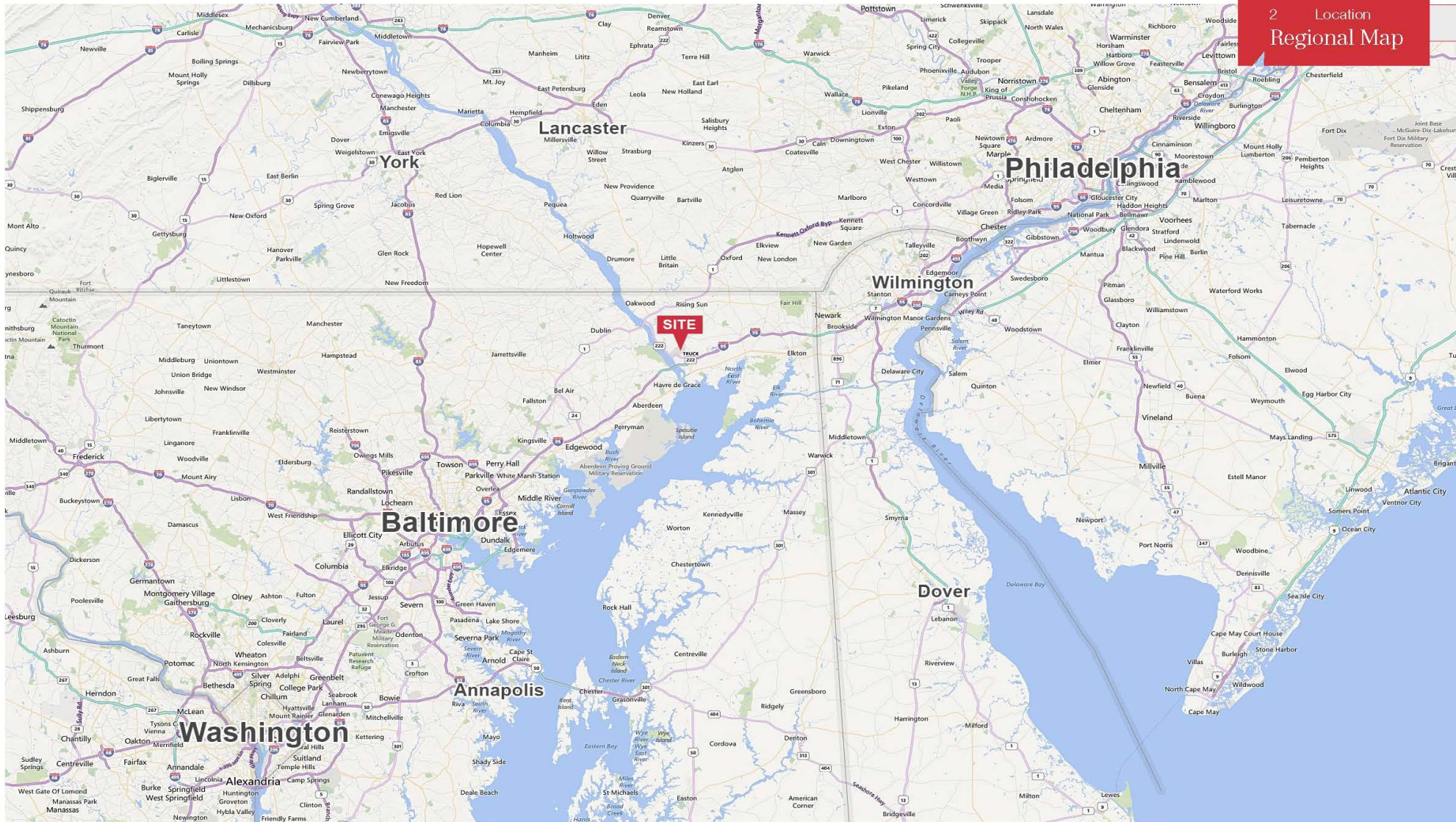




Bainbridge Development Corporation

SUSTAINABLE GROWTH COMMISSION – MAY 11, 2015





WHAT IS BAINBRIDGE ?

- ▶ 1200 ACRES located within a PFA
- ▶ Site's position within NE corridor is well suited for a regional use due to proximity to many major population centers
- ▶ Close proximity and access to multiple modes of transportation – Interstate 95, CSX rail, RT. 40, Marc Train, Susquehanna River
- ▶ Close proximity to APG and UDEL
- ▶ Overhead transmission lines bisecting the property
- ▶ 8" high pressure gas main that bisects the property
- ▶ Deep water access to Susquehanna River at Port Deposit
- ▶ Positioned above Port Deposit with sweeping views of the confluence of the river and bay
- ▶ 50 acre campus of the National Historic Jacob Tome School for Boys



Redevelopment Structure

- ▶ BDC, an instrumentality of the State, operated by a 15 member board, owns and manages the 1200 acre site
- ▶ BDC is funded through a development agreement with MTPM
- ▶ MTPM has development rights on all but 150 acres of the site
- ▶ Tome School Campus (50 acres) and additional 100 acres are under the control and responsibility of the BDC for redevelopment

Bainbridge: A Smart Growth Project

- ▶ When you look at the charge of the Sustainable Growth Commission (SGC) and the focus of Reinvest Maryland, you are focused on principles that:
 - ▶ Accelerate Maryland's infill, redevelopment and revitalization efforts
 - ▶ Make wise use of State's finite land
 - ▶ Avoid sprawling into precious farms, and reinvest in existing communities
 - ▶ Grow smarter to accommodate projected growth

Correlation between SGC goals and the Bainbridge Project

- ▶ Coordinating growth and development among jurisdictions
- ▶ Addressing regional growth and development issues
- ▶ Recommending ways to collaborate on planning between state agencies and local governments
- ▶ Provides advise on the local impacts of state policies and laws

Current Status

- ▶ Solidify Agreement with Navy
- ▶ Infrastructure
 - ▶ Water
 - ▶ Sewer
 - ▶ Transportation
- ▶ Business development
 - ▶ Enterprise Zone
 - ▶ Sustainable Community Designation
 - ▶ Prospect Process
- ▶ Tome School Plan

WORKING TOGETHER

- ▶ DEVELOPMENT TEAM: FUNDS AND DEVELOPS ON-SITE IMPROVEMENTS AND OVERALL DEVELOPMENT OF PROPERTY
- ▶ COUNTY: FUNDS INITIAL PUBLIC WASTEWATER INFRASTRUCTURE
- ▶ BDC AND TOWN: OVERSEE DEVELOPMENT AND PROCESS
- ▶ STATE: TARGET RESOURCES THAT SUPPORT THE REDEVELOPMENT



How can State Agencies
be of Assistance?

MDOT

- ▶ High tolls in the surrounding area
- ▶ Reassess capacity of Rt. 222 interchange
- ▶ Reallocate state transportation funds to perform reconstruction

MDE

- ▶ Environmental monitoring
- ▶ Permitting process for infrastructure improvements
- ▶ Securing financing for infrastructure improvements
- ▶ Define acceptable remedial protocol and processes

DBED

- ▶ Legal Services to the BDC
- ▶ Stop gap funding to mothball Tome School
- ▶ Making Bainbridge a State Development Priority
- ▶ Enterprise Zone Designation

DHCD

- ▶ Securing funding for infrastructure improvements
- ▶ Securing funding for Tome School projects
- ▶ Sustainable Communities designation

MDP

- ▶ Bainbridge Museum
- ▶ Financial Support for Tome School
- ▶ Preservation Easement at Tome School

DNR

- ▶ Critical Area Designation

ALL PARTIES

- ▶ Push the Navy to take action
- ▶ Make Bainbridge a State and County development priority



DISCUSSION AND NEXT STEPS

