**SNOW HILL MAYOR AND COUNCIL**

**SPECIAL WORK SESSION**

**Tuesday, April 19, 2022**

* **Minutes -**

**4:30pm – Special Work Session**

A Special Work Session of the Mayor and Town Council of Snow Hill, Maryland was held at The Old Fire Hall on Green Street on Tuesday, April 19, 2022, with Mayor Jewell presiding.

**PUBLIC OFFICIALS PRESENT**

Mayor Jennifer R. Jewell, Ph. D.

Councilperson Melisa Weidner

Councilperson Rob Hall

Councilperson Regina Blake

**STAFF IN ATTENDANCE**

Rick Pollitt, Town Manager

Randy Barfield, Public Works Director

Andy McGee, Police Chief

Lorissa McAllister, Economic Development Director

Margot Resto, Deputy Town Manager

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1. **Discussion Items** –
	1. **Black-Eyed Susan:**
		1. Background, history given by Mayor Jewell
		2. We do understand the potential benefits to Town
		3. Leaves us with a hard question
			1. 600K to do all repairs not feasible to invest, at this time so:
				1. Opt 1 – floating attraction for 312K; then determine potential grant/loan/sources of revenue to bring it to seaworthiness/cruise vessel

RP: have reached out to Federal, state, regional

ES reps have met with us, can be earmarked for this, but takes time – not emergency funds; they agreed it is a worthy project

Potential for success is great; tourism draw, putting SH on the map

* + - * 1. Opt 2 – sell

Colonna will get back to us tomorrow with details, logistics of selling, Jason with Colonna said they recently had something like this happen

Still have to pay for work that has already been done

Already have invested money, have to take a loss either way

* + 1. **Council Weidner** – disconnect from original marine report, these costs were not in there; if this was known then, wouldn’t have supported it
		2. **Council Hall:**
			1. it was in there, not at this cost
			2. timeline could be months
			3. 27900 as of now due for docking only
			4. Towing 12K
			5. Approx. 330K to bring it back
		3. Determine if Washington’s would have interest, first lease payment due May 1st as part of contract
		4. Mayor: does Council feel it is feasible; keep or sell – almost same amount
		5. Find out what we could sell it for
		6. Not ready to make a decision tonight until more info
		7. 330K – where get it?
			1. 200K ARPA, 100K Capital Imp Fund FY’22; could commit to giving some addtl ARPA funding to make up gap
			2. What is it worth? Bought for 325K, put in 300K, was beautiful on the river, tourist attraction
		8. Wait to make decision
			1. Need value of boat before and after fixed as floating venue and fully functioning vessel (maritime appraisal?)
	1. Old Fire Hall
		1. Questions:
			1. Would this be used only for storage?
				1. Zoned only for B-1 Commercial – non permitted usage – storage; would have to have retail component of business
				2. Burley has proposed – production in back, taproom and retail up front
				3. Not serving food – allow people to bring food from other venues into their space
				4. Upstairs -event space
				5. All comply with our zoning regs
			2. ADA compliance – not something M&C have to assess; on the buyer of the building to determine this; depending on usage/capacity – determine ADA requirement; but building is historic would be grandfathered in
			3. How much storage percentage?
				1. No requirements for percentage of storage
				2. They want storage in other spaces, continue to pursue other spaces
			4. Façade preserved? Other pieces? – create an MOU to outline what we require
			5. MOU – binding? Is legally binding
			6. RP: should have correct ordinance in place to determine correct water usage; timetable no longer tight, use time to do due diligence
			7. Bill McCain and Braxton Dees – WR McCain & Assoc, 30 yrs in bus, do a lot of work for municipalities; hold most advanced appraisal designation in the industry
				1. Did valuation on the OFH

Typical process of inspection of property

8 Sales comparables, price per sq ft

Location location location

Building types – older, similar size

Firehouse sales

Adjust for any differences, range of values

35 per sq ft range, $470k

Council Hall - Why not compare to Blue Dog 525K, NAPA bldg.

We chose 8 comparables, ideal would be another Old Fire Hall in Snow Hill

* + - * 1. Council Weidner

Truck flow, what types of trucks

Water concern, but we’re looking into that

* + - * 1. Council Hall

Parking

* + - * 1. Mayor:

Lot behind Oaked and in front, working to configure town hall lot

Suggest giving this to Planning Commission to review

Looks like much support

Time constraint no longer, so more time to investigate

RP: Planning Comm can look at it in regards to Strat Plan, serve the goals; addtl layer of oversight

Mayor: part of holding these meetings is to gather input to see if there is support, and there is

1. **Public Comment** – There are no public comments
2. **Motion to move it to Planning Commission made by Councilperson Blake, seconded by Councilperson Weidner, no by Councilperson Hall.**

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| **NAME** | **AYE** | **NO** | **ABSTAIN** | **RECUSED** | **ABSENT** |
| **Melisa Weidner** | **X** |  |  |  |  |
| **Regina Blake** | **X** |  |  |  |  |
| **Rob Hall** |  | **X** |  |  |  |
| **TALLY** | **2** | **1** |  |  |  |
|  |  |  |  |  |  |

1. Public Comment
	1. What done with Police
	2. How much owe County now
	3. Talking with attorney – what we may have to pay back
	4. Putting it on a referendum possible? Not been explored as of yet.
	5. Thank you for holding on vote for right now, going too fast, didn’t look good on you.
	6. Floating venue – what are they going to look at?
	7. All property should be looked at for highest and best use, brewery doesn’t serve all ages/demographics
	8. Could appraisal be amended?
	9. Mayor – McCain are professionals, ask them to look at other properties that have come to light
	10. Hall - we could get a second one, especially knowing its value to the community
	11. BES – should be sold; for the size of the town, boats are extremely expensive; we’re talking about this year only, there will be expenses every year, don’t think this size town could ever make enough money to justify
	12. Backstreet Bikes – looking for a place to set up shop, not looking for money; willing to pay rent and staff it, would like help from town for place for kids to come, safe, drug free, learn how to work on bikes, give bikes away
	13. Mayor – committed funding for Bikeways
	14. Brewery – have to have destination businesses here
	15. BES – need business plan; don’t see how it could ever break even, much less make money; should go to referendum
	16. Anyone currently on Council who made orig decision
	17. Cost per day - 300
	18. Why was no one involved in original planning – Cty Commissioner, Tom Perlozza? At this meeting?
	19. Environmental impact study done?
	20. Would like to see leadership to own up to mistake and move forward
	21. Mayor – decision resides with this Council now RFP was sent out, only one business responded; both options for BES we lose, now it’s to decide to make best loss; environmental impact not thoroughly determined, but gas/oil lines would be repaired to end leak
	22. We are not writing a check for 600K, have 2 options
	23. How guarantee no taxpayer money, money isn’t guaranteed
	24. Have to get it out of Colonna or sell it
	25. Perhaps negotiate a lower dry-docking fee, need to make a decision ASAP
	26. Need more information in order to make a good decision
	27. RP: background on changing estimates for repairs; as a bottom line doesn’t make any sense at all, but represents tourism, spirit, but that doesn’t have a value
	28. RB: lower docking fees, no – lowest they will go
	29. Possible to put a deadline? Mayor: trying to make decision as soon as we can, but don’t have all info. Had hoped to do so tonight.
	30. RB: get an appraisal? Want our own. But we need to know ASAP. Look into appraisers.
2. **Adjournment: Motion to adjourn made by Councilperson Blake, seconded by Councilperson Weidner. Time was 6:02pm.**

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| **Rob Hall** | **X** |  |  |  |  |
| **TALLY** | **3** |  |  |  |  |

Respectfully submitted,

Margot Resto

Deputy Town Manager