



Maryland Coordinated Permitting Review Council

Quarterly Report to Governor Moore

FY25 Q4



Executive Order 01.01.2024.39

**Strengthening Maryland's Business Climate
to Bolster Economic Competitiveness**

Executive Order



01.01.2024.39, Section D—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.



Governor Moore at a ceremony in Frederick December 19, 2024 Joe Andrucyk

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Permitting Council Members



The Department of Agriculture—**Michael Calkins**, MDA Assistant Secretary of Plant Industries and Pest Management

The Department of Commerce—**Luis Cardona**, Director of Governor’s Office of Business Advancement

The Department of the Environment—**Suzanne Dorsey**, MDE Deputy Secretary

The Department of Housing and Community Development— **Julia Glanz**, DHCD Deputy Secretary

The Department of Information Technology—**Marcy Jacobs**, Deputy Secretary Digital Experience

The Department of Natural Resources— **David Goshorn**, DNR Deputy Secretary

The Department of Planning —**Rebecca Flora**, MDP Secretary and Council Chair

The State Highway Administration— **Joe McAndrew**, MDOT SHA Assistant Secretary for Project Development and Delivery

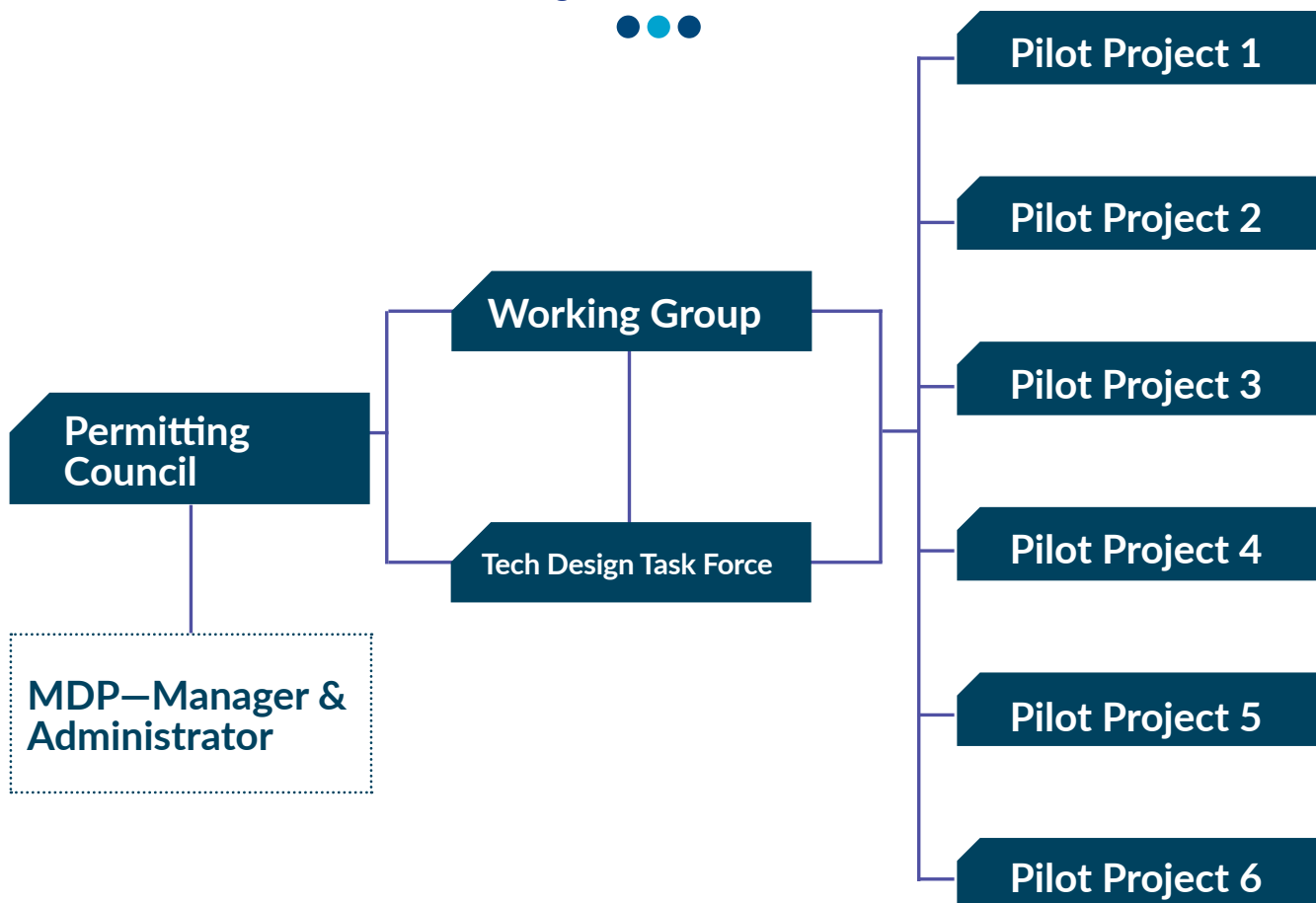
The Maryland Economic Development Corporation—**Tom Sadowski**, MEDCO Executive Director

The Maryland Department of State Police Office of the State Fire Marshall—**Jason Mowbray**, MDSP/OSFM Acting State Fire Marshal

Maryland Energy Administration— **Jenn Aiosa**, MEA Chief of Staff

Governor Appointed Seats (in process): Urban County/Municipality; Rural County/Municipality

Organizational Chart



Accomplishments



Organizational Structure Formed

Council
Working Group
Tech Design Task Force



Administration
Open Meetings
Requirements Met
Web Page Established
Federal & Other State
Models Researched
Funding Gaps Identified



Pilot Projects
Selection Criteria Approved
Portfolio of Six Projects
Approved
Owner Invite Letters Sent
(agreements pending)
Project Teams Initiated



Intake System & Dashboard
Approach Developed



Challenges



Challenge 1

FY26 funding was not approved

Risks: Scale and impact in year 1 will be limited due to staffing shortage and technology development limitations.

Challenge 2

Pilot Projects also require local and some federal permits that may restrict level of state response

Risk: Project success may be limited due to short time frame of the pilot and impact of other permits.

Challenge 3

Project owner must agree to participate, provide documentation and meet with state project teams to ensure adequate data is gathered

Risk: Project teams due diligence will be limited to project owner level of engagement

Pilot Projects Process Flow



Pilot Projects Selection Criteria



The EO and the Council identified key areas to include in the criteria for project identification to ensure a diverse cross section of projects were included in the pilot portfolio. The six projects selected address these criteria as summarized below. Finalization of projects will be based on project owner participation confirmation. Project owners have been invited to participate and five project participation acknowledgments have been accepted and signed by those projects indicating ACCEPTED on the Project Overview that follows.

6 High
Impact
Projects



6 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

Pilot Projects Overview



Phase I at Bainbridge ACCEPTED

Large-scale commercial/industrial redevelopment of a former naval training center (4 sites to be occupied by various tenants)

Key Components: Commercial space, industrial uses

Required Permits:

Historic preservation review
Environmental site assessments
Wastewater discharge permits
Traffic impact analysis

Key State Agencies: MDP, MDE, MHT, MEA, Commerce, MDOT SHA, DHCD, DNR



Bella Vita Farm ACCEPTED

Agritourism and food production

Acquired Permits:

Building permits (produce stand)

Health department (food safety)

Key State Agencies: MDA and MDH



Loch Raven Overlook ACCEPTED

Proposed residential development near Loch Raven Reservoir

Key Components: Market-rate and affordable housing

Required Permits:

Environmental impact assessments
Stormwater management
Forest conservation
Transportation access permits

Key State Agencies: MDE, MDOT, DNR, DHCD



Pilot Projects Overview



Pimlico Redevelopment

Mixed-use redevelopment of historic racetrack into year-round destination

Key Components: Residential, retail, creative arts center, infrastructure

Required Permits:

Large-scale development plan approval

Stormwater management

Erosion and sediment control

Building permits, Historic preservation review

Key State Agencies: MSA, MDE, DGS, MHT, DNR, DHCD, MDSP, OSFM, MDA, MEDCO

Quantum Frederick ACCEPTED

Development of a data center on a 2,100-acre campus

Key Components: Fiber and energy infrastructure

Required Permits:

Stormwater management

Sediment and erosion control

Wetlands/waterway permits

Electrical and utility easements

Key State Agencies: MDE, MDOT, MEA, PSC



SBY Market ACCEPTED

Development of a ground floor marketplace, and 50 apartments in a historic downtown district in Salisbury.

Key Components: Marketplace, commercial kitchen, coworking space

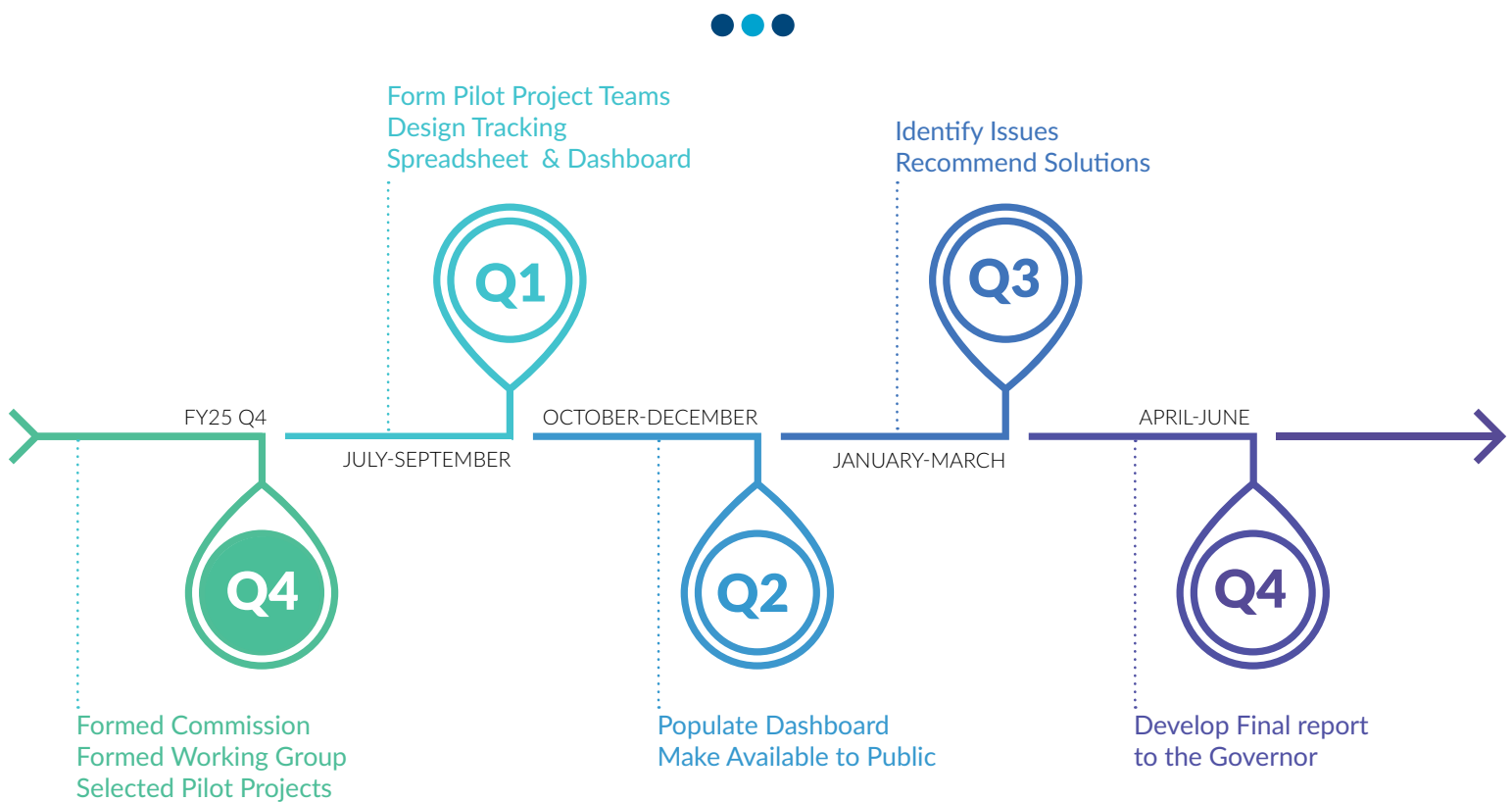
Required Permits:

Food service licensing

Building permits

Key State Agencies: MHT, MDH, DGS, MDE, DHCD, MDOT/SHA, COMMERCE

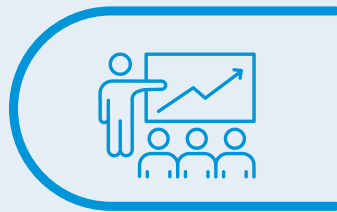
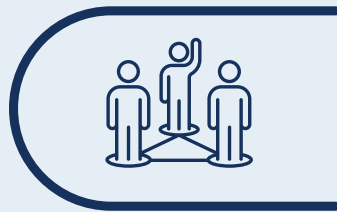
Timeline Milestones



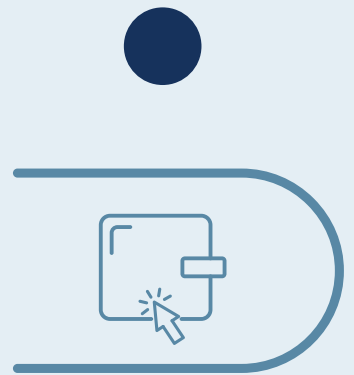
FY26 Q1 Tasks

Q1 Risk Factors

- A response of **participation from owners by July 1** and immediate access to their project data
- Dedication of permitting agency and tech design **staff time that will be absorbed with existing duties** that are additionally impacted by FY26 budget reduction requirements
- Determination of the **level of impact federal and local permits** will have on project progress



- Permitting Council**
3 meetings with project owners and teams
Finalize Appointed Members
- Working Group**
Pilot Project Portfolio finalization
Project Team formation
Project Plans development
- Tech Design Task Force**
Initiate Intake System Tracking Spreadsheet
Initiate Dashboard Design
- Agency Assessment Task Group**
Formed based on final project portfolio
- MDP Council Staff**
Organize Permitting Council meetings
Facilitate WG meetings
Facilitate Task Force meetings



State Agency Team Members



MDP Permitting Project Team

Rebecca Flora, AICP, LEED ND / BD+C—Council Chair & Project Director

Maggi Currier—Project Assistant

Jason Dubow—Senior Advisor

Melanie Gross—Council Administrator

Jessica Meyer—Publication Designer

Sylvia Mosser—Council Project Manager & Pilot Projects Liaison

Ellen Mussman—Tech Design Task Force Chair & Tech Designer

Darius White—Working Group Chair & Pilot Project Liaison

Working Group Members

The Department of Agriculture

Michael Calkins

Martin Proulx

The Department of Commerce

Luis Cardona

The Department of the Environment

Suzanne Dorsey

Scott Goldman

The Department of Housing and Community
Development

Andrew Sovinski

The Department of Information Technology

Syed Azeem

Lauren Gilchrist

Elizabeth Hunt

The Department of Natural Resources

Kate Charbonneau

The Department of Planning

Maggi Currier

Melanie Gross

Dixie L. Henry

Elizabeth Hughes

Sylvia Mosser

Ellen Mussman

Darius White, Chair

The State Highway Administration

Kenya Lucas

The Maryland Economic Development
Corporation

Donny James

The Maryland Department of State Police
Office of the State Fire Marshall

Ken Bush

Maryland Energy Administration

Jenn Aiosa

Tech Design Task Force

The Department of Information Technology

Elizabeth Hunt

Syed Azeem

The Department of Planning

Ted Cozmo

Jason Dubow

Doug Lyford

Ellen Mussman

For Questions please visit [Maryland Coordinated Permitting Review Council webpage](#)