

Maryland Coordinated Permitting Review Council: Meeting Minutes

Date: November 12, 2025, 1:00 pm – 3:00 pm

Location: Virtual via Google Meet

Call to Order

Chair Rebecca Flora called the meeting to order at 1:02 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	x	
MEA	Jenn Aiosa	x	
MDSP	Jason Mowbray	x	
MDE	Suzanne Dorsey	x	
MDH (ex-officio)	Clint Hackett		x
DNR	Dave Goshorn	x	
DoIT	Marcy Jacobs	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/ <u>Katelin Moody</u>	x	

Public Viewers: None

Approval of Meeting Minutes

The minutes from the October 8, 2025, meeting were presented for approval. Motion to approve by Michael Calkins; second by Jenn Aiosa. No abstentions or opposition.

Approved by general consent.

Featured Pilot Project Presentation: Pimlico Redevelopment

Presenter Gary McGuigan, Exec Vice President for MSA, shared the history of MSA and the Capital Projects Development Group within MSA. Shared the details of the most recent plan changes. The timeline aims for SMW to start next year and substantial progress toward equine facilities in 2027. Project team has been in place for about 5 years, Ayers Saint Gross is the main architect, Clark Construction Group to manage the build, MSA is the property owner, and MEDCO will oversee the daily operations.

Permitting work plan involved MDE, MHT, Fire Marshal, and Local Health Department. Kenya Lucas asked if MSA is a part of MinorLB stadium builds. Ultimately no, but they do offer bond funding. Secretary Flora asked if there are any local approvals for Pimlico; ultimately no, MSA just tried to be a good neighbor and preemptively working with the community.

Tech Design Task Force Update

Ellen Mussman reiterated the Task Force's purpose as outlined in the Executive Order. The task force has met with agencies to gather more information about pilot project permits and to gain a better understanding of internal permit processing

Timeline is sliding despite working closely with each agency. The taskforce learned through the process that internal systems are working well, but it's difficult to look up information by project name. Agencies use a variety of internal systems including excel, salesforce, project-wise, or custom builds. Taskforce found that some systems only track *permits* rather than *projects*.

The taskforce is troubleshooting how to agglomerate all project information across agencies so users can look up project status in a wholistically manner. Ellen presented a visualization of the state permitting process. Ultimately, the taskforce is still in the discovery stage and future deadlines will have to slide forward into 2026.

Suzanne Dorsey, re consulting/commenting agencies: when there are findings, it triggers additional steps.

Justin Williams: Suggestion to collect what mandate is guiding the permit.

Key upcoming deadlines:

- Public Dashboard Launch: TBD

Working Group Update

Working Group Chair Darius White reiterated the purpose of the group as outlined in the Executive Order. Still in the data collection process from all of the agencies. WG has met with agencies multiples times over the last month, we've made progress, but there is still more to go. MDE is engaged with all pilot projects through multiple permits. Learned that MHT is a 'commenting' agency that participates in a consultative manner when engaging with the projects. OFSM is involved at the review of 50% and 100% construction documents, DNR is another commenting agency and MDOT is involved in traffic permits.

Upcoming Pilot Project Team Meetings:

- November 13th
 - Phase I Bainbridge
 - Pimlico Redevelopment
 - Quantum Frederick
- November 20th
 - SBY Market Center
 - Loch Raven Overlook
 - Burnt Hill Farm

Working Group Meeting:

- November 17th, 2025

Pilot Project Updates

Project liaisons provided updates on the pilot project portfolio:

Pimlico Redevelopment: Demolition is currently underway. Full redevelopment by 2027. No major challenges.

Agencies engaged: MDE, MHT, MSP OSFM, DNR

SBY Market Center: Anticipate breaking ground in 2026. Recently submitted to the Historic District Commission. Everything is moving smoothly.

Agencies engaged: MDE, MHT, MDOT SHA

Loch Raven Overlook: Anticipates closing its financing and starting construction in 2026. Waiting on a few outstanding permits to secure financing.

Agencies engaged: MDE, MHT, MDOT SHA

Quantum Frederick: Two data center developers have bought parcels and construction is actively underway. Developer is working on some rezoning.

Agencies engaged: MDE, MHT, MDOT SHA

Phase I at Bainbridge: A third-party logistics provider is outfitting on warehouse, while developer negotiates with confidential user for the largest space.

Aggressive timeline: aiming to complete a year's worth of work in six months.

Agencies engaged: MDE, MDOT SHA & MDTA

Burnt Hill Farm: MDE has taken a lead

Agencies engaged: MDE, MDA

Featured State Agency Presentation: MDOT SHA- William Pines, Kenya Lucas

Williams Pines, MSHA Administrator

Access permits are a national best practice and handled through local district offices. The three steps include the developer requesting the local jurisdiction to initiate a project scoping meeting. The local jurisdiction then submits a Traffic Impact Study, SHA receives and reviews it, then issues a final approval to the developer. Re-reviews during the TIS steps is the most painful for projects. SHA has a permit tracking system for developers, tracked through a 'permit tracking number.' Challenges include inconsistent APFOs and mitigation approaches. The lack of standard leads to an upfront negotiation. Working on a number of initiatives to improve permitting processes.

Local Permitting Presentation: Baltimore City, Justin Williams

Director of Development and Permitting Services. The Bmore FAST Plan (Facilitating Approvals and Streamlining Timelines) aims to streamline the city's internal development processes and procedures to reduce unnecessary administrative barriers while maintaining essential oversight. The four key reform areas include Public Engagements and Access, Developer and Builder Support, Small Business and Emerging Developer Resources, and City Operations and Capacity. Justin went in to details about how Baltimore city addresses all four of these areas.

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. No motion to adjourn was made.

Adjournment: 3:05 PM