

# Maryland Coordinated Permitting Review Council

Permitting Council Meeting

Executive Order 01.01.2024.39 Strengthening Maryland's Business Climate to  
Bolster Economic Competitiveness

[Web Link](#)

# MARYLAND COORDINATED PERMITTING REVIEW COUNCIL

## Agenda v.2 FINAL

Wednesday, June 11, 2025 – 1:00 p.m. to 3:00 p.m.

Hybrid Meeting

[Teams Meeting Link](#)

MEETING IS BEING RECORDED AND OPEN TO THE PUBLIC

# MCPRC Purpose

E.O. – D.2.: *“The purpose of the Council is to facilitate interagency coordination and efficient processing of approvals required to **advance priority infrastructure and place-based projects** within the State to bolster transparency, ensure predictability, and foster interagency coordination to grow Maryland's economy while safeguarding the health and safety of residents.”*

- Executive Order 01.01.2024.39

# Agenda

- 1:00-1:10 Call to Order
- 1:10-1:25 Working Group Update
- 1:25-2:25 Proposed Pilot Project Portfolio Review
- 2:25-2:45 Tech Design Task Force Update
- 2:45-2:50 FY25 – Q4 Report
- 2:50-2:55 FY26 Timeline
- 2:55-3:00 Closing Round
- 3:00 Adjourn

# **Permitting Council Meeting**

# **Roll Call**

# Permitting Council Members

- **MDP, Lead Agency**
- Secretary **Rebecca Flora**, Chair
  - Staff: **Jason Dubow, Darius White, Ellen Mussman, Sylvia Mosser, Melanie Gross**
- **MDA**: Assistant Secretary of Plant Industries and Pest Management **Michael Calkins**
- **DNR**: Deputy Secretary **David Goshorn**
- **Commerce**: Director of Governor's Office of Business Advancement **Luis Cardona**
- **MDOT SHA**: Assistant Secretary for Project Development and Delivery **Joe McAndrew**
- **MDE**: Deputy Secretary **Suzanne Dorsey**
- **MEDCO**: Executive Director **Tom Sadowski**
- **DHCD**: Deputy Secretary **Julia Glanz**
- **MDSP, OSFM**: Acting State Fire Marshal **Jason Mowbray**
- **DoIT**: Deputy Secretary, Digital Experience **Marcy Jacobs**
- **MEA**: Chief of Staff **Jenn Aiosa**
- **MDH**: Proposed ex-officio
- **Governor Appointed Seats** (in process): Urban County/Municipality; Rural County/Municipality

## Meetings:

- **04/09/25**: 12/12 Designated Members present
  - X members of the public
- **06/11/25**: X/12 Designated Members present

**Permitting Council Meeting**  
**Working Group Update**

# Working Group Purpose

E.O. - D.3b.: *Coordinate interagency plan review and permitting of covered (pilot) projects through a WORKING GROUP of permitting leads from each state agency represented on the Council.*

*The **activity of the Permitting Working Group** shall include:*

- ✓ *Developing a coordinated project plan for each covered project;*
- ✓ *Developing timetables for completion of required plan reviews and responses, and permit approvals for Projects;*
- ✓ *Proving accountability and oversight of the execution of each coordinated project plan and timetable; and*
- ✓ *When applicable, engaging federal and local government agencies that have jurisdiction over critical areas of review and permit approvals identified in the project plan for covered projects.*



# Working Group Members

- **MDP, Lead Agency**

**Darius White**, Chair

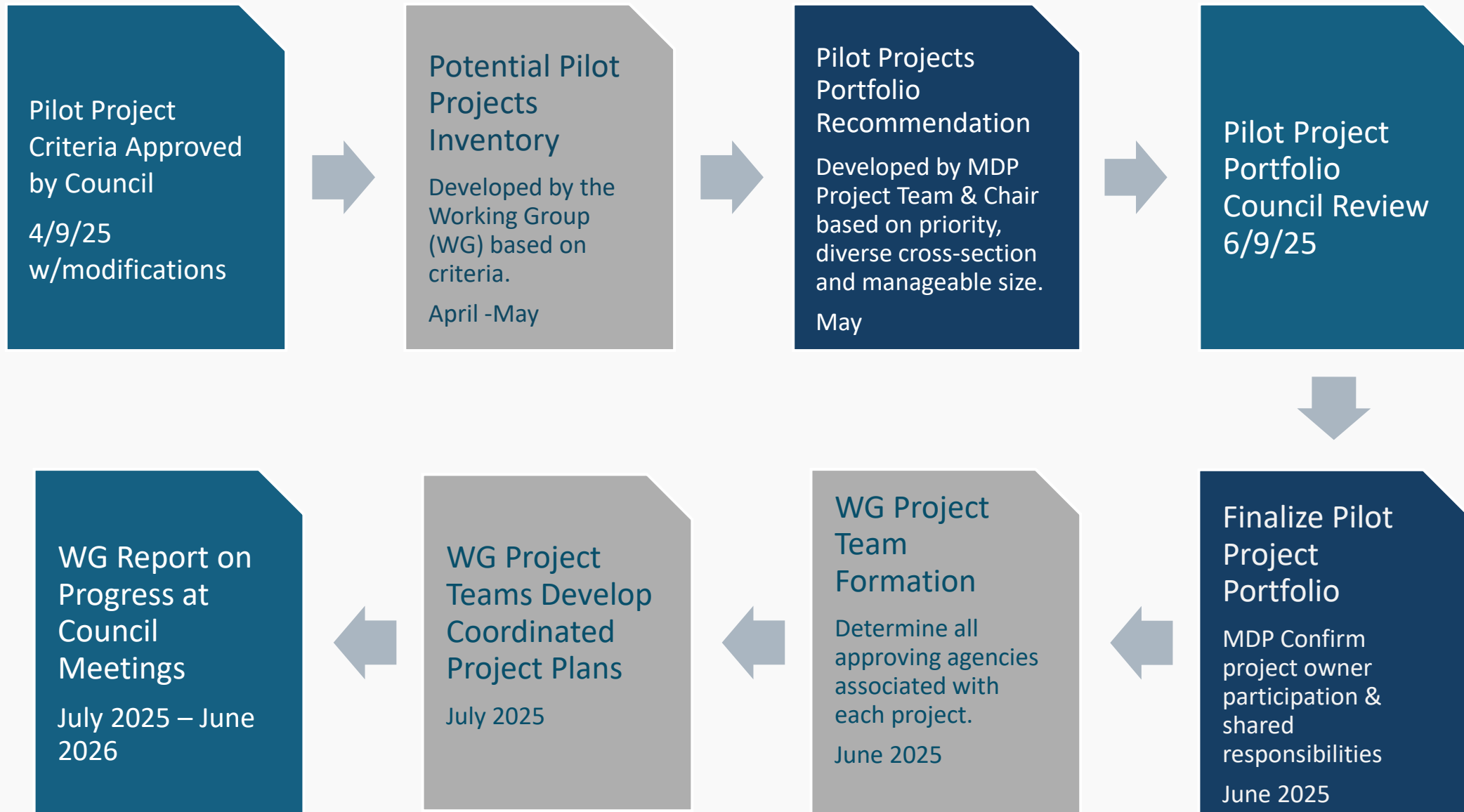
Member: **Ellen Mussman**

- Staff: **Sylvia Mosser, Melanie Gross**
- MDA: **Michael Calkins**
- DNR: **Nick Kelly**
- Commerce: **Luis Cardona**
- MDOT SHA: **Kenya Lucas**
- MDE: **Scott Goldman**
- MEDCO: **Donny James**
- DHCD: **Andrew Sovinski**
- MDSP, OSFM: **Ken Bush**
- DoIT: **Elizabeth Hunt**
- MEA: **Jenn Aiosa**
- MHT: **Elizabeth Hughes (interim); Dixie L. Henry**

## Meetings:

- **March 2025:** *11/12 agencies present*
- **April 2025:** *10/12 agencies present*
- **May 2025:** *8/12 agencies present*

# Pilot Project Portfolio Process Flow



**Permitting Council Meeting**

# **Pilot Projects Portfolio**

**Recommended for Council Review & Consideration**

*Final selection will be based on MDP Project Team confirmation of Owner participation and project readiness.*

# Criteria Categories—Council Approved

*please refer to 4/09/25 mtg slides for further detail of each category*

- E.O., D.7.b. Project Criteria (Required Considerations)
  - Cost Range
  - Complexity Level
  - Type
  - Geographic Location
  - Design/Development Stage
- E.O., F. 1. a. & b. Priority Industries and Emerging Sectors (Optional Considerations)
  - Priority Industries
  - Emerging Sectors

*Further direction provided at the 4/09 Council meeting was also included in the WG project identification and review process.*

# Pilot Projects

## Criteria Representation

**8** High Impact Projects



8 Total High Impact Projects

**3:8** Project Cost Ranges



3 of 8 Project Cost Ranges represented

**6:12** Project Types



6 of 12 Project Types represented

**3:5** Geographic Regions



3 of 5 Geographic Regions represented

**4:6** Design/Development Stages



4 of 6 Design/Development Stages represented

**1:4** Priority Industries



1 of 4 Priority Industries represented

# Pimlico Redevelopment

## *Baltimore City, Maryland*

- **Project Description:** Mixed-use redevelopment of historic racetrack into year-round destination
- **Estimated Cost:** \$400 million
- **Key Components:** Racing facilities, housing, retail, open space
- **Required Permits:**
  - Large-scale development plan approval
  - Stormwater and sediment control
  - Historic preservation review
- **Developers:** Maryland Stadium Authority, City of Baltimore
- **Key State Agencies:** MSA, MDE, DGS, MHT, DNR, DHCD
- **MDP Project Liaison:** Darius White





# SBY Market

## *Wicomico County, Maryland*

- **Project Description:** Adaptive reuse of a historic downtown Salisbury building into marketplace
- **Estimated Cost:** \$25 million
- **Key Components:** Marketplace, commercial kitchen, coworking space
- **Required Permits:**
  - Historic building code review
  - Food service licensing
  - Building renovation permits
- **Developer:** SBY Market, LLC in partnership with City of Salisbury
- **Key State Agencies:** MHT, MDH, DGS
- **MDP Project Liaison:** Darius White



# Loch Raven Overlook

## *Baltimore County, Maryland*

- **Project Description:** Proposed residential development near Loch Raven Reservoir
- **Estimated Cost:** \$120 million
- **Key Components:** Market-rate and affordable housing
- **Required Permits:**
  - Environmental impact assessments
  - Stormwater management
  - Forest conservation
  - Transportation access permits
- **Developer:** Pax Development LLC
- **Key State Agencies:** MDE, MDOT, DNR, DHCD
- **MDP Project Liaison:** Darius White





# Creative Suitland

## *Prince George's County, Maryland*

- **Project Description:** A mixed-use redevelopment creating affordable artist housing, arts space, and a food hall to anchor community revitalization in Suitland's town center.
- **Estimated Cost:** \$80 million (*subject to change*)
- **Key Components:** Residential, retail, creative arts center, infrastructure
- **Required Permits:**
  - Stormwater management
  - Erosion and sediment control
  - Building permits
  - Detailed Site Plan Approval
- **Developer:** Urban Atlantic
- **Key State Agencies:** DHCD, MSAC, MDOT
- **MDP Project Liaison:** Darius White



# Quantum Frederick

## Frederick County, Maryland

- **Project Description:** Development of a data center on a 2,100-acre campus
- **Estimated Cost:** Over \$1 billion
- **Key Components:** Fiber and energy infrastructure
- **Required Permits:**
  - Stormwater management
  - Sediment and erosion control
  - Wetlands/waterway permits
  - Electrical and utility easements
- **Developer:** Catellus Development Corporation
- **Key State Agencies:** MDE, MDOT, MEA, PSC
- **MDP Project Liaison:** Sylvia Mosser





# Bainbridge Logistics Center

## *Cecil County, Maryland*

- **Project Description:** Mixed-use redevelopment of former naval training center (residential, commercial, industrial, data center, salmon fishery)
- **Estimated Cost:** \$250 million
- **Key Components:** Housing, commercial space, industrial uses
- **Required Permits:**
  - Historic preservation review
  - Zoning changes
  - Environmental site assessments
  - Wastewater discharge permits
- **Developer:** Bainbridge Development Corporation
- **Key State Agencies:** MDP, MDE, MHT, MEA, Commerce
- **MDP Project Liaison:** Sylvia Mosser



# Bella Vita Farm

## *Montgomery County, Maryland*

- **Project Description:** Expansion of agritourism and food production facilities
- **Key Components:** Greenhouses, educational facilities
- **Acquired Permits:**
  - Building permits
  - Health department (food safety)
- **Developer:** Bella Vita Farm, LLC
- **Key State Agencies:** MDA and MDH
- **MDP Project Liaison:** Sylvia Mosser

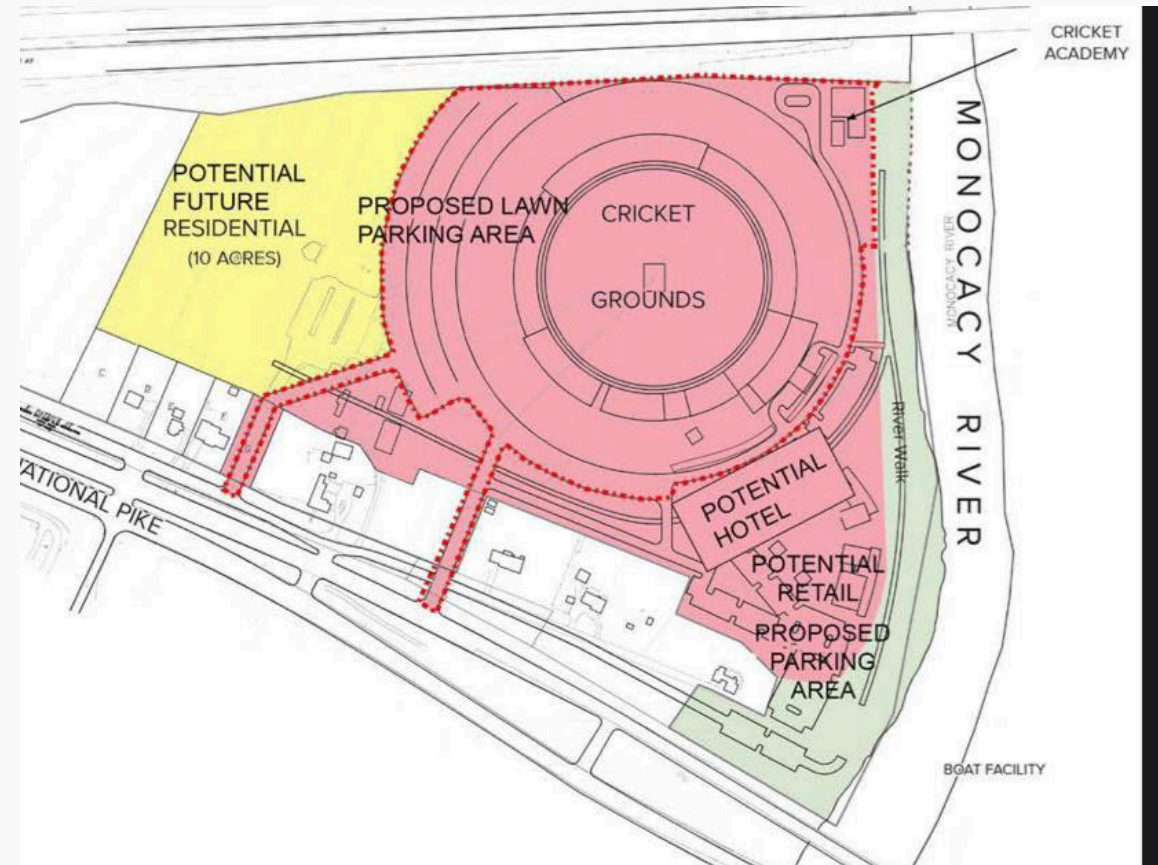




# Washington Freedom Cricket Field

## *Frederick City, Maryland*

- **Project Description:** Development of professional cricket stadium and community venue
- **Estimated Cost:** \$50 million
- **Key Components:** Stadium, parking, community facilities
- **Required Permits:**
  - Zoning/land use
  - Noise impact assessments
  - Stormwater management
  - Traffic impact studies
- **Developer:** Washington Freedom
- **Key State Agencies:** MDE, MDOT, MHT; USACE
- **MDP Project Liaison:** Sylvia Mosser



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# **Tech Design Task Force Update:**

## **Intake System and Dashboard Approach**

## Tech Design Task Force Purpose

*E.O. - D.3.c.: Council shall: "Develop an online internal intake system and a public facing dashboard for tracking project plan reviews and permitting processes to improve efficiency, transparency, and accountability for the timely response and determination of plans and permits."*

# Tech Design Task Force Formation - Members

## MDP

- Ellen Mussman
- Jason Dubow
- Ted Cozmo
- Doug Lyford

## DoIT

- Marcy Jacobs
- Elizabeth Hunt

## Agency Project Team Leads

- TBD



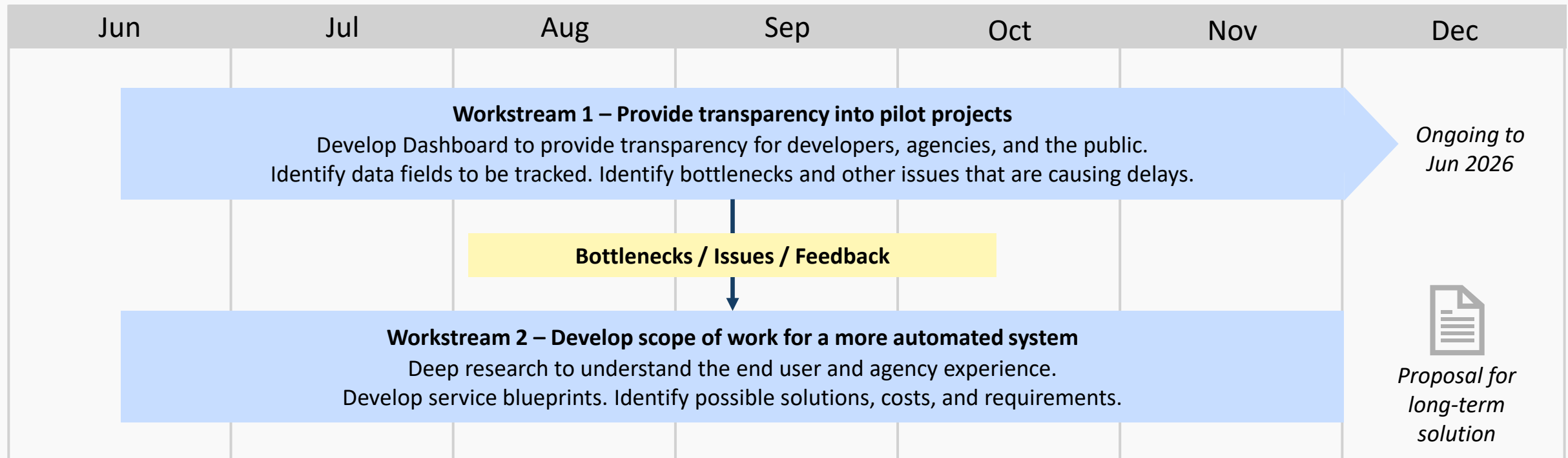
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# **Intake System and Dashboard Approach**

# Intake System and Dashboard Approach

## Phase 1 – Two Concurrent Workstreams

Both workstreams under Phase 1 (FY26) are necessary to inform the scope of work for Phase 2 (FY27)



# Intake System and Dashboard Approach

## Workstream 1: Uses a spreadsheet and dashboard approach

### Goals

- To find hurdles and pain points
- To determine bottlenecks and delays
- Create a public facing dashboard for transparency

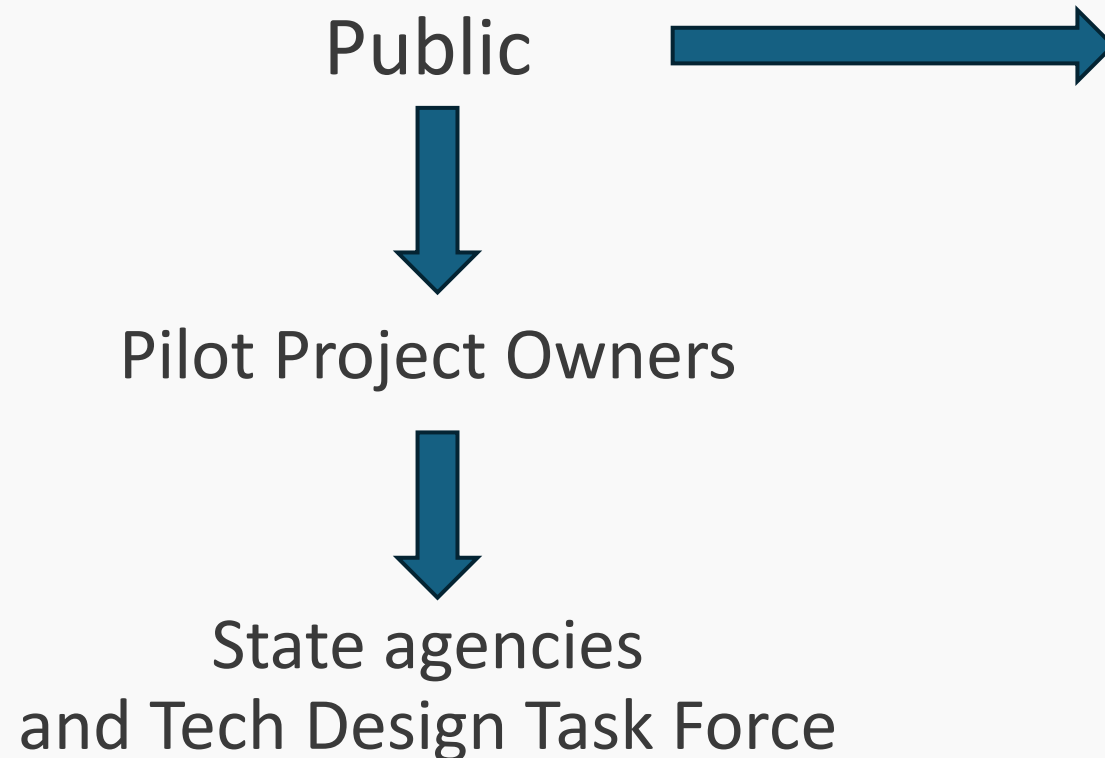
### Process

- Pilot team members will enter data manually into a spreadsheet with an initial set off data fields
- Pilot teams will meet periodically to analyze the data
- 1 spreadsheet per Pilot Project
- Additional and/or different fields may be added
- Determine fields that can be standardized

# Intake System and Dashboard Approach

## Workstream 1: Dashboard

### Public Facing Dashboard



- ✓ Name of the project
- ✓ Agencies involved
- ✓ Project criteria such as regions, size of project, type of project
- ✓ Milestones (as determined by the project lead regarding the status of permitting project)

# Intake System and Dashboard Approach

## Workstream 2: Uses a service design approach

### Goals

- To gather the information needed to make changes to the permitting process
- To propose a solution that enables a more efficient permitting process for developers and the state

### Process

- Create service blueprints for each pilot project
- Understand the experiences of end users and agencies during the permitting process.
- Understand the underlying resources and processes that drive agency interactions and operations.
- Outline potential tech and non-tech solutions, including scope, costs, and requirements.

# Intake System and Dashboard Approach

## Phase 2 – FY27 & Beyond

### Goals

- Expand the Dashboard developed in Phase 1 to support additional projects and permits
- Develop a more automated system for tracking project plan reviews and permitting processes
- Allow the Council to scale up its efforts to analyze and support a greater number of projects each year

### Timing and Funding

- Expected to start development in July 2026
- No funding has been allocated yet

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# **FY25/Q4 Report – Key Outcomes**

# FY25/Q4 Report to the Governor

## FY25 ACCOMPLISHMENTS

- ✓ Structure
  - ✓ Council Formed 4/9/25 (*to be established by 7/1/25*)
  - ✓ Working Group formed
  - ✓ Tech Design Task Force formed (*new*)
- ✓ Meetings
  - ✓ 2 Council Meetings Held – *open to the public*
  - ✓ Web page established
- ✓ Pilot Projects
  - ✓ Selection Criteria approved
  - ✓ Portfolio finalized (pending)
  - ✓ Project Teams formed (pending)
- ✓ Intake System & Dashboard Approach developed
- ✓ Federal & other state models researched
- ✓ Resources
  - ✓ Reassigned MDP existing staff to absorb new duties

First Quarterly Report DUE June 30, 2025

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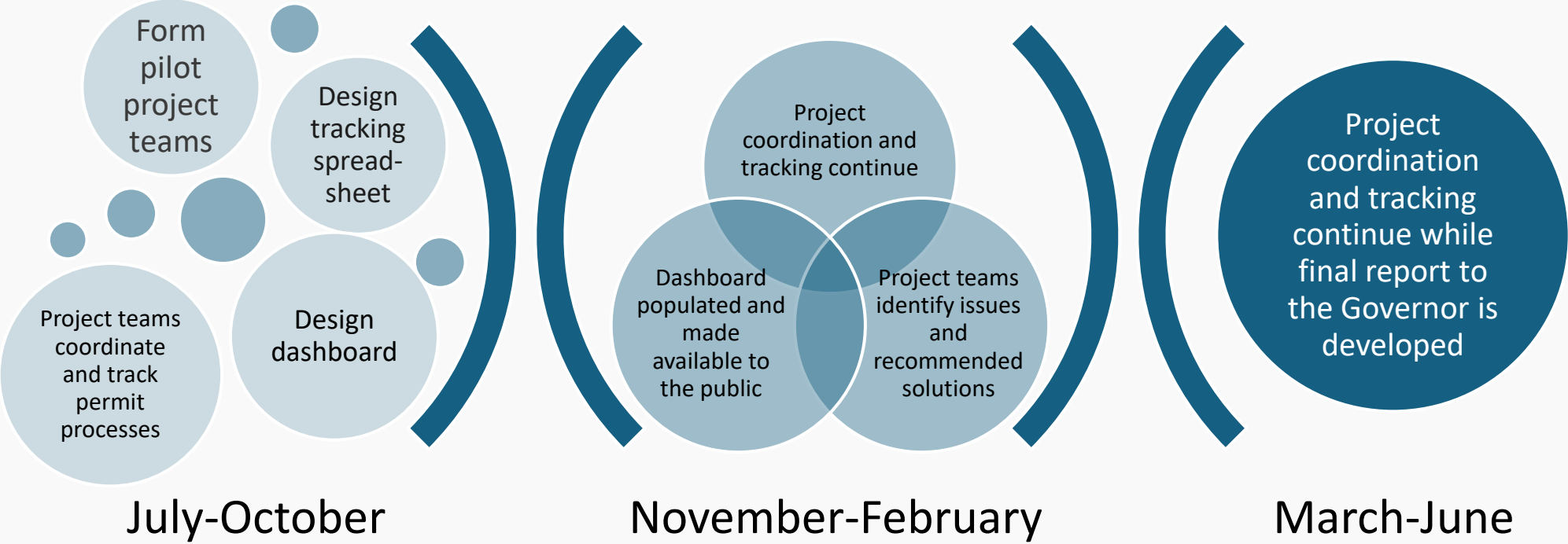
1. Executive Order
2. Permitting Council Structure
3. Process Flows
4. Accomplishments
5. Challenges
6. Project Progress Tracking
7. Upcoming Timeline & Activity



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# **FY26 Timeline and Next Steps**

# FY26 Timeline



# UPCOMING ACTIVITY

- Working Group - June 16, July 21
  - Pilot Project Portfolio finalization
  - Project Team formation
  - Project Plans development
- Tech Design Task Force
  - Initiate Intake system design (tracking spreadsheet)
  - Initiate Dashboard Design
- Form Agency Assessment Task Group (based on final project portfolio)
- **July 9: Next Permitting Council Meeting**
  - Second Wednesdays through June 2026

**Permitting Council Meeting**  
**Closing Round**

# Permitting Council Members

## MDP, Lead Agency

Secretary **Rebecca Flora**, Chair

Staff: **Jason Dubow, Ellen Mussman, Darius White, Sylvia Mosser, Melanie Gross**

MDA: Assistant Secretary of Plant Industries and Pest Management **Michael Calkins**

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**Adjourn**