

## Maryland Coordinated Permitting Review Council: Meeting Minutes

Date: October 8, 2025, 1:00 pm – 3:00 pm

Location: Virtual via Google Meet

### **Call to Order**

Chair Rebecca Flora called the meeting to order at 1:06 PM, welcomed attendees, and reviewed the agenda. She reiterated the Council's mission per Governor Moore's Executive Order on Economic Competitiveness to streamline interagency coordination for priority infrastructure and place-based projects. A roll call was conducted.

AGENCY	DESIGNEE/ALTERNATE*	PRESENT	ABSENT
MDP	Rebecca Flora	x	
MDOT/SHA	Drew Morrison	x	
DHCD	Julia Glanz		x
MDA	Michael Calkins		
MEA	Jenn Aiosa	x	
MDSP	Jason Mowbray	x	
MDE	Suzanne Dorsey	x	
MDH (ex-officio)	Clint Hackett	x	
DNR	Dave Goshorn		x
DoIT	Natalie Evans-Harris	x	
Commerce	Luis Cardona		x
MEDCO	Nick Henninger-Ayoub*	x	
Urban Co. – Montgomery County	Jason Sartori	x	
(pending appointment)			
Urban Municipality - Baltimore City	Justin Williams	x	
Rural Co Rep - Wicomico County	Tracey Greene Taylor	x	
Rural Municipality-Thurmont (pending appointment)	Kelly Duty	x	
Governor's Office (ex-officio)	Meghan Conklin		x

Public Viewers: None

## **Approval of Meeting Minutes**

The minutes from the September 10, 2025, meeting were presented for approval. Motion to approve by Suzanne Dorsey; second by Tracey Taylor. No abstentions or opposition. Approved by general consent.

## **Featured Pilot Project Presentation: Bella Vita Farm**

Amy Falcone, Owner of Bella Vita Farm, presented the history of the family-owned and operated farm in Montgomery County. The farm has encountered several permitting and licensing challenges. The owners started the application process with MDH for a Producer Mobile Farmer's Market unit in late February 2025. Due to many obstacles, the required documentation of approval was not issued by MDH until mid-April and was not received until late April, with an operate date starting April 30, 2025. The farmer then had only two days to submit the required documentation to the farmers markets to ensure they would be allowed to sell their products. On August 11, 2025, MDH conducted a follow-up visit and inspection, and they passed without any recommendations—the inspection approval is good for two years.

Bella Vita Farm wants to expand their agricultural operations, but the extensive permitting and licensing requirements have them carefully weighing their options.

Recommendations from the farmer for improving the process for farmers:

- Make it easier for farmers to be able to sell what they are producing and partner with other farms to provide local food to the community.
- Not all farms or businesses fit inside the check box. Just saying “No” before understanding is counter-productive and can cause loss of time and money.

Inspection is good for 2 years (done August 2025) but license is through 4/30/26, which is confusing.

## **Tech Design Task Force Update**

Chair Flora reiterated the Task Force's purpose as outlined in the Executive Order. Phase 1 design updates are progressing, and agency Points of Contact (POCs) have been identified to input data for the public-facing dashboard. Data sharing agreement template has been drafted, and an automated process is being developed to extract relevant permitting data.

Key upcoming deadlines:

- Data QA/QC: October 24, 2025
- Public Dashboard Launch: December 15, 2025

## **Working Group Update**

Working Group Chair Darius White reiterated the purpose of the group as outlined in the

Executive Order. He presented challenges and next steps in the QA/QC review of state agency permitting data, including concerns with data accuracy, missing dates, inconsistent locations, unclear processes, and overlapping responsibilities. Agencies have not been consistent in verifying their Smartsheet entries or confirming that the listed permits align with pilot projects. Ted Cozmo, Deputy State CIO provided an analytical summary of the exact data issues. Upon evaluation of the data submitted by the agencies, we immediately noted that a **significant portion of critical fields required for analysis and dashboard display were missing**. Further analysis revealed that the majority of records containing dates and status information were **incomplete or logically inconsistent**. We have discussed these findings with the agencies, and they are currently **gathering and correcting the necessary permit information**.

Upcoming Pilot Project Team Meetings:

- October 16
  - SBY Market Center
  - Loch Raven Overlook
  - Burnt Hill Farm

Working Group Meeting:

- October 20

## Pilot Project Updates

Project liaisons provided updates on the pilot project portfolio:

Pimlico Redevelopment: no major challenges; Demolition began in August 2025  
Agencies engaged: MDE, MHT, MSP OSFM, DNR

SBY Market Center: continuing to deal with challenges at the local level, related to the reinstatement of the Historic Planning Commission, causing project delays.  
Agencies engaged: MDE, MHT, MDOT SHA

Loch Raven Overlook: no major challenges; also, part of Baltimore County's priority review program; construction to begin Q1 2026  
Agencies engaged: MDE, MHT, MDOT SHA

Quantum Frederick: No major challenges; currently in Phase I; approximately 600 acres. Project submission under review with the Frederick County Soil Conservation.  
Agencies engaged: MDE, MHT, MDOT SHA

Phase I at Bainbridge: No major challenges; Currently in negotiations for third-party usage. Aggressive timeline: aiming to complete a year's worth of work in six months.  
Agencies engaged: MDE, MDOT SHA & MDTA

Burnt Hill Farm: Seeking urgent MDE involvement with Montgomery County Département of Permitting Services (DPS); DPS has issued Notice of Violation, adding additional retroactive permitting compliance.  
Agencies engaged: MDE, MDA

### **Featured State Agency Presentation: Housing Executive Order – DHCD**

Jordan Gilmore (DHCD) presented the new Housing Executive Order focused on streamlining state-issued housing permits to address Maryland’s affordable housing crisis. Implementation is targeted for completion by March 2026. There was a brief discussion on ensuring alignment with MCPRC efforts. The Working Group will further examine how to best coordinate between agencies.

### **Governor and Other Commission Updates**

Chair Flora presented an overview of the Phase 2 approach (FY27 and beyond). She noted that aligning Phase 2 with Phase 1 will be challenging without additional resources. Andrew Kelson presented the need for \$8.4 million over the next three fiscal years for an external vendor and a full-time employee to provide vendor oversight. The Virginia Permit Transparency (VPT) model was cited as an example. A briefing memo to the Governor is being prepared outlining the required resources. The second quarterly report will be submitted to the Governor on October 10, 2025.

### **Closed Session**

A Closed session was not needed

### **FY26 Timeline and Next Steps**

Chair Flora emphasized the focus on fulfilling Executive Order requirements and delivering the final report by June 2026.

### **Closing**

Chair Flora invited closing thoughts from Council members. No discussion. Motion to adjourn made by Michael Calkins, seconded by Suzanne Dorsey.

Adjournment: 2:57 PM