

# Finksburg Sustainable Community Application 2018

## CHECKLIST AND TABLE OF CONTENTS

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows

**APPLICANT:** Carroll County Government

**NAME OF SUSTAINABLE COMMUNITY:** Finksburg Corridor

☐ **Tab #1 – Sustainable Community Applicant Information**

☐ **TAB #2 - Sustainable Community General Information:** In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the of the proposed Sustainable Communities map in Tab 2.

☐ **TAB #3 – Sustainable Community Action Plan/Matrix**

☐ **TAB #4 – Local Support Resolution and Letters of Support**

- *Signed Carroll County Board of County Commissioners Resolution & Map*
- *Carroll County Planning and Zoning Commission*
- *Dede World*
- *Energy Plus Group*
- *Finksburg Planning and Citizens' Council, Inc. (FPACC)*
- *Mount Zion United Methodist Church*
- *Tevis Real Estate*
- *YGT Limited (extension of S&S Holdings)*

☐ **TAB #5 – Signed Sustainable Community Application Disclosure Authorization and Certification**

☐ **TAB #6 – CD-ROM:** The CD-ROM should include the following contents:

- Map in pdf format of the proposed Sustainable Community area
- **GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data**, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, [Brad.Wolters@maryland.gov](mailto:Brad.Wolters@maryland.gov))
- Pictures (jpeg format) of your Sustainable Community as it relates to your application

# **TAB 1 – Sustainable Community Applicant Information**

## Finksburg Sustainable Community Application 2018

### I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

#### **Name of Sustainable Community:**

Finksburg Sustainable Community

#### **Name of Applicant:**

Carroll County Commissioners

**Applicant's Federal Identification Number:** 52-6000910

**Applicant's Street Address:** 225 N. Center Street

**City:** Westminster **County:** Carroll County **State:** MD **Zip Code:** 21157

**Phone Number:** 410-386-5145 **Fax Number:** n/a **Web Address:**

<http://ccgovernments.carr.org/ccg/complanning/>

#### **Sustainable Community Application Local Contact:**

**Name:** Nokomis Ford **Title:** Comprehensive Planner

**Address:** 225 N. Center Street **City:** Westminster **State:** MD **Zip Code:** 21157

**Phone Number:** 410-386-5145 **Fax Number:** n/a **E-mail Address:** nford@ccg.carr.org

#### **Sustainable Community Contact for Application Status:**

**Name:** Nokomis Ford **Title:** Comprehensive Planner

**Address:** 225 N. Center Street **City:** Westminster **State:** MD **Zip Code:** 21157

**Phone Number:** 410-386-5145 **Fax Number:** n/a **E-mail Address:** nford@ccg.carr.org

## **TAB 2 – Sustainable Community General Information**

## Finksburg Sustainable Community Application 2018

### II. SUSTAINABLE COMMUNITY – General Information

#### A. Proposed Sustainable Community Area(s):

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

The boundary for the Finksburg Sustainable Community is the Finksburg Priority Funding Area. It is the entrance into the eastside of Carroll County just over the Liberty Reservoir. The boundary falls within the Finksburg Corridor which is covered by the *2013 Finksburg Corridor Plan (2013 Plan)*. It is also one of Carroll County's Designated Growth Areas. The PFA is a smaller area than what is covered by the 2013 Plan. To the East, it is bound by the Liberty Reservoir. To the South, it is bound by the residences that border the south side of Old Westminster Pike. To the West, it is bound by MD 140 and Club House Road. To the North, it is bound by the large industrial property owned by Congoleum.

The Finksburg Corridor area was chosen because it is a gateway into the County with great potential for redevelopment. There has been a desire by residents in the greater Finksburg area to see more done in this auto-centric area. It is an unincorporated area within the County that has all of the problems of a municipality without being a municipality. There is an expressed need from residents and businesses for aesthetic improvements, bicycle-pedestrian infrastructure, and public utilities in the Finksburg Corridor Area. In addition, a business survey was conducted in February 2017 and it was determined that businesses had infrastructure improvement needs, such as a desire to expand and improve their business, that could be addressed by a Sustainable Communities designation.

While we feel the entire Finksburg Corridor would benefit from this designation, the PFA boundary was chosen because it meets the state's requirements.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

- (3) Approximate number of acres within the SC Area: **553 acres**

- (4) Existing federal, state or local designations: **n/a**

☐ Community Legacy Area ☐ Designated Neighborhood ☐ Main Street ☐ Maple Street  
☐ National Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District  
☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD  
☐ Other(s): **n/a**

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### **(5) Prior Revitalization Investments & Smart Growth:**

- a. *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?

**The Gateway Renovation Tax Credit (2009) is a Carroll County tax incentive for the Finksburg Corridor area for those businesses fronting and adjacent to MD 140. The tax credit seeks to encourage industrial and commercial renovation, upgrade, or rehabilitation of exterior façade that significantly improve the appearance or use of the site. So far, three businesses have taken advantage of the tax credit. This credit has allowed Dunkin Donuts to redevelop a vacant building in the Corridor that was an eyesore. The credit allowed the owner of Mudgett's Auto Body to provide a new building where other businesses can rent space. The credit also allowed a dentist office to improve its other appearance. Overall, the tax credit has provided more aesthetically pleasing frontage to MD 140.**

### **(6) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors).**

**We only have a limited amount of data for this area. The Finksburg Corridor/PFA is a smaller area and greatly differs from the area covered by ACS and the Census. We do have the following information:**

<b>Population:</b>	<b>383</b>
<b>Business vacancy rate:</b>	<b>4.8%</b>
<b>Rental Housing Rate:</b>	<b>34%</b>
<b>Average age of residential structures:</b>	<b>72 years</b>
<b>Average age of commercial structures:</b>	<b>43 years</b>

### **B. Organizational Structure, Experience and Public Input:**

Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

**The Finksburg Sustainable Community Workgroup has 18 members and is made up of the Finksburg Planning and Citizens' Council, Inc. (FPACC) Board members, Finksburg residents, Finksburg businesses, and Carroll County staff. They are listed below:**

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	<b>Name</b>	<b>Type</b>	<b>Organization</b>
<b>1</b>	Stacey Custodio	business	YGT Limited
<b>2</b>	Charles "Chip" Gachot	business	CDJ Distillery LLC
<b>3</b>	Kim Hare	business	J&P Pizza
<b>4</b>	Scot Hare	business	SEH Excavating
<b>5</b>	Bonnie Moores	business	Dan's Body Shop
<b>6</b>	Pastor William Louis Piel	nonprofit	Mount Zion United Methodist Church
<b>7</b>	Sissy Altstatt	resident	FPACC
<b>8</b>	Skip Boyles, Jr.	resident	FPACC
<b>9</b>	Michael Davis	resident	FPACC
<b>10</b>	Diana Fraser	resident	FPACC
<b>11</b>	Dr. Mark Fraser	resident	FPACC
<b>12</b>	Craig Paskoski	resident	FPACC
<b>13</b>	Ken Walk	resident	FPACC
<b>14</b>	Brenda Dinne	staff	Land & Resource Management
<b>15</b>	Nokomis Ford (advisor)	staff	Planning
<b>16</b>	Laura Matyas	staff	Development Review
<b>17</b>	Matthew Shipley	staff	Health Department
<b>18</b>	Paige Sunderland	staff	Economic Development

The following are the leaders of FPACC. Ken Walk is the President and lives within the Finksburg Corridor. Alice (Sissy) Altstatt is the Treasurer. Christopher Gayo is the Secretary. Michael Davis is the Communications Director. Diana Fraser and Skip Boyles, Jr. and Craig Paskoski are Board Members At-Large. Dr. Mark Fraser, in addition to being a FPACC member, has ties to the Carroll County Small Business Administration.

Other County staff were consulted in relation to the 5-Year Action Plan but were not named in the table above. These staff are Scott Moser – Public Works, who attended workgroup meetings, Jason Green – Permits and Inspections, and Jeff Degitz – Recreation and Parks.

The Finksburg Sustainable Community Workgroup has been meeting monthly and will meet quarterly or as needed to discuss 5-Year Action Plan implementation items and projects. Upon receipt of the designation the workgroup, led by the County staff advisor (Nokomis Ford), will embark on a marketing campaign that markets Finksburg resources and financial incentives. The campaign will include the creation of a website, logo, and distribution materials to notify residents and businesses of the available incentives in the Finksburg Corridor area. This will kick-off the implementation of the Action Plan. The Carroll County Department of Planning will answer any inquiries from the community about the designation and incentives to help property owners navigate through the programs. An interactive map will be provided on a future website to allow property owners to easily determine if they are within the Finksburg Sustainable Community Boundary.

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- (1) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

**The Department of Economic Development has worked with developers on projects that revitalized certain areas of the County. Economic Development created customized financial incentives that assisted in moving a project forward. Projects included historic properties such as Paradiso in Westminster, which is the former Barrel House, and Cambridge Rubber Plant in Taneytown. Economic Development has also assisted businesses in Finksburg with the Gateway Renovation Tax Credit. Eldersburg Commons is the most recently completed project that revitalized the old Carrolltown Center in Eldersburg. Currently, Economic Development is working with the Town of Sykesville to redevelop the historic Warfield property.**

**The roles and skills of County staff and businesses workgroup members include project implementation and community relationships. County staff assist with the technical aspects of project implementation such as environmental protection, site development, septic system and well water health, public infrastructure engineering and costs, and land use. Business owners have relationships with other businesses that allow them to know the challenges of Finksburg businesses. This aids in adjusting any marketing campaign strategy to show how businesses can benefit from the incentives of a Sustainable Communities Designation.**

**Community members within the Workgroup have shown a strong capacity to organize community events and form partnerships with businesses. For example, some of the workgroup members work within the Mount Zion United Methodist Church. The church has established a Farmers Market and organized fundraisers that Finksburg businesses sponsor. The church is also connected to the low-income community in the greater Finksburg area and provides support services to low-income populations such as the residents of Todd Village. In addition, some of the workgroup members along with other FPACC members have put together Finksburg Day which is an event that invites the public to come out and celebrate the Finksburg community.**

**The workgroup's capacity challenges include engaging and educating property owners about incentives available through a Sustainable Communities designation. It has been a challenge for the County to encourage property owners within the Corridor to improve their properties. In addition, neither the County nor the workgroup have marketing experience. We plan to address this by obtaining additional grants and/or working with educational institutions and community volunteers/marketing professionals to create a website, a logo, and materials for distribution. The hope is show how investing in their properties can benefit property owners long term.**

- (2) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?



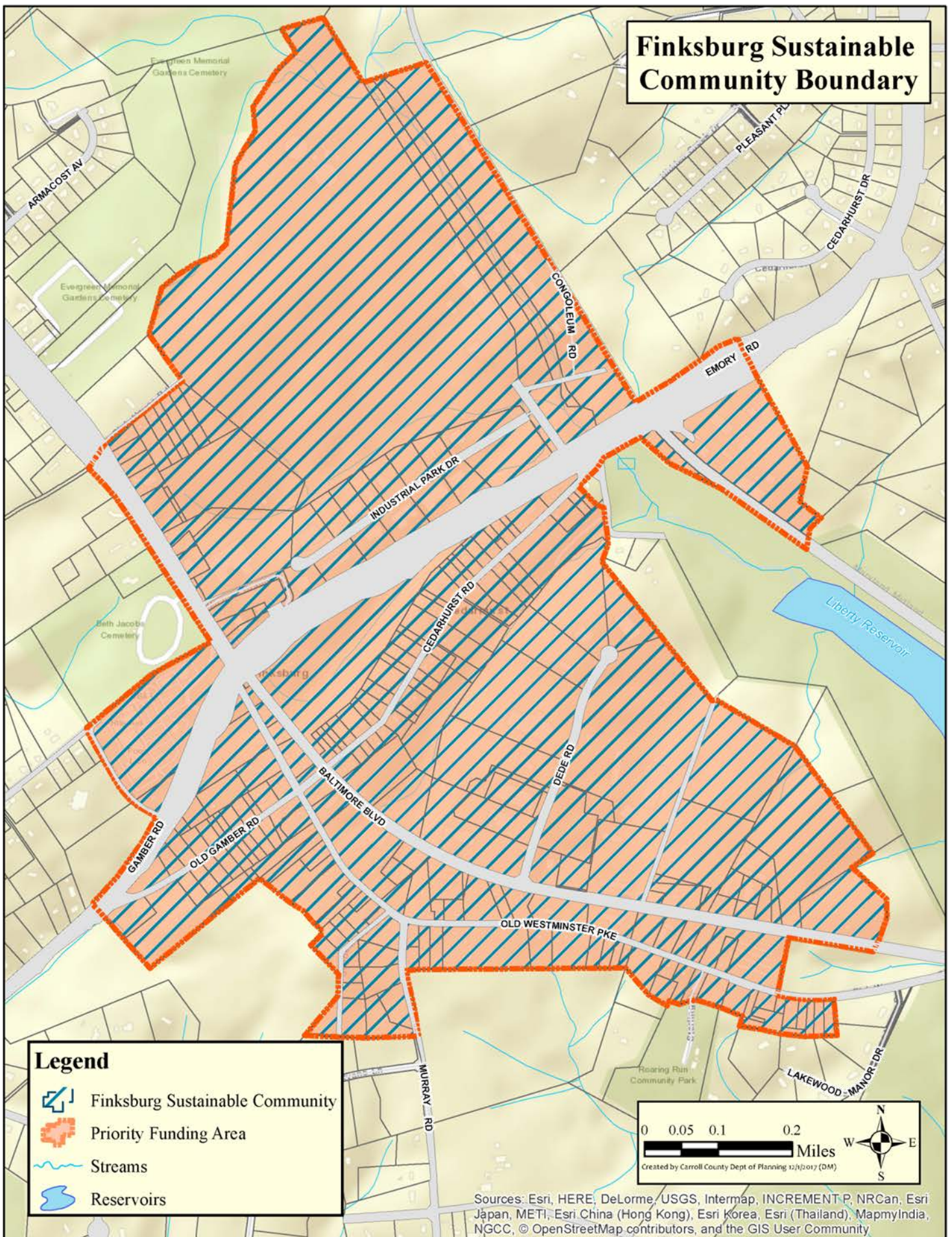
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The Finksburg Sustainable Community Workgroup provided input into the 5-Year Action Plan by meeting monthly (6 meetings) from June 2017 until November 2017. Where appropriate, conversations with government agencies and Finksburg property owners took place to discuss potential projects and initiatives within the Finksburg Corridor area. Residents were informed of the Sustainable Communities process through email communication, by way of the FPACC Communications Director. Some residents and stakeholders came and sat in on workgroup meetings to get a better understanding of Sustainable Communities and provide input. The Action Plan has been posted on the Carroll County Department of Planning's website for residents to view.

The Action Plan is Certified by the Carroll County Planning and Zoning Commission as being consistent with the *2013 Finksburg Corridor Plan*, on which the Action Plan is based.



# Finksburg Sustainable Community Boundary



## **TAB 3 – 5-Year Action Plan**



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### III. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

**Please complete the attached matrix.** The document has been broken down into six different sections, namely Environment, Local Economy, Housing, Quality of Life, Transportation and Land Use/Local Planning. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.**  
Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**  
Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.
- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: Dept. of Housing and Community Development (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

# **Sustainable Community Action Plan**

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## **Finksburg Corridor**

**Submitted by Carroll County Government for the Finksburg Sustainable Community Workgroup**

**1/31/2018**

**Adopted by Board of County Commissioners 12/14/17**

### Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Approximately 218 acres of property owned by Baltimore City surrounds the east side of the corridor. This acreage provides a buffer for purposes of the Reservoir and limits development.</li> <li>The close proximity to the reservoir limits growth potential and only 125.38 acres of potential new development, 39.23 without Congoleum, a space for industrial development).</li> <li>Reservoir Watershed Management Agreement – (“Reservoir Agreement”) – signatory of a multi-jurisdictional agreement to voluntarily implement action strategies to protect the reservoir.</li> <li>Reservoir Technical Group Members/Coordination – as part of the Reservoir Agreement, projects are thoroughly reviewed by this body to make sure there are no detrimental effects on the reservoir and that the project conforms to the Agreement.</li> <li>The Farmer’s Market at Mount Zion United Methodist Church provides access to local food.</li> <li>Development and redevelopment potential offers the opportunity for the use of green technology.</li> <li>Access to a new, state of the art, storm water management facility.</li> </ul>	<ul style="list-style-type: none"> <li>No public water and sewer facilities – This area is dominated by older properties on small lots. Many properties do not have room for any replacement areas for troubled septic systems. There are development and redevelopment constraints when needing to take septic systems and/or replacement fields into consideration.</li> <li>There is a lack of parks, trails, and recreational spaces.</li> </ul>

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<p><b><u>Desired Outcomes and Progress Measures</u></b></p> <p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p style="text-align: center;">→ <b><u>Strategies and Action Items</u></b> →</p> <p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy.</p> <p>Specify how you are planning to achieve the desired outcomes.</p>	<p><b><u>Implementation Partners</u></b></p> <p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Outcome 1: Utilized green building technologies to promote energy efficiency, low water use, water reuse, alternative practices for stormwater management, and the use of innovative building materials.</p> <p>Progress Measures: Work with Bureau of Permits and Inspections to track permits issued within the Sustainable Community boundary. Data to be tracked includes address, work description, kilowatts and permit numbers. Determine where energy efficiencies and conservation choices were made by developers/owners. Analyze monthly/quarterly reports of permit activities from the Bureau of Permits and Inspections to determine the number of energy efficient upgrades to businesses and homes. Work with Bureau of Permits to obtain more detailed information on the number of energy efficient products and buildings completed when their new system is up and running.</p>	<p>Strategy A: Work with volunteer committees and partners to investigate feasibility of how state and federal green standards can be incentivized in the Corridor.</p> <p>Strategy B: Research and determine the best technologies and present them to developers/owners for consideration.</p> <p>Strategy C: Promote Carroll County's Energy Saver Loan program for owner occupied residential units.</p> <p>Strategy D: Work with the Bureau of Permits and Inspections to get a report of permit activities in the area for development and redevelopment.</p> <p>Strategy E: Develop public outreach piece to educate the community on green building standards and benefits.</p> <p>Strategy F: Promote the PACE, Property Assessed Clean Energy, program for commercial properties.</p>	<ul style="list-style-type: none"> <li>• Environmental Advisory Council (EAC)</li> <li>• Design and Architectural Review Committee (DARC)</li> <li>• Bureau of Development Review</li> <li>• Carroll County Department of Land &amp; Resource Management</li> <li>• Bureau of Permits and Inspections</li> </ul>

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<p>Outcome 2: Determine the feasibility of a Public Sewer System</p> <p>Progress Measures: The completion of a feasibility study to demonstrate the need, scope &amp; in depth cost analysis for a public sewer system.</p>	<p>Strategy A: Conduct a feasibility study to determine total capital and projected operating cost, identify potential sources of funds to construct, who will pay for it, types of new systems possible w/ zero discharge, options for using existing discharges, timeframe, which specific properties would be served, expected demand, etc.</p> <p>Strategy B: Determine funding sources for construction plus ongoing maintenance and operations.</p> <p>Strategy C: Complete another Sanitary Survey within 5-10 years of the previous to reassess conditions of old septic systems in Finksburg and determine the need for a feasibility study. The County may utilize this in its determination of the need for a sewer system.</p> <p>Strategy D: Once the study is completed, provide potential costs and benefits to community members and property owners and determine interest in a public system.</p>	<ul style="list-style-type: none"> <li>• Carroll County Health Department</li> <li>• Carroll County Department of Permits and Inspections</li> <li>• Carroll County Department of Planning</li> <li>• Department of Land and Resource Management</li> <li>• Bureau of Development Review</li> <li>• Carroll County Department of Public Works</li> <li>• Carroll County Department of Economic Development</li> <li>• Finksburg Planning &amp; Citizens' Council, Inc.</li> <li>• Board of County Commissioners</li> </ul>
<p>Outcome 3: Encourage passive community open space in development for public gathering places.</p> <p>Progress Measures: Assess and determine the extent of any new development as the process moves forward. Summarize this yearly to determine if open space has been included in the site plan.</p>	<p>Strategy A: Assess locations within the Corridor.</p> <p>Strategy B: Consider any structures that may need to be demolished to create a community gathering space.</p> <p>Strategy C: Work with County staff to recommend code changes that would enhance open space in residential and commercial zones.</p>	<ul style="list-style-type: none"> <li>• Carroll County Department of Recreation and Parks</li> <li>• Finksburg Planning &amp; Citizens' Council, Inc.</li> <li>• Zoning Administration</li> <li>• Bureau of Development Review</li> <li>• Carroll County Government (various staff)</li> </ul>



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<p>Outcome 4: Educate individual property owners, when possible, about the planting of native plant species that are easy to maintain and thrive under regional water norms.</p> <p>Progress Measures: Obtaining a count of attendees at various outreach events.</p>	<p>Strategy A: Determine the best plants for the Finksburg Corridor Area.</p> <p>Strategy B: Determine the best strategy to educate about plantings in the Finksburg Corridor Area.</p> <p>Strategy C: Work with Bureau of Resource Management to market the Tree Planting Program for the purposes environmental conservation and beautification.</p> <p>Strategy D: Work with Carroll County Master Gardeners to provide public education and consult on planting of native trees and plants.</p>	<ul style="list-style-type: none"><li>• Department of Land and Resource Management</li></ul>
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## Finksburg Sustainable Community Application 2018

### Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Commercial identity- The corridor is an auto corridor with the majority of businesses along MD140 supporting that type of commerce (auto repair shops, auto detailing, gas station, etc.) The corridor supports an auto-centric market.</li> <li>Gateway into Carroll County – There is huge redevelopment potential.</li> <li>Gateway Renovation Tax Credit acts as a catalyst to encourage eligible property owners to visually enhance their properties.</li> <li>Dual access - Many businesses have joint frontage onto both MD 140 and Old Westminster Pike. The redevelopment potential for these properties presents an opportunity to give Old Westminster Pike pedestrian connectivity and the “Main Street” experience that the residents are looking for.</li> <li>High retention of businesses – There is approximately a 4.8% vacancy rate within the corridor.</li> <li>Small home businesses along Old Westminster Pike.</li> <li>New businesses have developed in the Corridor with improved aesthetics - Walnut Plaza and Dunkin Donuts.</li> <li>Goal of the Finksburg Corridor Plan (2013) - To encourage redevelopment as a way to promote new small scale business, offices and retail activity within the corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Properties are in need of façade improvements or redevelopment. This is due to the age of the structures and internal infrastructure. Since there is minimal foot traffic within the corridor the buildings are about functionality vs. aesthetics.</li> <li>Lack of business type diversity - With a few areas of exception the majority of commercial businesses are auto-centric or industrial. The community would like to see retail, restaurants</li> <li>Major highway keeps this area from having customer foot traffic- MD 140 keeps this area from becoming a commercial corridor with pedestrian and bicycle customers.</li> <li>There are minimal destinations for dining, shopping, services, or attractions within the Corridor.</li> <li>There are no public Water and Sewer facilities. Some of the vacancies within the Corridor are a result of this. It also hinders development and redevelopment.</li> <li>There is minimal potential for new commercial and industrial development (125.38 acres total, 39.23 acres without Congoleum).</li> </ul>

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Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Increase participation in the Gateway Renovation Tax Credit program</p> <p>Progress Measures: An increase in the number of applicants improving their business facades</p>	<p>Strategy A: Go out into the community with informational materials to explain the County's program and how the business community could be improved by taking advantage of a program like this.</p> <p>Strategy B: Work with Economic Development to analyze the number of applicants and the different projects that are being completed. Work with that information to see how we can get even more businesses involved</p> <p>Strategy C: Have a booth at the Finksburg Library and Finksburg Plaza to provide information</p>	<ul style="list-style-type: none"> <li>• Carroll County Department of Economic Development</li> <li>• Carroll County Department of Planning</li> <li>• Board of County Commissioners</li> <li>• Carroll County Tax office</li> </ul>
<p>Outcome 2: Encourage new development and redevelopment through a marketing campaign.</p> <p>Progress Measures: The creation of a website and distribution materials with resources and information for businesses in the Finksburg Corridor.</p>	<p>Strategy A: Create a website highlighting the benefits of the Finksburg Corridor.</p> <p>Strategy B: Create a brochure for distribution.</p> <p>Strategy C: Promote Finksburg History on the website as a tourist attraction.</p> <p>Strategy D: Create an ArcGIS Online map that allows people to determine if their property is in the Corridor/PFA.</p>	<ul style="list-style-type: none"> <li>• Carroll County Dept of Planning</li> <li>• Finksburg Planning and Citizens' Council, Inc.</li> <li>• Carroll County Department of Economic Development</li> <li>• Small Business Administration</li> <li>• Carroll County Career and Technology Center</li> </ul>

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### Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Dual access to properties from both MD 140 and Old Westminster Pike- allows for better circulation within the corridor if patrons of businesses have multiple options for access.</li> <li>• The Finksburg Corridor Plan (2013) has recommendations for Planned Major Streets that would improve the circulation of traffic within the corridor.</li> <li>• Roaring Run Trail is a planned hiker/biker trail in the Finksburg Corridor Plan. It is planned to be located parallel to the railroad tracks and stream that deposits into the Liberty Reservoir.</li> <li>• The Highway Needs Inventory identifies improvements to the intersection of MD 91 and MD 140</li> </ul>	<ul style="list-style-type: none"> <li>• Limited availability for different modes of transportation- In an auto corridor with a major highway running through, it is not safe to have pedestrian crossing possibilities within the majority of the corridor.</li> <li>• MD-140 is a barrier to multi-modal connectivity.</li> <li>• The main roads within the Corridor are state owned- Local government does not have much control on projects along these road ways.</li> <li>• Heavy traffic along MD 140- SHA data (2014) recognizes MD 140 being one of the most heavily traveled roads in Carroll County with 44,100 AADT (Annual Average Daily Traffic) in Finksburg (east of MD 91).</li> <li>• Old Westminster Pike is underutilized and provides the opportunity to be a type of “main street” for the Finksburg area with the installation of sidewalks and streetlights.</li> <li>• One of the most dangerous intersections in Carroll County is within the Corridor- MD 140 and MD 91.</li> <li>• Housing is spread throughout the Corridor- it would be difficult to have a cohesive trail connecting all of the neighborhoods without having to cross MD 140.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	→ <u>Strategies and Action Items</u> →	<u>Implementation Partners</u>
<p>Outcome 1: Improve pedestrian access, circulation, and safety within the Corridor.</p> <p>Progress Measures: Any walking and biking related improvements.</p>	<p>Strategy A: Direct pedestrian and bicycle activity away from MD 140 to promote safety. (Old Gamber Road/Cedarhurst Road Old Westminster Pike)</p> <p>Strategy B: Encourage streetlights, sidewalks and trails within neighborhoods by focusing on connections to Old Westminster Pike and along Old Gamber and Cedarhurst.</p> <p>Strategy C: Gain input from residents along Old Westminster Pike to identify interest in developing a Main Street-type atmosphere through the area that also adjoins/fronts on MD 140.</p>	<ul style="list-style-type: none"> <li>• Carroll County Department of Public Works</li> <li>• SHA</li> </ul>

## Finksburg Sustainable Community Application 2018

### Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Possibility for a potential 116 additional homes within the corridor.</li> <li>• Goal of the Finksburg Corridor Plan (2013) - To provide opportunities for residential uses along secondary roadways that are compatible in design and density with the historic structures and the existing community character.</li> <li>• Entry level housing opportunities are provided within the Corridor.</li> <li>• Incentives are available to address façade improvement.</li> </ul>	<ul style="list-style-type: none"> <li>• Some homes are on small lots which is a challenge with a septic system.</li> <li>• Small amount of houses within inventory because it is mostly a commercial/industrial corridor, only 109 residential properties</li> <li>• Older housing stock, average of 72 years old, would benefit from façade improvement grants.</li> <li>• There are more renters in the Finksburg Corridor (34% - SDAT) compared to the County (18% - ACS).</li> <li>• Some of the housing stock is of poor quality.</li> </ul>

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Encourage home improvement upgrades among homeowners.</p> <p>Progress Measures: The number of homeowners taking advantage of financial incentives.</p>	<p>Strategy A: Take an inventory of existing housing units and conditions to determine specific needs.</p> <p>Strategy B: Educate homeowners on incentives and resources available for financial assistance.</p>	<ul style="list-style-type: none"> <li>• Carroll County Dept of Planning</li> <li>• FPACC</li> <li>• Carroll County Bureau of Housing</li> </ul>
<p>Outcome 2: Encourage home ownership among existing renters.</p> <p>Progress Measures: The number of people taking advantage of financial homeownership programs.</p>	<p>Strategy A: Work with local banks to promote financial planning and to assist existing renters and potential Finksburg residents, particularly in the Corridor.</p> <p>Strategy B: Advertise the financial incentives for homeownership in the Corridor.</p> <p>Strategy C: Encourage first time homeowner and homeowner education classes.</p>	<ul style="list-style-type: none"> <li>• Carroll County Dept of Planning</li> <li>• FPACC</li> <li>• Carroll County Bureau of Housing</li> </ul>

## Finksburg Sustainable Community Application 2018

### Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• The Finksburg Plaza Shopping Center is located within the Corridor.</li> <li>• A United States Post Office branch is within the Corridor.</li> <li>• A new, state of the art library is just outside of the corridor and is part of the greater Finksburg area.</li> <li>• Large indoor fitness facility is within the Sustainable Community Area.</li> <li>• 26 sites within the corridor have been listed on the Maryland Inventory of Historic Places.</li> <li>• Three faith based organizations are within the corridor.</li> <li>• There is a Farmer's Market at Mount Zion United Methodist Church.</li> <li>• There is a low property and violent crime rate compared to the state (as of 2015, 1 in 757 in the greater Finksburg area compared to 1 in 219 in Maryland, according to FBI data from <a href="http://neighborhoodscout.com">neighborhoodscout.com</a>).</li> <li>• Wide spread high speed internet access (unlike much of the County)</li> </ul>	<ul style="list-style-type: none"> <li>• Some have feelings of being unsafe as it relates to transportation – walking, biking and driving in the corridor</li> <li>• Must leave the community for the majority of goods and services not related to the auto industry.</li> <li>• Lack of cultural and civic activities, as well as a community center</li> <li>• Lack of parks, trails, and recreational spaces within the Corridor.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	→ <u>Strategies and Action Items</u> →	<u>Implementation Partners</u>
<p>Outcome 1: Create a stronger sense of community within the Corridor.</p> <p>Progress Measures: The creation of a site and the creation and distribution of promotional materials.</p>	<p>Strategy A: Create a Finksburg Corridor website (in conjunction with a marketing campaign) that has access to various products &amp; resources and incentives for living in the Finksburg Corridor as well as community assets.</p> <p>Strategy B: Create usable &amp; friendly public spaces and community gathering spots. Locate a space for community leisure and activities.</p> <p>Strategy C: Create a Finksburg logo, slogan, bumper sticker or other placemaking marker in conjunction with a marketing campaign.</p> <p>Strategy D: Come up with low manpower community activities that promote a sense of place.</p> <p>Strategy E: Identify an area within the Corridor that could be a center for the community.</p>	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Finksburg Planning and Citizens Council</li> </ul>

## Finksburg Sustainable Community Application 2018

<p>Outcome 2: Preserve and maintain community assets.</p> <p>Progress Measures: The number of community assets highlighted or maintained through grant funding or new programs.</p>	<p>Strategy A: Take an inventory of community amenities.</p> <p>Strategy B: Highlight properties of historic significance and consider adding properties to the MIHP.</p> <p>Strategy C: Create a historic properties tour.</p> <p>Strategy D: Encourage the rehabilitation of historic structures through promotion of the federal and State tax incentives available.</p> <p>Strategy E: Add historic markers to places of significance.</p>	<ul style="list-style-type: none"><li>• Finksburg Planning and Citizens Council</li><li>• Maryland Historic Trust</li><li>• Department of Planning</li><li>• Historical Society of Carroll County</li></ul>
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### Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Goal of the Finksburg Plan: To strengthen the boundaries of the corridor by supporting resource protection and land preservation on lands adjacent to the corridor.</li> <li>• No municipal government – Finksburg is governed under Carroll County as a whole.</li> <li>• The Finksburg Corridor Plan was Adopted in 2013.</li> </ul>	<ul style="list-style-type: none"> <li>• No municipal government – Finksburg is governed under Carroll County as a whole.</li> <li>• There are not enough properties with historical integrity to constitute a historic district.</li> <li>• In need of more usable friendly public spaces/gathering spots</li> <li>• There are too many billboards.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	→ <u>Strategies and Action Items</u> →	<u>Implementation Partners</u>
<p>Outcome 1: Create flexibility in regulations and design standards to allow for the creation of the concepts desired in the community's core.</p> <p>Progress Measures: The number of properties taking advantage of financial incentives. Any successful changes to the code that promotes development or redevelopment. Any successful development or redevelopment that is consistent with the Corridor Plan.</p>	<p>Strategy A: Obtain Maryland Dept of Planning (MDP) rendering of what Finksburg Corridor can be.</p> <p>Strategy B: Work with County staff to develop code changes that would help to facilitate redevelopment and new development that is consistent with the Finksburg Corridor Plan and the desired outcomes of the community.</p> <p>Strategy C: Encourage redevelopment and new development that is aesthetically pleasing, augments a sense of community, complementary and unifying, and creates a sense of place.</p>	<ul style="list-style-type: none"> <li>• MD Department of Planning</li> <li>• Carroll County Government (various staff)</li> </ul>



## Finksburg Sustainable Community Application 2018

<p>Outcome 2: Continue to Implement the Finksburg Corridor Plan.</p> <p>Progress Measures: The number of master plan items that are implemented.</p>	<p>Strategy A: Work toward creating a more attractive Corridor.</p> <p>Strategy B: Work toward creating a sense of community in the Corridor.</p> <p>Strategy C: Continue to explore the feasibility of a public sewer system</p> <p>Strategy D: Investigate means by which incentives could be established for streetscaping and landscaping as a service to residential and commercial property interests.</p> <p>Strategy E: Explore ways to enhance the protection of historic resources and determine eligibility for individual property listings on the National Register of Historic Places.</p> <p>Strategy F: Maintain view sheds and the visual connection to forests and open space by:</p> <ul style="list-style-type: none"> <li>• Using site layout and building design to retain and emphasize existing views;</li> <li>• Preserve to the greatest extent possible existing green, open spaces along the MD 140 corridor;</li> <li>• Minimizing the addition of paved surfaces by creating shared access and parking and internal circulation networks; and,</li> <li>• Creating opportunities to conveniently and safely access the surrounding area by foot and bicycle.</li> </ul> <p>Strategy G. Encourage owners of historic properties to adapt and reuse historic properties.</p>	<ul style="list-style-type: none"> <li>• FPACC</li> <li>• Economic Development</li> <li>• Department of Recreation and Parks</li> <li>• Maryland Historic Trust</li> </ul>
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## **TAB 4 – Local Support Resolution**

**RESOLUTION NO. 1016-2017**

**Resolution to Authorize the Boundary for the Finksburg Sustainable Community Designation**

Resolution of Carroll County Board of County Commissioners to designate the Finksburg Corridor Area as a Sustainable Community, pursuant to the attached Sustainable Community map (and Sustainable Community Plan (the "**Plan**," as further described in the Sustainable Community Application (the "**Application**"), for approval either directly by the Department of Housing and Community Development (the "**Department**") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS, Board of County Commissioners recognizes that there is a significant need for reinvestment and revitalization of the communities in Finksburg Area; and

WHEREAS, Board of County Commissioners proposes to (i) designate the area of Finksburg Priority Funding Area in Finksburg Area, as outlined on the attached map (the "**Area**"), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

NOW, THEREFORE BE IT RESOLVED THAT, Board of County Commissioners hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the Board of County Commissioners is hereby requested to endorse this Resolution, indicating their by signature hereof; and,  
and,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.


READ AND PASSED THIS 14<sup>th</sup> day of Dec., 2017.

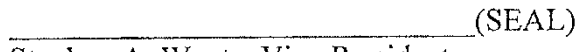
BY ORDER: BCC's, I hereby certify that Resolution Number 1016- is true and correct and  
duly adopted by the Carroll County Board of County Commissioners. 2017

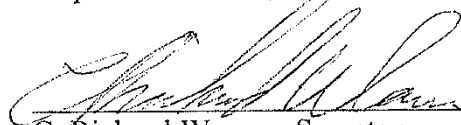
THE COUNTY COMMISSIONERS OF  
CARROLL COUNTY, MARYLAND,  
a body corporate and politic of the  
State of Maryland

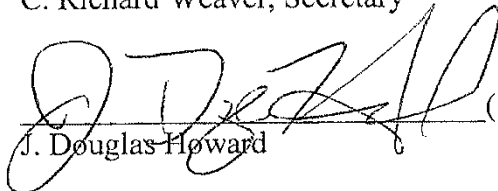
ATTEST:

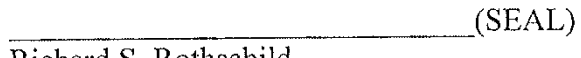
  
Shawn D. Reese  
County Clerk

  
Dennis E. Frazier, President (SEAL)

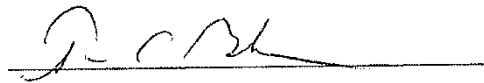
  
Stephen A. Wantz, Vice-President (SEAL)

  
C. Richard Weaver, Secretary (SEAL)

  
J. Douglas Howard (SEAL)

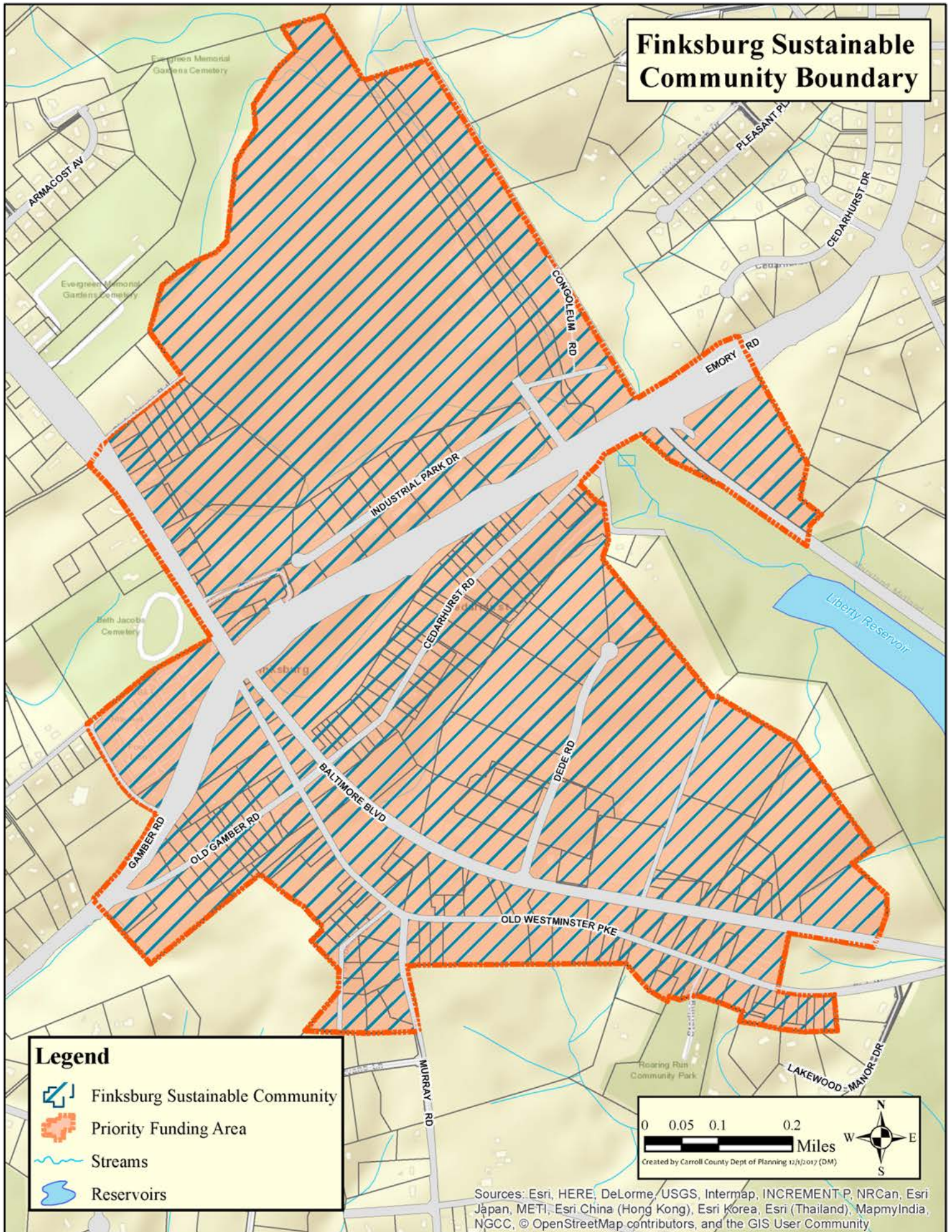
  
Richard S. Rothschild (SEAL)

Approved for legal sufficiency:





  
Timothy C. Burke  
County Attorney

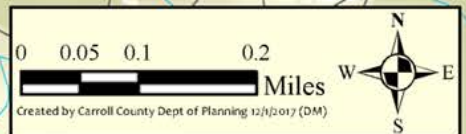


# Finksburg Sustainable Community Boundary



## Legend

-  Finksburg Sustainable Community
-  Priority Funding Area
-  Streams
-  Reservoirs



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



**Richard J. Soisson, Chair**  
Cynthia L. Cheatwood, Vice Chair  
Alec Yeo  
Eugene A. Canale  
Jeffrey A. Wothers  
Daniel E. Hoff, Alternate  
Dennis E. Frazier, Ex-officio  
Lynda D. Eisenberg, Secretary




**Planning & Zoning Commission**  
Carroll County Government  
225 North Center Street  
Westminster, Maryland 21157  
410-386-2145  
1-888-302-8978  
fax 410-386-2120  
MD Relay service 7-1-1/800-735-2258

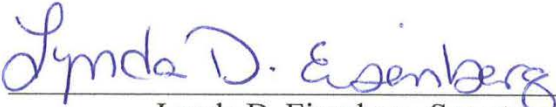
### **Finksburg Corridor Sustainable Communities Designation**

November 29, 2017

The Carroll County Planning and Zoning Commission hereby Endorses and Certifies the **2018 Finksburg Corridor Sustainable Communities Designation** as consistent with *2013 Finksburg Corridor Plan* and the *2014 Carroll County Master Plan*. This designation is another implementation milestone for the 2013 Finksburg Corridor Plan and helps the County achieve the goals set forth in both of these plans.



Richard J. Soisson, Chair  
Carroll County Planning and Zoning Commission



Lynda D. Eisenberg, Secretary  
Carroll County Planning and Zoning Commission

November 30, 2017

Randy L. Cohen, Managing Member  
**Dede World, LLC**, Finksburg, MD  
Mailing: PO Box 278, Monrovia, MD 21770

Carroll County Board of County Commissioners  
225 N. Center Street  
Westminster, MD 21157

Dear Carroll County Board of County Commissioners,

The Finksburg Sustainable Community Workgroup and the Carroll County DO Planning are leading an effort to have the Finksburg Corridor area designated as a "Sustainable Community." My partner, Bud McPherson & I have owned Dede World, LLC located on Dede Road & MD 140, in the heart of Finksburg, since 1986. As a landowner, we clearly advocate the initiative to allow the Finksburg Corridor area to access state funding sources for revitalization purposes.

The Finksburg Corridor is the main gateway into the County. It is the first impression residents and visitors have as they cross the Liberty Reservoir into Carroll County. Unfortunately, the appearance could use some dramatic improvement. Many of the existing buildings are aged and would benefit from upgrades. Accordingly, the buildings are not utilized to the best and highest use. It's very fortunate for the entire County that the Resident of Finksburg care so much about their community that they have joined together to pursue this opportunity.

Since Finksburg is not an incorporated area, it is at a disadvantage when trying to apply for state funding that would assist the revival. As a designated Sustainable Community, property owners will be able to access funds and expertise that may increase the potential new and redevelopment, visually improve the area, revitalize the gateway and ultimately increase the tax base; a win-win for all.

Please support and approve the Finksburg Sustainable Community application and further look into Public Utilities as well as PACE Financing for Businesses that will lead to Alternative Energy.

Sincerely,

*Randy L. Cohen*

Cc: State Senator Michael J. Hough  
Cc: Bud McPherson, Member



December 14, 2017

Carroll County Board of County Commissioners  
225 N. Center Street  
Westminster, MD 21157

Dear Carroll County Board of County Commissioners,

The Finksburg Sustainable Community Workgroup and the Carroll County Department of Planning is leading an effort to have the Finksburg Corridor area designated as a "Sustainable Community." I live (two houses), own (two businesses) and work at CDJ Distillery, LLC, located at 2601 Emory Road in Finksburg. As a stakeholder in the area, I am pleased to fully support this endeavor which will allow the Finksburg Corridor area to access state funding sources for revitalization purposes. This process which I have actively participated in, is an effort to finally accomplish something positive for Finksburg. In the thirty years that I have lived here, we have not made much progress. As much as I love Finksburg and Carroll County I am hard pressed to tout the attributes of our community. It would be a welcome change to be able to tell my neighbors and tenants that we are finally on the positive side of change.

The Finksburg Corridor is a main gateway into the County. It is the first impression residents and visitors have as they cross the Liberty Reservoir into Carroll County. Unfortunately, the area does not leave a favorable impression. Many of the existing buildings are aged and do not show well. Accordingly, the buildings are not utilized to the best and highest use. To make matters worse, as an unincorporated area, Finksburg is at a disadvantage when trying to apply for state funding that would assist in revitalization. As a designated Sustainable Community, property owners will be able to access funds and expertise that could increase the potential redevelopment and visually improve the area. This is all good and important, but, I believe that we just need a little success to get this ball moving. I have been disappointed to date with the support of the County in our area and feel that this is of great benefit with little cost and is a "win & win" for us and the County. Let's make this happen!

I ask for your sincere consideration and approval in the review of the Finksburg Sustainable Community application.

Sincerely,

Charles A.J. Gachot III "Chip"  
President  
Energy Plus Group, Inc.

3003 ALPINE DRIVE \* FINKSBURG, MARYLAND 21048  
410.861.5102 \* FAX NO. 866.253.6861



December 5, 2017

Carroll County Board of County Commissioners  
225 North Center Street  
Westminster, Maryland 21157

Dear Carroll County Board of County Commissioners,

On behalf of the Board and membership of the Finksburg Planning and Citizens Council, I am pleased to support the effort to have the Finksburg Corridor area designated as a Sustainable Community.

The Finksburg Planning and Citizens Council (FPACC) is a non-profit community organization, founded in 2002 to promote a Finksburg community and preserve the fundamental quality of life where farms, families, and businesses may coexist in a manner beneficial to all. In late 2016, the Carroll County Department of Planning staff introduced benefits of the "Sustainable Community" designation to the FPACC Board and we have been active, supportive participants in the Finksburg Sustainable Community Workgroup during 2017.

Sustainable Community designation would allow residents, businesses, and County to access state funding sources for revitalization purposes in the Finksburg Corridor. The state's program offers a framework for promoting environmentally, economically and socially responsible growth and development in existing older communities such as Finksburg.

While Finksburg is a great place to live, it could use some help to make it even better. Businesses have been deterred by a lack of public water and sewer. Area residents could use help in updating their homes – some of which date back to the 1800s. The high levels of traffic on Routes 140 and 91 that effectively divide the community and the lack of sidewalks make it nearly impossible to walk to local businesses and parks. The Finksburg Corridor is one of the main gateways into the county and should provide a more attractive and welcoming appearance. Designation as a Sustainable Community would open the door for Finksburg to take advantage of state support for community development, revitalization, and environmental sustainability.

The Finksburg Planning and Citizens Council supports the Finksburg Sustainable Community application. I urge you to support this application as well.

Sincerely,

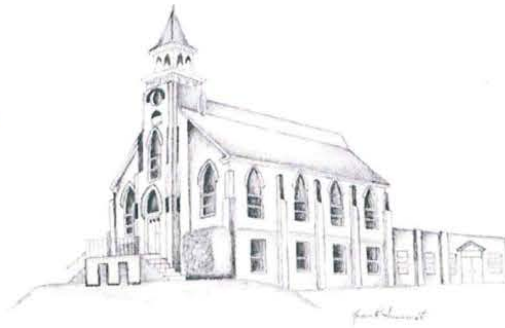


Ken Walk  
President

# Mount Zion Church

A United Methodist Congregation

+Since 1856+



December 10, 2017

Carroll County Board of County Commissioners  
225 North Center Street  
Westminster, Maryland 21157

Dear Carroll County Board of County Commissioners,

I am happy to offer Mount Zion United Methodist Church's support for the Sustainable Community application for the Finksburg Corridor area. It has been my pleasure to serve on the Sustainable Community Workgroup over the past several months and I am grateful to the Carroll County Planning staff for their hard work on behalf of our community.

Mount Zion Church has been a central landmark in the old town of Finksburg for over 160 years and endeavors to build and improve the community. This year, we started a Farmers Market to offer residents easy access to fresh, locally-grown foods and crafts. We hold an annual springtime festival and family movie nights twice a year. Our Community Service Fund provides assistance to children and families in need in the Finksburg area. Our church provides meeting space to the local Boy Scouts troop, an Alcoholics Anonymous chapter, and two chapters of Narcotics Anonymous.

Finksburg is a strong and popular community. *Baltimore* magazine even named it one of its "10 Hidden Gems" in April 2016. There are many things to love about living and working here. However, our community could use more help in improving and revitalizing the area. Finksburg's Route 140 corridor, while vibrant with small businesses, is not an attractive or welcoming gateway to Carroll County. Many of the homes are older and need updating. The community is not conducive for pedestrians or bicyclists. It is also becoming clear that we will need to consider providing public water and sewer in the not so distant future.

Designation as a Sustainable Community would open the door for Finksburg to take advantage of state support for community development, revitalization, and environmental sustainability.

Mount Zion Church supports the Finksburg Sustainable Community application. I urge you to support this application as well.

Blessings and Peace,

Wm. Louis Piel  
Pastor

**Mount Zion Church**  
**"The friendly church in old Finksburg"**

Wm. Louis Piel, Pastor

3006 Old Westminster Pike • Post Office Box 755 • Finksburg, Maryland 21048

<http://www.mtzionumc-finksburg.org>

Church Office 410.517.2300 • Pastor (home) 410.751.9049 • Pastor (cell) 301.351.6689 • e-mail [julo1@verizon.net](mailto:julo1@verizon.net)



# Tevis Real Estate, Inc.

PO Box 26  
Westminster, MD 21158  
410-876-6800 · 410-848-8739 (fax)  
[www.tevisenergy.com](http://www.tevisenergy.com) · [info@tevisenergy.com](mailto:info@tevisenergy.com)

December 5, 2017

Carroll County Board of County Commissioners  
225 N. Center Street  
Westminster, MD 21157

Dear Carroll County Board of County Commissioners,

The Finksburg Sustainable Community Workgroup and the Carroll County Department of Planning is leading an effort to have the Finksburg Corridor area designated as a "Sustainable Community." I own several companies located throughout Carroll County, as well as in Finksburg. As a stakeholder in the area, I am pleased to fully support this endeavor which will allow the Finksburg Corridor area to access state funding sources for revitalization purposes.

The Finksburg Corridor is a main gateway into the County. It is the first impression residents and visitors have as they cross the Liberty Reservoir into Carroll County. Unfortunately, the area does not leave a favorable impression. Many of the existing buildings are aged and do not show well. Accordingly, the buildings are not utilized to the best and highest use. To make matters worse, as an unincorporated area, Finksburg is at a disadvantage when trying to apply for state funding that would assist in revitalization. As a designated Sustainable Community, property owners will be able to access funds and expertise that could increase the potential redevelopment and visually improve the area.

I ask for your sincere consideration in the review of the Finksburg Sustainable Community application.

Very truly yours,



Stanley H. Tevis III  
President

SHT/pk



December 1, 2017

S&S HOLDINGS, INC.

YGT Limited  
19 Liberty Street, Suite 6  
Westminster, Md. 21157

Carroll County Board of County Commissioners  
225 N. Center Street  
Westminster, MD 21157

Dear Carroll County Board of County Commissioners,

The Finksburg Sustainable Community Workgroup and the Carroll County Department of Planning is leading an effort to have the Finksburg Corridor area designated as a "Sustainable Community." I own the building located at 3306 Baltimore Blvd, Finksburg Maryland. As a stakeholder in the area, I am pleased to fully support this endeavor which will allow the Finksburg Corridor area to access state funding sources for revitalization purposes.

The Finksburg Corridor is a main gateway into the County. It is the first impression residents and visitors have as they cross the Liberty Reservoir into Carroll County. Unfortunately, the area does not leave a favorable impression. Many of the existing buildings are aged and do not show well. Accordingly, the buildings are not utilized to the best and highest use. To make matters worse, as an unincorporated area, Finksburg is at a disadvantage when trying to apply for state funding that would assist in revitalization. As a designated Sustainable Community, property owners will be able to access funds and expertise that could increase the potential redevelopment and visually improve the area.

I ask for your sincere consideration in the review of the Finksburg Sustainable Community application.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stacey Y. Custodio". The signature is fluid and cursive, with the first name being the most prominent.

Stacey Y. Custodio  
Owner  
YGT Limited

19 LIBERTY STREET  
SUITE 6  
WESTMINSTER, MARYLAND 21157

410-848-5605

STACEY@YINGLINGTIRE.COM

## **TAB 5 – Disclosure Authorization and Certification**

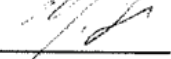
**SUSTAINABLE COMMUNITY APPLICATION**  
**DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "**Department**") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant and the accuracy of the application.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "**Act**"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. The applicant has the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public the contents of the local governments' Sustainable Community Plans and the contents of Sustainable Community Applications, including posting of entire applications on the Department's website, use of such materials at presentations, training sessions, press releases, articles and other means of publication. This information may be confidential under the Act. If the applicant considers this information confidential and does not want it made available to the public, please indicate this objection in writing and attach the same to this application.

The applicant agrees that not attaching an objection constitutes consent to the information being made available to the public as herein described, and a waiver of any rights the applicant may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** 

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this Application, for the purposes of influencing the action of the Department on such Application, may become ineligible to receive State financial assistance, and is subject to other penalties authorized by law.

The undersigned hereby certifies that s/he is authorized to enter into the agreements and certifications contained herein and in the Application, and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

  
Authorized Signature

Dennis E. Frazier  
Type Name and Title

1/2/18  
Date

President  
Carroll County Commissioners

## **TAB 6 – CD ROM**

Map  
Shapefile  
Pictures