportunity area within proximity to targeted public housing locations.

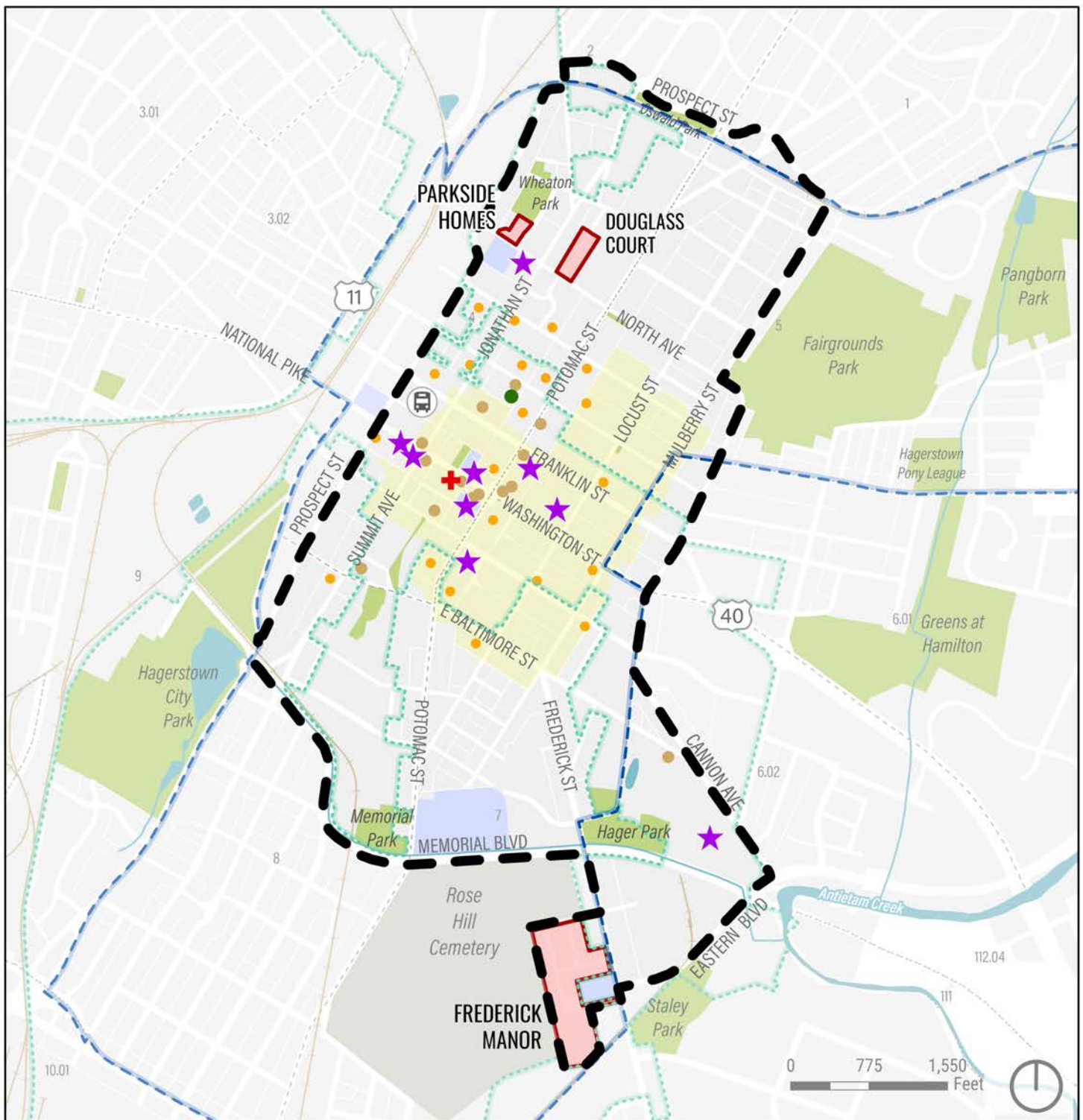
Outcome – A Community-Based Housing Plan

The planned outcome of the project is a Community-Based Housing Plan to include the following:

- Needs Assessment
- Community Engagement
- Strengthening the Targeted Neighborhood sites through a holistic approach focused on:
 1. People – health, wellness, education, childcare, employment – job training
 2. Neighborhood – looks at transportation, open space, infrastructure
 3. Housing – housing products, quality, affordability... and assisting those interested in moving into homeownership

Attachment: Choice Neighborhoods Study Area
 Choice Neighborhoods Transformation Plan PowerPoint Presentation

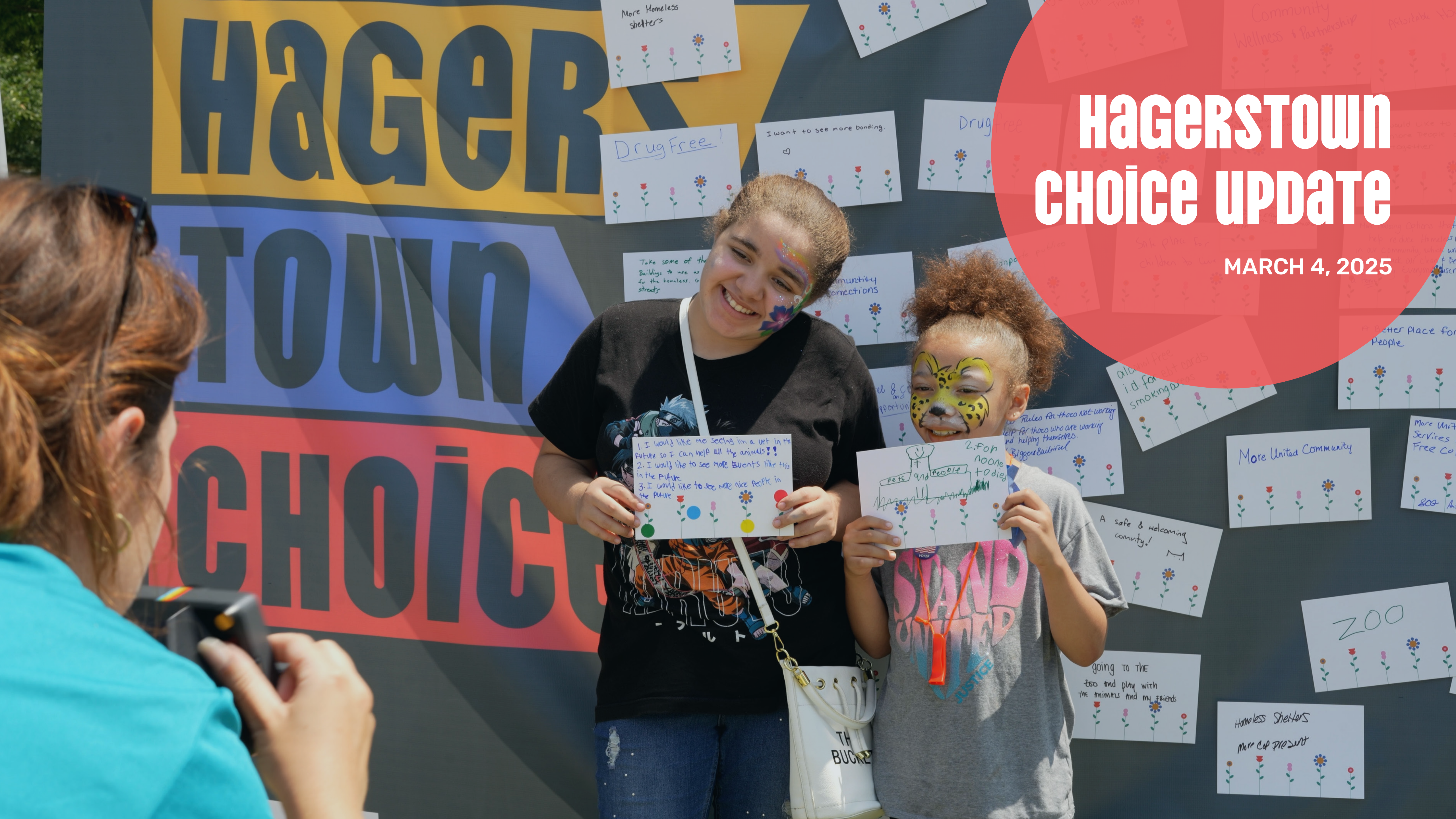
c: Jill Thompson, Director of Community & Economic Development



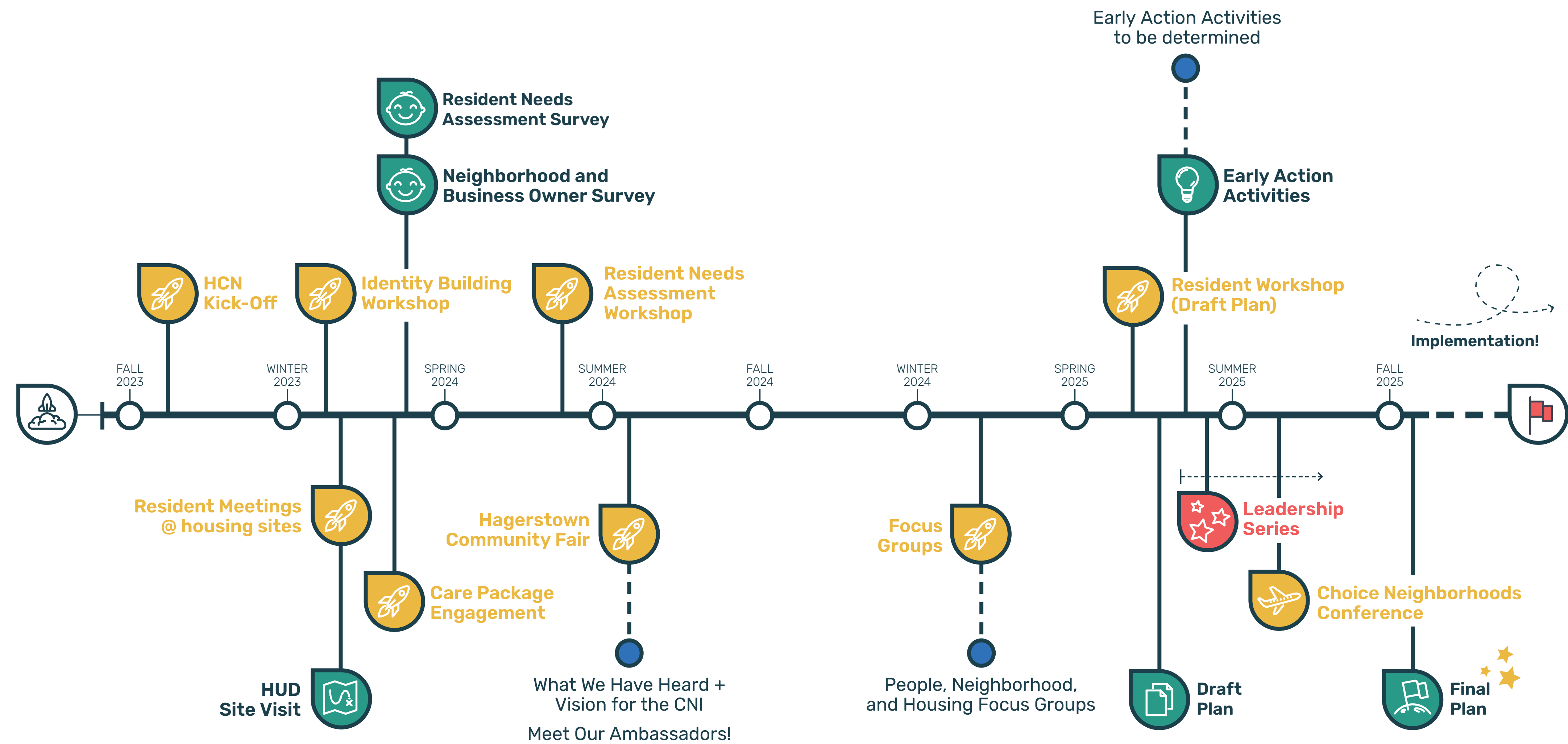
- | | | | |
|--------------------------------|-------------------|-------------------|-------------|
| Hagerstown Choice Neighborhood | Park /Open Space | Medical | Transit Hub |
| Target Housing Sites | 2022 Census Tract | Place of Interest | |
| School | Downtown | Farmers Market | |
| Cemetery | Enterprise Zone | Place of Worship | |
| | Opportunity Zone | Government | |

HAGERSTOWN CHOICE UPDATE

MARCH 4, 2025



WHERE ARE WE TODAY?



BUILD, GROW, THRIVE

PLAN STRUCTURE & FRAMEWORK

GROW.

We are growing capacity of the community throughout the planning process. The Hagerstown Choice Neighborhoods is guided by the voices of the community including Hagerstown Housing Authority residents, neighborhood residents, and community organizations and partners.

BUILD.

Building understanding of existing conditions and leveraging partnerships. A key component of building out the Hagerstown Choice Neighborhoods Plan is understanding community assets, needs, priorities, and opportunities.

THRIVE.

The Hagerstown Choice Neighborhoods Plan will develop a Housing Plan, Neighborhood Plan, and People Plan that will provide tangible recommendations and a redevelopment program for the Choice Neighborhoods that will support a mixed-income community full of economic opportunities and supportive services that will allow everyone to thrive.

TABLE OF CONTENTS	INTRO		GROW		BUILD		THRIVE	
	1	EXECUTIVE SUMMARY PG 12	3	THE PLANNING PROCESS PG 44	4	BUILDING ON... THE HOUSING LANDSCAPE PG 58	8	PEOPLE PLAN PG 140
	2	UNDERSTANDING THE PAST PG 26			5	BUILDING ON... ECONOMIC DEVELOPMENT PG 88	9	NEIGHBORHOOD PLAN PG 144
					6	BUILDING ON... SAFETY, HEALTH, AND WELLNESS PG 104	10	HOUSING PLAN PG 148
					7	BUILDING ON... CHILDREN AND YOUTH PG 124		

THRIVE – PEOPLE

GUIDING PRINCIPLES

- 1 Address Food Insecurity by improving access and availability of fresh and healthy foods.
- 2 Connect residents to workforce training programs and opportunities while also providing pathways for continuing education.
- 3 Support residents and their families in accessing quality and affordable early childhood education options.

- 4 Work with community-serving partners to ensure a robust environment of programming especially for school-aged youth.
- 5 Foster community wealth building and provide financial literacy training and resources.



THRIVE – PEOPLE

GOALS

EDUCATION

- 1 Increase local options for reliable, quality childcare and early education opportunities.
- 2 Enhance support for children and youth, particularly with extracurricular activities outside of regular school hours.
- 3 Leverage local educational institutions to create opportunities for accessible higher education programs.



THRIVE – PEOPLE

GOALS

EMPLOYMENT

- 1 Increase participation in existing workforce development programs.
- 2 Enhance connectivity and access to reliable transportation options.
- 3 Increase pathways to economic opportunity to enhance economic mobility.



THRIVE – PEOPLE

GOALS

HEALTH

- 1

Address food insecurity and food access so no households in the Choice Neighborhoods go hungry.
- 2

Increase access to mental health and behavioral health resources.
- 3

Increase options for exercise and physical activity.
- 4

Improve transportation to healthcare services.



THRIVE – NEIGHBORHOOD

GUIDING PRINCIPLES

- 1

Leverage new housing development to build needed community assets.
- 2

Improve access to affordable, high-quality neighborhood-based services.
- 3

Create inviting and vibrant gathering spaces that honor the identity of the neighborhood and are anchors for community building and development.
- 4

Build trust, communication, and community relationships with public safety officers and public safety programs that serve the neighborhood.
- 5

Invest in infrastructure improvements that enhance mobility and safety of pedestrians while creating connected and accessible communities.
- 6

Continue to support local businesses along key corridors and build capacity of local entrepreneurs.



THRIVE – neighborhood

GOALS

NEIGHBORHOOD AMENITIES & SERVICES

- 1

Create an amenities-rich community with neighborhood-based services and businesses to support resident needs.
- 2

Building gathering spaces that encourage community and intergenerational connections.
- 3

Create and enhance connections to existing public spaces and amenities.
- 4

Create and enhance connections to existing public spaces and amenities.
- 5

Support activities and infrastructure that help to build community cohesion.



THRIVE – neighborhood

GOALS

PUBLIC SAFETY

- 1

Build on investments in crime prevention through environmental design.
- 2

Build trust, communication, and community relationships with public safety officers and programs that serve the neighborhoods.
- 3

Support and enhance safe routes to school.
- 4

Coordinate efforts to support existing organizations providing resources for recovery and substance abuse.

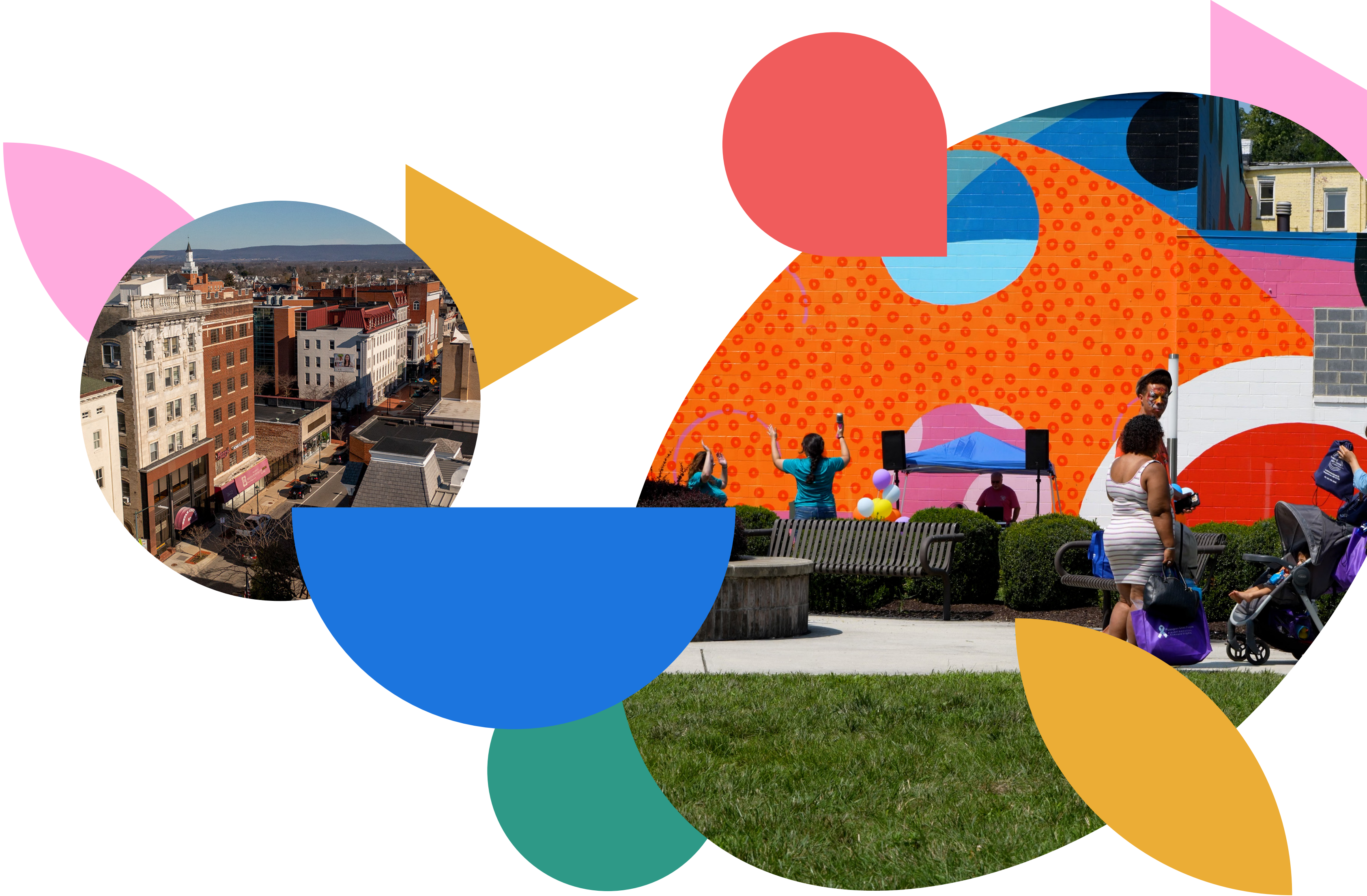


THRIVE – neighborhood

GOALS

TRANSPORTATION & MOBILITY

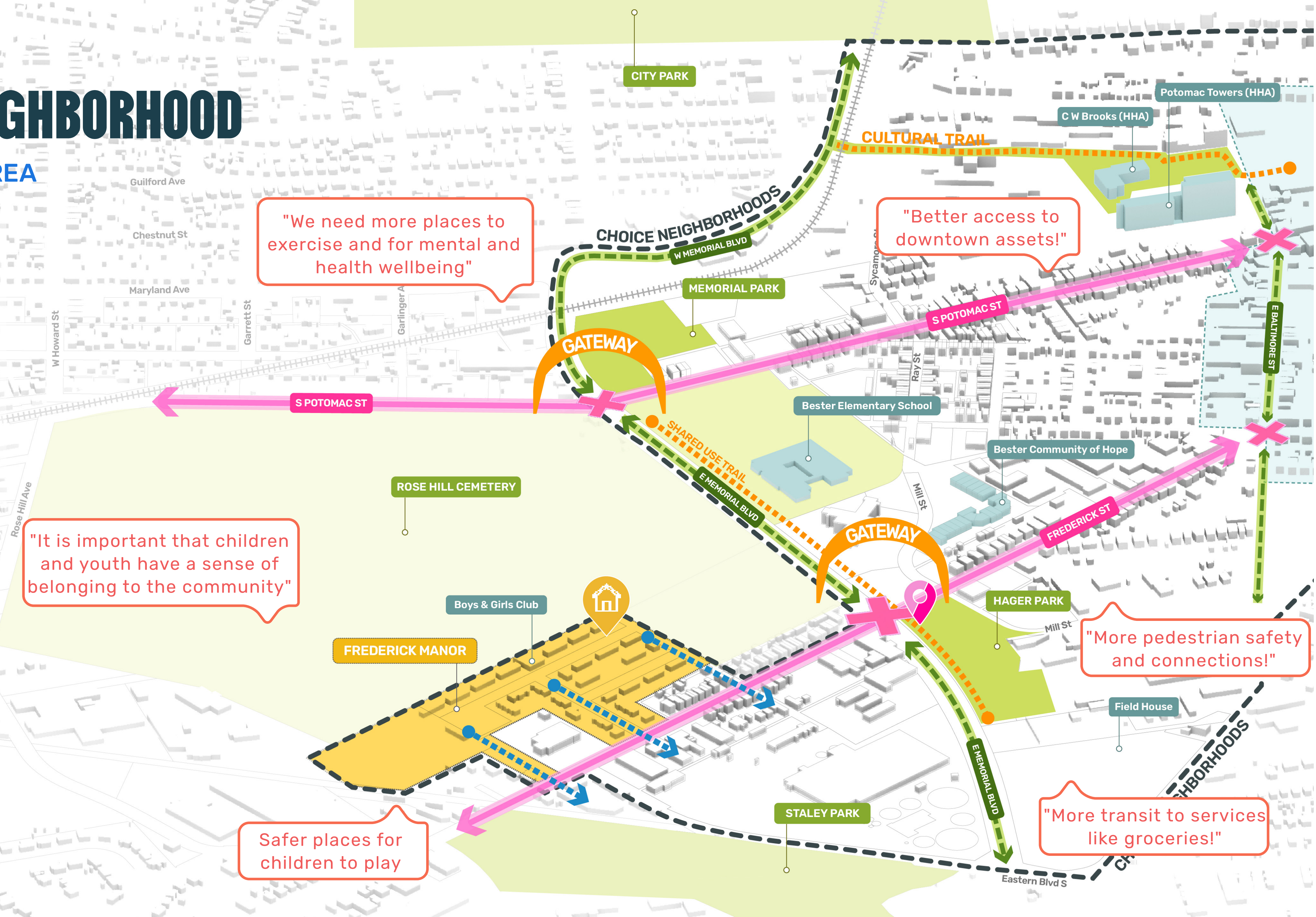
- 1 Improve pedestrian and cyclist safety and connectivity.
- 2 Employ traffic calming measures to reduce speeds, enhance ped/bike safety, and improve connections within and into the neighborhoods.
- 3 Identify opportunities to collaborate and coordinate with public transit (WTA) on accessibility to employment centers and key services.



THRIVE – NEIGHBORHOOD

FREDERICK MANOR AREA

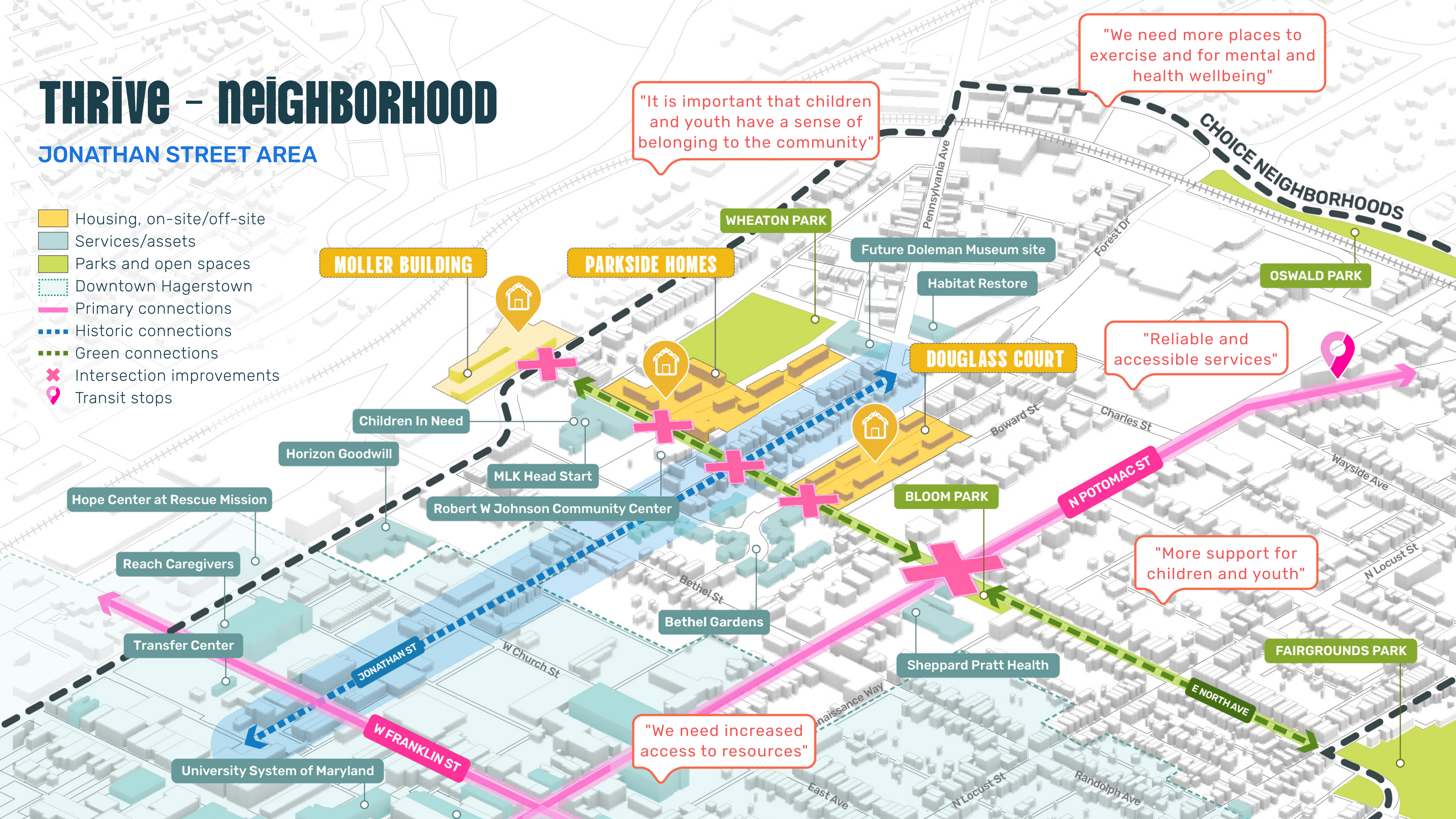
- Housing, on-site
- Services/assets
- Parks and open spaces
- Downtown Hagerstown
- Primary connections
- Green connections
- Trails
- Gateways
- Intersection improvements
- Transit stops



THRIVE - NEIGHBORHOOD

JONATHAN STREET AREA

- Housing, on-site/off-site
- Services/assets
- Parks and open spaces
- Downtown Hagerstown
- Primary connections
- Historic connections
- Green connections
- Intersection improvements
- Transit stops



"It is important that children and youth have a sense of belonging to the community"

"We need more places to exercise and for mental and health wellbeing"

"Reliable and accessible services"

"More support for children and youth"

"We need increased access to resources"

THRIVE – HOUSING

GUIDING PRINCIPLES

- 1** Leverage new housing development to build needed community assets.
- 2** Change the narrative on housing within the Choice Neighborhoods footprint to acknowledge the importance of providing quality affordable housing along workforce and market-rate units to create a vibrant, thriving, and resilient community.
- 3** Cultivate and encourage social cohesion, close-knit connections, and community culture through design.

- 4** Create a living environment that encourages physical and emotional wellness as well as safety of its residents through environmental design.
- 5** Support and create housing stability as a foundation for economic mobility.



THRIVE – HOUSING

GOALS

- 1

Address the need for affordable housing supply in the Choice Neighborhoods area.
- 2

Provide a healthy living environment in the Hagerstown Choice Neighborhoods that cultivates emotional connections, cohesion, and sense of belonging.
- 3

Create safe and connected communities that prioritize safety and connections.
- 4

Explore models for supportive housing to help those struggling with housing instability.
- 5

Provide homeownership opportunities and support for existing Housing Authority and neighborhood residents.



THRIVE – HOUSING

JONATHAN STREET

1

PARKSIDE HOMES
Revitalized community

PARKSIDE HOMES					
	1 BR	2 BR	3 BR	4 BR	TOTAL
Multifamily	20	17			37
Stacked		17	23		40
Townhomes				5	5
TOTAL	20	34	23	5	82
Parking					79%
Communal Space (sqft)				5,200	

MOLLER BUILDING					
	1BR	2BR	3BR	4BR	TOTAL
Adaptive Reuse	41	24			65
TOTAL	41	24			65
Parking					75%
Communal Space (sqft)				7,000	

Adaptive Reuse

3

MOLLER BUILDING
Renewed property as housing for residents

RESOURCE
Habitat ReStore

COMMUNITY SPACE
Medal of Honor Triangle

CULTURAL RESOURCES
Future Doleman
Museum Site

Stacked Townhomes

Townhomes

Multifamily

RESOURCE
Children In Need
EDUCATION
Head Start of WashCo

COMMUNITY SPACE
Robert W Johnson

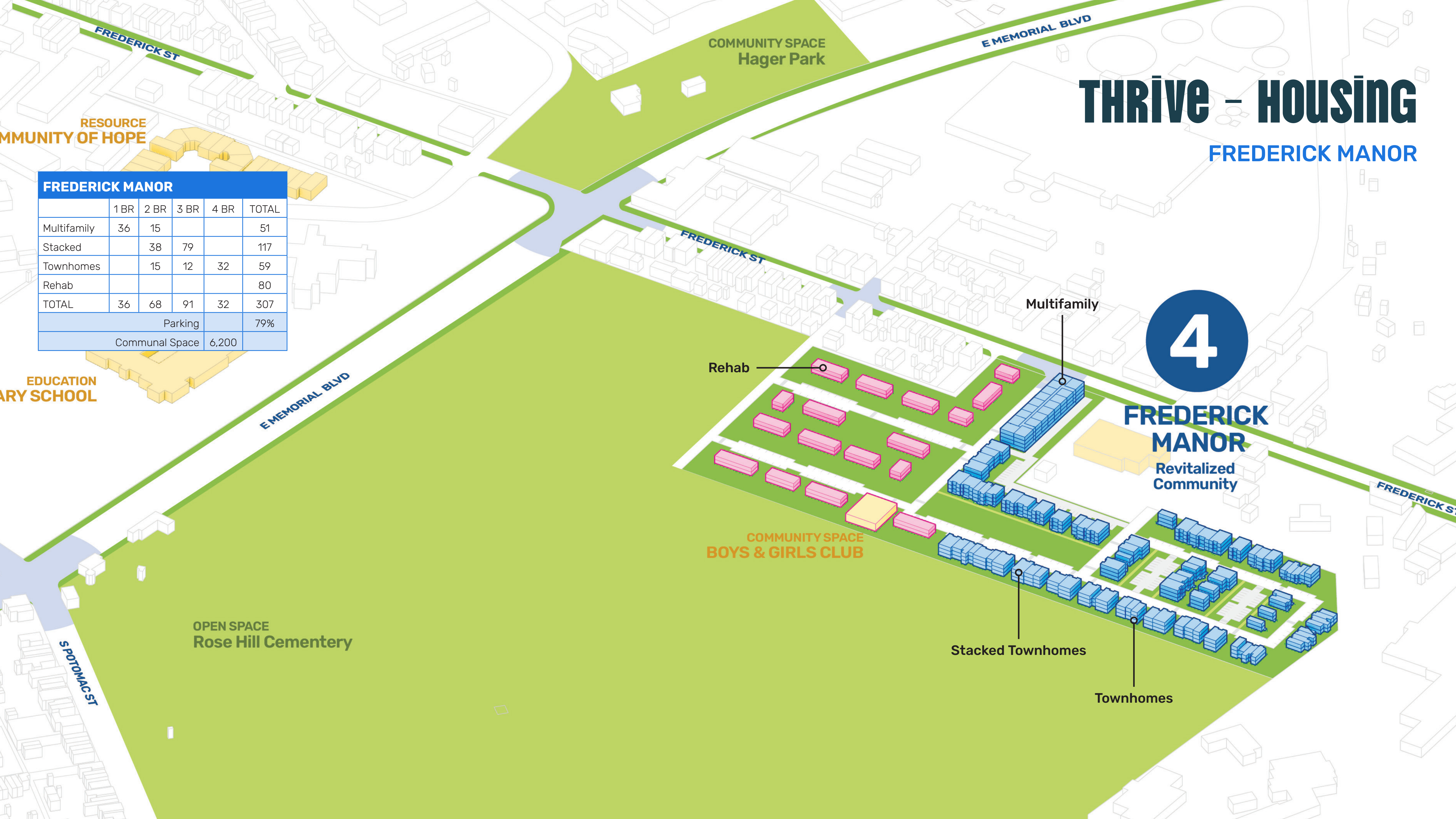
Homeownership - twins

2

DOUGLASS COURT
Homeownership opportunities for all residents

DOUGLASS COURT					
	1BR	2BR	3BR	4BR	TOTAL
Homeownership			6	14	20
TOTAL			6	14	20
Parking					100%

RESOURCE
Horizon Goodwill



THRIVE - HOUSING

FREDERICK MANOR

FREDERICK MANOR

	1 BR	2 BR	3 BR	4 BR	TOTAL
Multifamily	36	15			51
Stacked		38	79		117
Townhomes		15	12	32	59
Rehab					80
TOTAL	36	68	91	32	307
Parking					79%
Communal Space				6,200	

4

FREDERICK MANOR

Revitalized Community

Multifamily

Rehab

Stacked Townhomes

Townhomes

COMMUNITY SPACE
BOYS & GIRLS CLUB

OPEN SPACE
Rose Hill Cementery

RESOURCE
COMMUNITY OF HOPE

EDUCATION
ARY SCHOOL

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Parking System Update

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Parking_System_Update_Council_Packet.pdf

Description

Parking System Update



CITY OF HAGERSTOWN, MARYLAND

Public Works Department

www.hagerstownmd.org

TO: Scott Nicewarner, City Administrator

FROM: Eric B. Deike, Director of Public Works

DATE: February 27, 2025

SUBJECT: Parking System Update

MAYOR AND COUNCIL ACTION REQUESTED

Staff was asked to provide an update on the Hagerstown's Parking System to the new Mayor and Council. Rate changes were made on July 1, 2024, and a 398 parking space garage opened on August 8, 2024. This is to provide the Mayor and Council with current information on operations and financials. Staff is also requesting a flat rate and/or event rate for events primarily held at Meritus Park.

DISCUSSION

On July 1, 2024, new parking rates went into effect. The impetus for the rate changes was the soon to open Hub City Garage. The new parking facility was a huge investment by the City and rates were adjusted overall to help pay for the new debt service.

The Parking System is an enterprise fund similar to utilities. The fees collected from drivers that park support the parking system. No direct tax dollars are used to prop up the fund. In other words, there is no amount of funding specifically budgeted from the General Fund (tax dollars) placed into Parking.

The major changes to the parking rates were as follows:

1. Hourly parking rates in the parking decks/garages went from \$1 per hour to \$2 per hour.
2. Maximum daily parking rate \$8 per day to \$24 per day.
3. The monthly parking permit for the parking decks was \$70 per month. The monthly permit rate at the University District Parking Deck (25 N. Potomac St.) remained at \$70 per month while the monthly permit rate at the Arts & Entertainment District Parking Deck (25 Renaissance Way) was raised to \$80 per month. The monthly permit rate for the new Hub City Garage (50 W. Antietam St.) was set at \$90 per month.
4. After hour rates in the parking decks had been a flat \$2 rate and a flat \$2 rate for all day Saturday. Sundays were free. The change was to charge \$2 per hour at all times including for a portion of Sundays. Parking is free in the decks on Sunday from 6:00 am to 2:00 pm.
5. Student parking permits are only allowable in the parking lot (primarily the Central Parking Lot). The rate was raised from \$25 per month to \$28 per month.

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Parking Division
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Hagerstown, MD 21740
Ext.479



CITY OF HAGERSTOWN, MARYLAND

Public Works Department

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6. Parking meter rates were raised from \$0.50 per hour to \$1.00 per hour.

Other parking rate changes were discussed but not acted upon. One major item discussed was event parking. Previously, event parking was charged for a very few select events (Blues Fest, Augustoberfest). The rate was a flat \$5 fee. The event rate currently does not exist, and no new rate was established.

On August 8, 2024, a ribbon cutting was held to open the new Hub City Garage. A third parking garage was a topic of discussion for 20+ years. However, there needed to be project or projects that would justify the cost and construction of such a facility. In 2021, the construction of a state of the art ballpark was announced. Ground on the new facility was broken in 2022. The ballpark was funded by the State of Maryland and built mostly on private property. A private organization currently operates the facility. The City had little input on the construction of the ballpark.

For many years, the City held off constructing the third parking garage. Once construction of a new ballpark was announced, there was an expectation on the City to build additional parking to meet the needs of the ballpark and the economic development it would hopefully bring.

The site of the new parking garage was chosen to be 50 West Antietam Street. A private parking lot existed on the site next to District Court for Washington County. The City purchased the property for \$1.2 million dollars, which was almost twice its appraised value. Construction began in June 2023 for the 5-story structure and opened in August of 2024 at a cost of \$11.2 million dollars for construction. An important point to remember is that the City fully funded this project. There was no Federal, State, or County funds utilized.

So how have the new rates affected the parking financials, and how is the Hub City Garage operating? The Hub City Garage can park 398 vehicles when full. The equipment has mostly worked well but like any new system there have been a few issues to address. Most days, the garage has less than 50 vehicles parked inside for a 10% to 15% occupancy rate. This garage has been fully parked or mostly full on multiple occasions when Meritus Park has a large event. Drivers love the convenience of the location being only a half block away from the ballpark.

The downside of a full facility is during the exiting when most drivers are trying to leave at the same time. Drivers currently have to pay upon exiting either at a pay station or at the front gate. This takes some time, but the garage can be emptied, on average, at less than 10 seconds per vehicle. Unfortunately, that is a long time if the driver is on the upper floors. Paying at the gate itself can delay other drivers as well.



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Staff is looking to make improvements for mass exiting. The garage is set up with 2 entry lanes on the north side along Library Alley with 2 exit lanes on the south side onto Antietam Street. Drivers from the upper floors have to navigate ramps down to the bottom level and turn either left or right to make their way to the exit.

To improve the exiting, two changes need to be made. First, drivers need to pay a flat rate upon entering. This eliminates the delay when exiting when paying at the pay station or exit. Second, vehicles from the 2nd floor and above need to be directed to exit out the entry lanes onto Library Alley. The plan would be to raise the entry gates to allow drivers to simply drive out of the garage without delay onto Library Alley. Turning left or right out of the garage will lead drivers to Antietam Street.

A recommended \$10 event fee be established for the parking system. There has been much discussion as to what defines an event. Concerns included targeting one venue over another. Having seen the Hub City Garage full and exiting concerns, staff recommends the event fee only be used when the Hub City Garage is expected to hit 75% capacity or higher. Typically, this only occurs when Meritus Park has a ballgame or other large event.

Financially, there has been an increase in revenues as compared to the previous fiscal year for the existing facilities (street, lot, garages). Revenues from the entire parking system help fund the entirety of the system. For example, that revenues collected at the Arts & Entertainment Parking Deck help fund the deck itself and the Parking System as a whole. This is necessary given the current revenues collected to date at the Hub City Garage and the debt service which will be discussed later.

The University District Parking Deck (UD) opened in 1986 on N. Potomac St. The deck can park 440 vehicles and has rarely been completely filled. UD will typically operate around 50% occupancy through the work week and drop to under 5% occupancy on the weekends. Occupancy is basically unchanged since the new rates went into effect.

There were no rate changes to the permits at UD keeping them at \$70 per hour. The permit revenues are basically unchanged from the previous fiscal year. The changes to the hourly rate is a different story. The revenues are up approximately 80% for transient parking based on the January Income Statement.

The Arts & Entertainment District Parking Deck (A&E) is located at 25 Renaissance Way (formerly Cramer Alley) to the east of Potomac Street. Conveniently located to the restaurants, Barbara Ingram School for the Arts, and the Maryland Theatre, A&E only has 185 parking spaces. This parking deck opened in January of 2007 and was the first to use automated equipment.

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Rate changes have shown an increase of 4% in revenues for permit parking at A&E after permits were increased by \$10 each. This is primarily due to the inability to increase the number of permits. A&E generally carries over 170 permits at any given time. This goes against industry standards, but the majority of permits are from Award Beauty School. Their students only use the permits sporadically allowing the number of permits issued to be much higher than would normally be allowed.

The hourly parking at A&E has increased approximately 113% now that parking is no longer free on Sundays (except from 6am – 2pm) and the hourly rate as doubled. Occupancy continues to remain high (70% and above) on average and often being 100% full given its desired location downtown.

Hub City Garage (Hub) only opened 7 months ago, and parking trends are still being formed. It will take time to see the full potential of the garage. What is clear so far is that occupancy remains at a steady 10% to 15% through the work week. Hub opened at the end of the ball season so there were only a handful of games in which to see how the garage was affected. The garage was full or mostly full during the night and weekend games. Parking off site was found throughout the neighborhood and private parking as well.

There are no previous fiscal year financials to compare revenues. What has transpired at Hub to date is a bit underwhelming. The January income statement shows permit parking to be \$25,481, hourly parking at \$60,238, and validations at less than \$1,000. The revenues at Hub and within the entire Parking System are very important due to the enormous debt taken on to build Hub. Over \$13 million dollars has been invested for this new facility. The debt service (think mortgage) on this facility will be \$750,000 annually for the next 20 years.

Revenues are certainly up at the other parking decks, on-street parking, and parking lots. However, the debt service has increased exponentially. This statement was previously made to the elected body. Before Hub was built, the Parking System collected, in round numbers, approximately \$1 million dollars in revenue on \$800,000 of expenses. Due to the incurred cost, the revenues in parking have to nearly DOUBLE to cover the expenses.

Revenues for parking lot permits and cash sales have only seen a slight uptick since July 1, 2024. The increase has only been about 4% to date. This includes a small change to student parking permits as well.

More importantly, there were a rash of parking meter thefts in the Fall of 2024. Over a 3 month period of time, multiple people broke into the parking meters stealing the coins. The loss of revenue and cost of repairs (\$50/lock) well exceeded \$20,000. Several people were caught,

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released, and returned to break into the meters. This vicious cycle had to end. Fortunately, a pay application, PayByPhone (PBP), was already in place. Staff secured the parking meters so that only PBP was available. This has mostly gone well. There are some that are still not pleased with the change. Older individuals typically do not use apps on their phone, and they dislike using the parking decks/garage for a variety of reasons.

Staff is working on other technologies to allow for credit card payments or possibly return to cash sales. Options include pay kiosks and parking meters that accept credit cards only. This takes time and funding to move to new technology.

The City has tried to provide convenient parking at reasonable rates. This includes on-street parking, parking lots, and parking decks. All of this comes at a cost not to the taxpayer but to the users of parking. The purpose of an enterprise fund is to be self-supporting by those that use it and not to impose those costs on others that never use it. The Parking System has to remain solvent, or the residents of Hagerstown will be saddled with propping up parking through taxes.

There needs to be recognition that several businesses downtown are unhappy with the parking changes. In particular, they claim the changes at A&E have negatively impacted businesses along S. Potomac. The business owners understand the need to raise rates, but they disagree with the after hour and weekend rate changes.

What I can say about A&E is that there is an argument to be made that the rates at this parking deck should be higher. Why? Supply and demand due to convenience. The supply is low (185 parking spaces) while the demand is high. Unfortunately, people do not desire to walk very far downtown, so the other parking decks are barely occupied while A&E is full on weekends.

There has also been talk that the construction of Hub was unnecessary. For Hub, there was clearly an expectation on the City to build a parking garage to service Meritus Park from the State down to the local businesses. There were also no partnerships to be found with the State, County, or private businesses. The onus was clearly on the City to construct the garage at our expense.

FINANCIAL IMPACT

The financial impact is still to be determined. Again, Hub has been open for less than 1 year and still needs to go through at least a full season of baseball.

There is a request to create a flat rate or special event rate for Hub for the ball games. I have argued against this in previous conversations with Council. However, I have worked at Hub on multiple occasions during ballgames. I am now convinced that creating a special event rate to



CITY OF HAGERSTOWN, MARYLAND

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be paid upon entry will increase the parking experience after these games. While the revenue is important, we do not want the final experience of attending a game downtown to be anger at parking.

Hub was built primarily due to the construction of Meritus Park. It can be reasoned that the event rate only applies to events at the ballpark. Staff would recommend a \$10 entry fee based on the average payment for parking experienced during previous games. The \$10 fee would generate \$3,500 to \$4,000 per event or approximately \$192,500 to \$220,000 annually (using 55 home games that fill the garage).

RECOMMENDATION

Staff recommends the City stay on course with the parking rate changes. It is also recommended to implement a flat rate or special event rate on Hub City Garage for events held at Meritus Park.

Staff will be available to answer questions regarding parking.

Att: Parking System January 2025 Income Statement
Hub City Garage Traffic Patterns

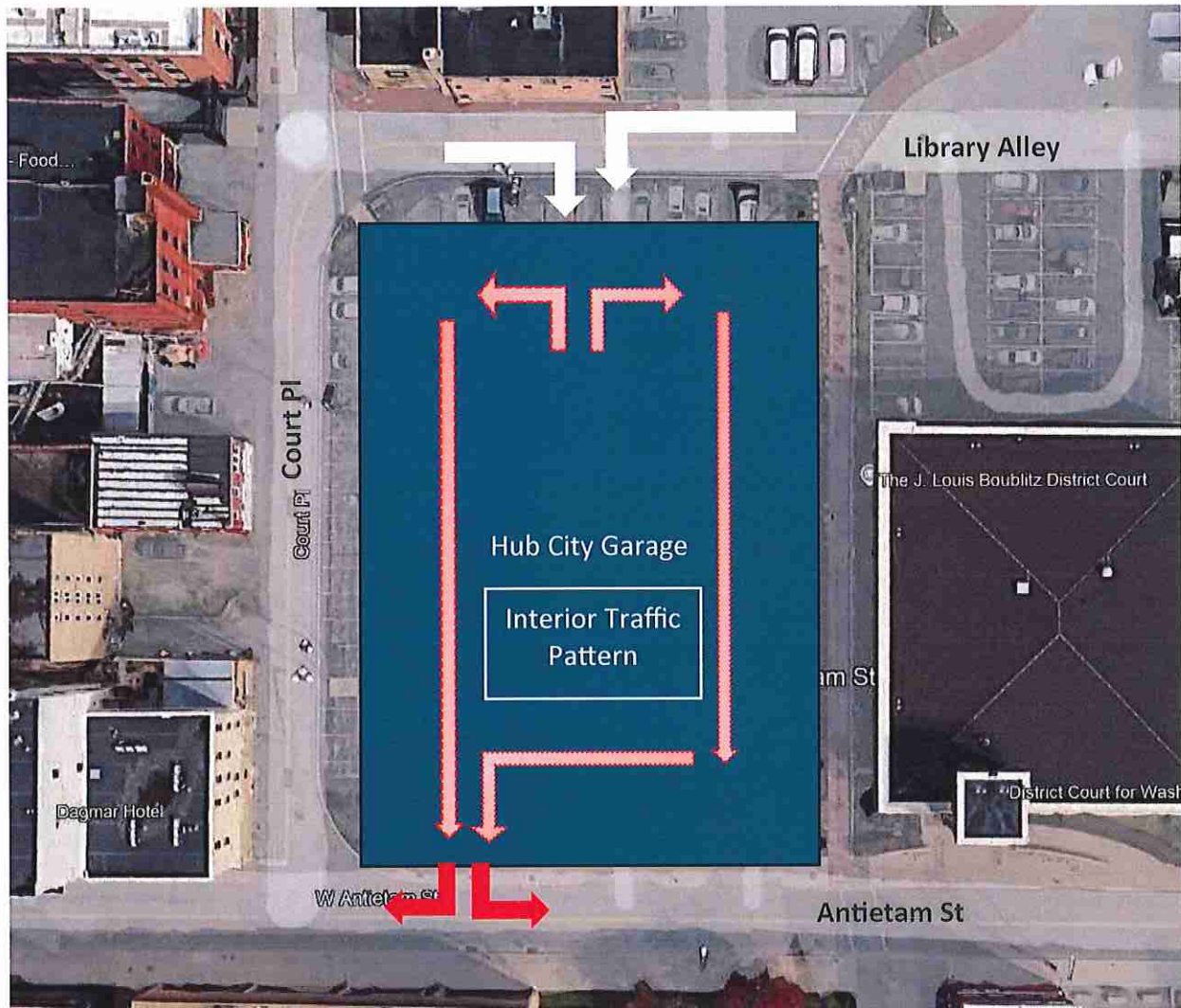
C: Finance Department
Parking Division



Hub City Garage showing the 2 entry lanes into the garage.

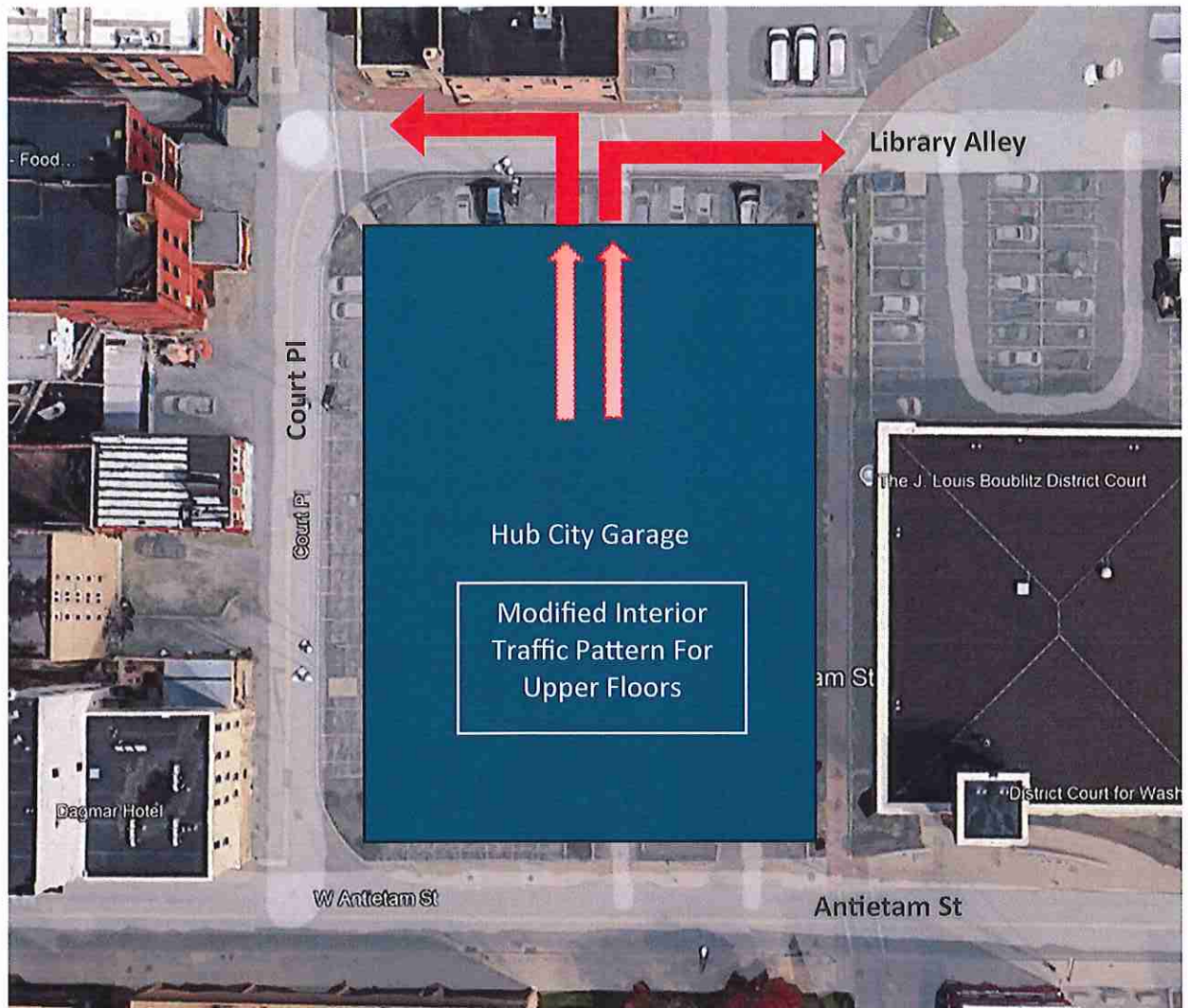


Hub City Garage showing the 2 exits onto Antietam St.



Hub City Garage showing normal entry and exit operations. Entry can be made from Library Alley to the north. Library Alley can be accessed from Court Place (to the west) and Rochester Place (to the east). The design was purposeful to allow cars to queue up off of Antietam Street. Cars would then exit directly onto Antietam Street with access to the east or west.

This is the only parking garage with 2 points of entry and 2 exit points. The University District Parking Deck has 2 entry points (1 from the rear; the other from Potomac St.) and only 1 exit. The Arts & Entertainment District Parking Deck has 1 entry point and 2 exits. All 3 points of ingress and egress are on Renaissance Way where exiting is only to the north.



When the garage is 75% full or more, the entry gates could be raised allowing traffic to exit directly onto Library Alley without navigating through the garage. This would also keep traffic flowing to Antietam St.

Drivers on the 1st floor would still exit to Antietam St. Drivers from floors 2 through 5 would exit to Library Alley.

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Meritus Park Fireworks Exemption – *Jim Bender, City Engineer*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Meritus_Park_-_Fireworks_Exemption_2025.pdf

Description

MEMO: Fireworks 2025
Meritus Park



CITY OF HAGERSTOWN, MARYLAND

Engineering Department

March 4, 2025

TO: Scott Nicewarner, City Administrator

FROM: Jim Bender, City Engineer 

RE: Meritus Park – fireworks exemption

Background:

The Hagerstown Flying Boxcars plan to have firework shows after certain home games at Meritus Park. Eleven (11) shows are planned for 2025, and they are all on Friday evenings. To allow these shows to take place, the City Council must move to exempt the shows from the City's Noise Ordinance. The purpose of this memo is to present that request from the Flying Boxcars.

Mayor & Council Action Requested:

Review the information, and determine whether or not to approve the firework shows and exempt these shows from the City's Noise Ordinance. If the Council is in agreement, staff will work with the City Attorney to prepare a motion to this effect for consideration by the Council. Staff will be present at the work session to discuss.

Discussion:

Chapter 155.5 of the City Code, the "Noise Ordinance", lists exemptions from the ordinance; exemption "M" states: "Parades, fireworks displays, festivals, and other special events, subject to the terms of approval or permits by the City of Hagerstown and approval of the Mayor and City Council." The Flying Boxcars will be working with the City Fire Marshall to obtain the necessary permits and approvals; the Council would also have to approve the exemption. The previous Council approved exemptions for firework shows at Meritus Park in 2024.

The requested 2025 dates for the shows are:

- April 25th
- May 9th
- May 23rd
- June 6th
- June 20th
- July 4th
- July 18th
- August 8th
- August 22nd
- August 29th
- September 12th

Staff notes that one of the requested fireworks dates is July 4th, which is the same evening as the City's annual fireworks display at Fairgrounds Park. The Hagerstown Police Department and the Hagerstown Fire Department have indicated that they will have sufficient manpower to cover both events that evening. The City Fire Marshall is required be on-site at fireworks displays; they have indicated that they will need to add staff that evening to cover the two events, and that they will not be able to respond to other fireworks complaints around the City until those two events are over.

The options to deal with this are:

- Allow both events to happen as planned
- Move the City's firework show to July 5th (pending our vendor's availability)
- Deny the Flying Boxcars' request, and have them pick an alternate date

cc: Eric Deike
John DiBacco

**REQUIRED MOTION
MAYOR AND CITY COUNCIL
HAGERSTOWN, MARYLAND**

Topic:

Quit Claim: Right-of-Way at Rear of 528 E. Franklin Street – *Jim Bender, City Engineer*

Mayor and City Council Action Required:

Discussion:

Financial Impact:

Recommendation:

Motion:

Action Dates:

ATTACHMENTS:

File Name

Council_Memo_-_528_E._Franklin_Quit_Claim.pdf

Description

MEMO: Quit Claim 428 E.
Franklin St.



CITY OF HAGERSTOWN, MARYLAND

Engineering Department

March 4, 2025

TO: Scott Nicewarner, City Administrator

FROM: Jim Bender, City Engineer JIM

RE: Quit Claim – Right-of-way at rear of 528 E. Franklin Street

1. Background

In 1973, the City Council approved the quit claim of an unimproved alley right-of-way at the rear of 528 E. Franklin Street. A quit claim deed was prepared for half of the alley width, and it was conveyed to the adjoining property to the north at 559 Liberty Street. However, a deed was never prepared or recorded to convey the southern half of the right-of-way to the owner of 528 E. Franklin Street. The current owner of that property now desires to sell that parcel, and would like that conveyance to include the portion of the quit-claimed right-of-way.

2. Mayor & Council Action Requested

Review the information presented below, and determine whether or not to grant the quit claim to the owner of 528 E. Franklin Street. If Council is in agreement, staff will work with the City Attorney to introduce an ordinance to grant the quit claim at a special meeting on March 11th. Staff will be present at the work session to discuss.

3. Discussion

A previous City Council concluded that the right-of-way was no longer needed for a public purpose, and approved the quit claim. Even though the owners of 528 E. Franklin Street have used their portion of the right-of-way as part of their property for more than fifty years, it was never legally added to their property. The owner would now like to formally complete the conveyance of his portion of the right-of-way and have it deeded to him so that he can sell the property as one whole parcel.

Approval of the quit claim will have no impact on City functions, and staff recommends this approval.

attachments: location map
draft ordinance and quit claim deed

cc: Jeff Swan
Bill Killinger

Vicinity Map

528 E. Franklin Street Quit Claim



CITY OF HAGERSTOWN, MARYLAND

**AN ORDINANCE MAKING A DETERMINATION
THAT CERTAIN PROPERTY IS NO LONGER
NEEDED FOR A PUBLIC PURPOSE AND AUTHORIZING
CONVEYANCE TO ADJOINING PROPERTY OWNER**

RECITALS

WHEREAS, the City of Hagerstown is a Municipal Corporation existing under and by virtue of the laws of the State of Maryland; and

WHEREAS, the City has an interest in an approximately 10 foot wide, unnamed alley located between and running parallel with East Franklin and Liberty Streets, between Alleys 4-62 and 4-66 (hereinafter the "Alley"); and

WHEREAS, on July 2, 1973 the Council voted to relinquish all rights to the Alley and give the adjoining property owners permission to obtain quit claim deeds thereto at their expense; and

WHEREAS, in accordance with the provision of the Maryland Code and the Charter of the City of Hagerstown, the Mayor and Council, as the duly constituted legislative body for the City has determined that the aforesaid Alley is no longer needed for a public purpose; and

WHEREAS, Timothy W. Thompson owns property located at 528 East Franklin Street, Hagerstown, Maryland and adjoining the Alley and has requested that the City execute a quit claim deed vesting him with title to the portion of the Alley adjacent to and adjoining his property; and

WHEREAS, the Mayor and Council find that the property may be quit claimed and conveyed to the adjoining landowner, Timothy W. Thompson, as reflected on the attached Quit Claim Deed;

NOW, THEREFORE, BE IT RESOLVED, ENACTED AND ORDAINED as follows:

1. That the foregoing recitals be and are incorporated herein as if fully set forth.
2. That the Mayor and Council find that the Alley remains and is no longer needed for a public purpose.
3. That the Mayor be and is hereby authorized to execute and deliver the Quit Claim Deed, a copy of which is attached hereto and incorporated herein by reference, vesting title of a portion of the Alley in and to the adjoining property owner, Timothy W. Thompson. The description and extent of the property so conveyed is as described on Exhibit A attached to said Quit Claim Deed.

4. That the Mayor be and is hereby authorized to execute additional documentation and take all necessary steps to carry out the purpose of this Ordinance.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED, that this Ordinance shall become effective upon the expiration of 30 days from the date of its passage.

WITNESS AND ATTEST
AS TO CORPORATE SEAL

MAYOR AND COUNCIL OF THE
CITY OF HAGERSTOWN, MARYLAND

Donna K. Spickler
City Clerk

William B. McIntire, Mayor

Date of Introduction: March 11, 2025
Date of Passage: March 25, 2025
Effective Date: April 25, 2025

PREPARED BY:
SALVATORE & MORTON
CITY ATTORNEYS

WHEN RECORDED RETURN TO:

Premier Settlements & Title Services LLC
223 North Prospect St. Suite 208
Hagerstown, MD 21740

THIS QUIT CLAIM DEED, made this ____, day of _____ 2025, by and between **CITY OF HAGERSTOWN**, a municipal corporation existing under and by virtue of the Laws of the State of Maryland, party of the first part, Grantor, and **Timothy W. Thompson**, party of the second part, Grantees.

RECITAL

WHEREAS, the City has an interest to an “unnamed plated right-of-way (proposed Alley) located to the rear” of properties fronting on Libert Street as well as East Franklin Street;

WHEREAS, on or about July 1973, during a meeting of the Mayor and Council of the City of Hagerstown, a Motion of Councilman McCauley voted to relinquish all rights to the Alley and give the adjoining property owners permission to obtain quit claim deeds thereto at their expense;

WHEREAS, Timothy W. Thompson is the owner of the improved real property located at 528 East Franklin Street, Hagerstown, Maryland by virtue of a deed dated September 20, 1995, and filed among the Land Records of Washington County at Liber 1231, folio 0422.

WHEREAS, it has been determined that no Quit Claim Deed has ever been issued to Timothy W. Thompson, whose property adjoins the Alley.

WHEREAS, the Mayor and Council of the City of Hagerstown, Maryland, as its duly constituted legislative body on March 25, 2025, passed an ordinance declaring the hereinafter described property, not needed for a public purpose and to confirm the 1973 action.

WHEREAS, It has been determined that said area in question has never been utilized by the City and no offer of dedication has been ever been accepted to said alley. The Mayor and Council of the City of Hagerstown have determined to Quit Claim any interest that it may have in and to said alley to the Grantee herein.

WHEREAS, Each and every paragraph of this Recital is incorporated in the remainder of this Quit Claim Deed and constitutes a part thereof. Each and every paragraph of the remainder of the Quit Claim Deed is included in this Recital and made a part thereof.

NOW THEREFORE, WITNESSETH, THAT for no monetary consideration, the said **Grantor**, hereby grant, bargain sell, convey, quit claim any interest, estate or otherwise, in the hereinafter described property and does hereby release, relinquish and convey all right, title and interest they may have in all that lot or parcel of ground situate in Election District 22, Hagerstown, Washington County, Maryland, and being more particularly described as follows:

All that lot or parcel of land, more particularly described on Exhibit “A” entitled “528 E FRANKLIN ST PROPERTY SKETCH” as the cross-hatched area described as “Strip Available to Southern Lot (528 Franklin St E) to Acquire prepared by the City of Hagerstown on January 21, 2025, and designated as Project Number 83-726-02.

THIS WITHIN NO CONSIDERATION QUIT CLAIM GRANT IS EXEMPT FROM THE IMPOSITION OF TRANSFER AND/OR RECORDATION TAX PURSUANT TO THE PROVISIONS OF THE ANNOTATED CODE OF MARYLAND, Tax-Property Article, Section 12-101(e and f)

The above described property is conveyed together with, and subject to, and all applicable covenants, conditions, reservations and restrictions, limitation, rights of way, streets, alleys, and easements of record.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, **as sole owner**, in fee simple.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative, and its corporate seal to be hereunto duly affixed and attested by the City Clerk.

**WITNESS AND ATTEST
AS TO CORPORATE SEAL:**

CITY OF HAGERSTOWN

Donna K Spickler
City Clerk

By: _____ (SEAL)
William B McIntire
Mayor

STATE OF MARYLAND, COUNTY OF WASHINGTON, to wit:

I HEREBY CERTIFY, That on this _____ day of _____, **2025**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared William B McIntire, who acknowledged himself to be the Mayor of the City of Hagerstown, a Maryland Municipal Corporation, and that he as such Officer being authorized so to do, executed the foregoing Deed for the purposes therein by signing, in my presence, the name of the City of Hagerstown, by himself as Mayor, and certified that this conveyance is not part of transaction in which there is a sale, lease exchange or other transfer or all or substantially all of the property and assets of the City of Hagerstown, Maryland.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: _____

I HEREBY CERTIFY, that the above instrument was prepared by or under the supervision of an attorney admitted to practice of law in the State of Maryland.

Mary Ann Ferguson

