

MARYLAND COORDINATED PERMITTING REVIEW COUNCIL

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

Agenda

Wednesday, July 9, 2025 – 1:00 p.m. to 3:00 p.m.

Virtual Meeting

[Teams Meeting Link](#)

MEETING IS BEING RECORDED AND OPEN TO THE PUBLIC

Opening - Call to Order

Agenda

- Opening - Call to Order
 - *Rebecca Flora, Secretary, MDP, Council Chair*
- Approval of Minutes – April 9, 2025; June 11, 2025
 - Secretary Flora
- Working Group Update
 - *Darius White, WG Chair*
- Tech Design Task Force Update
 - *Ellen Mussman, TF Chair*
- FY25 – Q4 Report to Governor Moore
 - *Secretary Flora*
- FY26 Timeline
 - *Secretary Flora*
- Featured Pilot Project Presentation: Phase I at Bainbridge
 - *Kate Nolan Bryden, Senior Vice President, MRP Industrial*
- Closed Session
 - *Secretary Flora*
- Closing
 - *Secretary Flora*

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

Permitting Council Members

- **MDP**, Secretary **Rebecca Flora**, Chair
- **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**
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- **DoIT**: Deputy Secretary, Digital Experience **Marcy Jacobs**
- **MEA**: Chief of Staff **Jenn Aiosa**

Governor Moore Appointed Seats:

- **Urban Municipality**: Baltimore Deputy Mayor, **Justin A. Williams**
- **Rural County**: Director, Wicomico County Department of Planning, Zoning and Community Development, **Tracey Greene Taylor**
- **Urban County**: appointment pending
- **Rural Municipality**: appointment pending

Meeting Attendance:

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

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
 - Staff: **Sylvia Mosser, Ellen Mussman, Melanie Gross**
- **MDA: Michael Calkins, Martin Proulx**
- **DNR: Kate Charbonneau**
- **Commerce: Luis Cardona**
- **MDOT SHA: Kenya Lucas**
- **MDE: Scott Goldman**
- **MEDCO: Donny James**
- **DHCD: Andrew Sovinski**
- **MDSP, OSFM: Ken Bush**
- **DoIT: Elizabeth Hunt, Lauren Gilchrist, Syed Azeem**
- **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*
- **June 2025:** *9/12 agencies present*

Pilot Project Portfolio Start-up Process Flow



Finalize Pilot Project Portfolio

Agency Teams – Signed Participation Acknowledgment of Responsibilities

- Coordinate a Pilot Project Team of relevant state agencies for each pilot project
- Provide project tracking and progress updates through an internal intake system and public-facing dashboard
- Identify and elevate improvements, along with potential barriers or delays to appropriate decision-makers
- Facilitate regular communication with pilot project stakeholders
- Offer process guidance and documentation of key project plan review and permitting steps to appropriate project team decision-makers
- Respect any materials identified as confidential by the project owner

Finalize Pilot Project Portfolio

Project Owner – Signed Participation Acknowledgment of Responsibilities

- Collaborate in good faith with MCPRC staff and participating agencies
- Provide timely project information including project workplans that identify project activity and related permitting requirements
- Share relevant project permit details that identify the permit type, submissions requirements, timing and dependencies of all permits including local and federal, where applicable, along with state permits
- Participate in meetings, provide feedback, and engage in identifying areas of potential efficiency and improvement
- Support data collection for state permitting dashboard reporting and pilot evaluation
- Coordinate with MDP in advance of any media releases directly related to participation in the Portfolio.

Working Group Formation of Project Teams

Each pilot project will be assigned an individual Project Team composed of the relevant state agencies involved in its planning and permitting.

Team Members/ Roles	Bainbridge Phase 1	Pimlico Redevelopment	Quantum Frederick	SBY Market	Bella Vita Farm	Loch Raven Overlook
MDP Project Liaison	Sylvia Mosser	Darius White	Sylvia Mosser	Darius White	Sylvia Mosser	Darius White
Project Owner	MRP Industrial	Maryland Stadium Authority	Catellus Development Corporation	Green Street Housing	Bella Vita Farm, LLC	Pax Development, LLC
Pilot Project Team Lead(s)	Luis Cardona, Commerce; Scott Goldman, MDE	Luis Cardona, Commerce, Michael Calkins, MDA	Luis Cardona, Commerce; Scott Goldman, MDE	Andrew Sovinski, DHCD, Kate Charbonneau, DNR	Martin Proulx, MDA	Kenya Lucas, MDOT SHA
State Agencies	Commerce, MDE, DHCD, DNR, MDOT SHA, MHT	MDA, Commerce, MDE, DHCD, DNR, MEDCO, MDSP OSFM, MHT, MSA (non-MCPRC)	MDE, MDOT SHA, MEA, PSC (non-MCPRC)	Commerce, MDE, DHCD, DNR, MDOT SHA, MHT	MDA, Commerce, MDE, MDH (non-MCPRC)	MDE, DHCD, DNR, MDOT SHA

Project Teams Develop Coordinated Project Plans

Coordinated Project Plans

- **Identify Required Permits**
Determine all local, state, and federal permits required for Pilot Projects.
- **Align with Project Timeline**
Sequence permits based on project phases and critical path items.
- **Coordination with Agencies**
Engage with permitting agencies to clarify requirements and timelines.

Working Group Charette - July 21

Project Teams Develop Coordinated Project Plans

Coordinated Project Plans

- **Track and Manage**
Maintain the Pilot Project workplan to monitor status, deadlines, and conditions.
- **Mitigate Risks**
Flag complex or time-sensitive permits and plan accordingly.

Tech Design Task Force Update

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 - Members

MDP

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

DoIT

- Elizabeth Hunt
- Syed Azeem

Agency Project Team Leads

- TBD

Meetings:

June:

- 6/1: Tech Design Workstream Approach Finalized
- 6/12: Began weekly check-in meetings
- 6/17, 24: Working sessions
- 6/27: Met with DGS for Smartsheet Demo

July:

- 7/3: Met with MDE for demo of their permitting intake application
- Weekly check-in meetings
- 7/7: Working session

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 Approach

TASK 1			
Completeness Review		Target	Actual
Assignee	MDE		
Application submitted on		5-Jan-25	
Completion date		20-Jan-25	18-Jan-25
Target number of days for task (from COMAR or agency SLA)		15	13
Task description	MDE is allotted 15 calendar days for an administrative review		
TASK 2			
Technical Review		Target	Actual
Assignee	MDE		
Start date		19-Jan-25	
Completion date		5-Mar-25	20-Feb-25
Target number of days for task (from COMAR or agency SLA)		45	31
Task description	MDE is allotted 45 calendar days for a technical review		
TASK 3			
Technical Review - Request for more info		Target	Actual
Assignee	Applicant		
Start date		21-Feb-25	
Completion date		21-Mar-25	10-Mar-25
Target number of days for task (from COMAR or agency SLA)		30	19
Task description	Submitter must respond in 30 days of MDE request for additional information		

Intake System Demonstration - Example

Home

Notifications

Search

Browse

Recents

Favorites

Create

Workspace

More

Permitting Council Projects - Bainbridge

+ Add to workspace

File library

Workspace items

Intake & Management

Active by Department & ...

Active Work Breakdown ...

Budget Breakdown

Completed

Gantt View

Portfolio Intake

Portfolio Metrics

Portfolio Overview

Portfolio Submission & St...

Work Breakdown Schedules

File Automation Forms Connections Dynamic View

Portfolio Intake




Grid Filter

Arial 12 B I U

	Created date	contact list field	###	Name	Description	Department
1	06/24/25	DW Darius White	P-0001	Groundwater Discharge Permit No. 2022-GWD-2913	Upgrade and modernize the company's financial systems to streamline processes and enhance data analysis.	MDE-Land
2	06/24/25	SM Sylvia Moser	P-0002	Inspection	Site Inspection	MDE-Land
3						
4						
5						
6						
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Intake System Demonstration: Attachments

Attachments




Row Sheet All
















Row 1: Groundwater Discharge Permit No. 2022-GWD...

☐ Actions

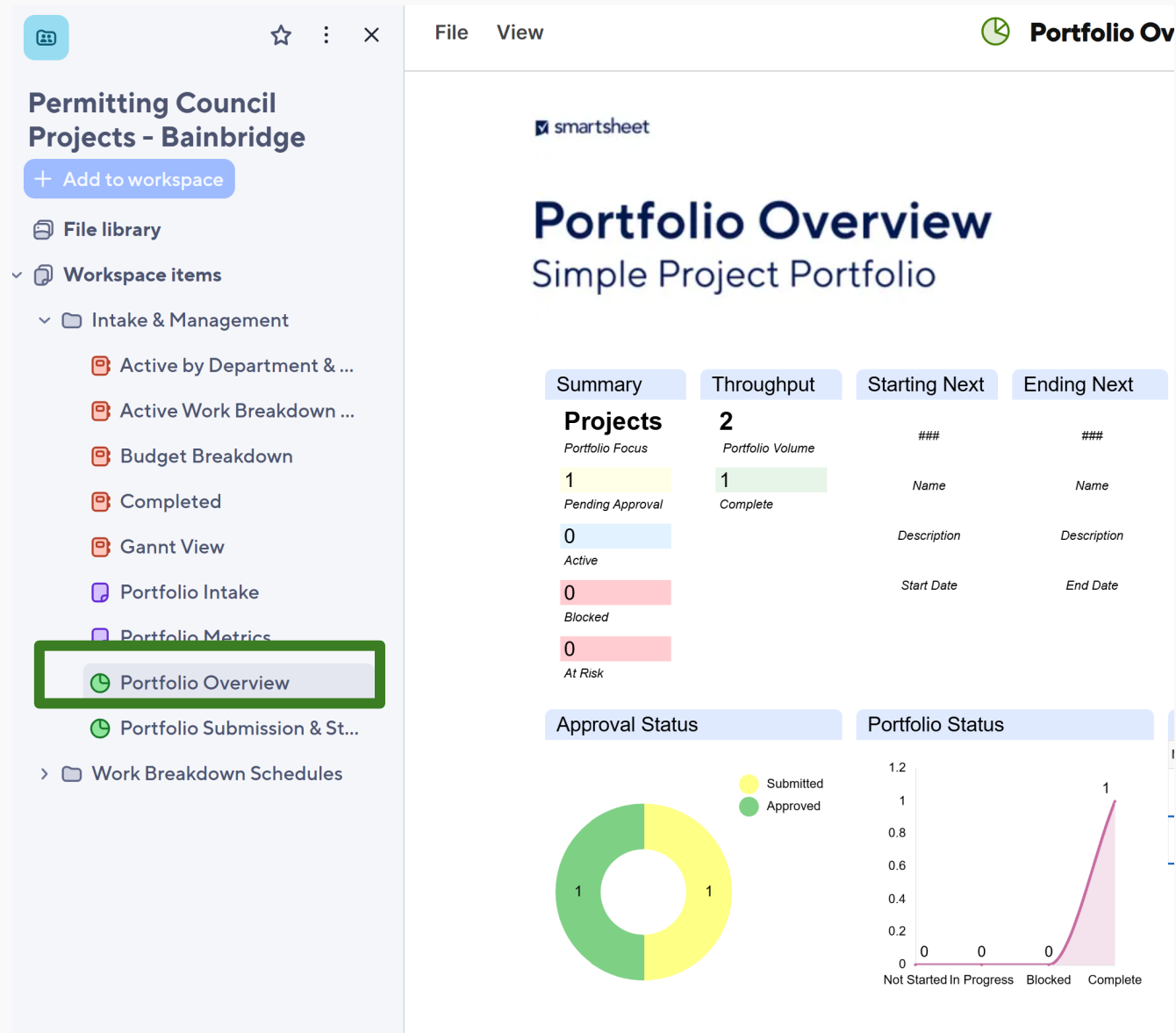
↑↓ Uploaded (newest) ▾

☐

4657765_2022-09-CE-Bainb...
Row 1
06/26/25, 6:17 AM by Ted Coz...

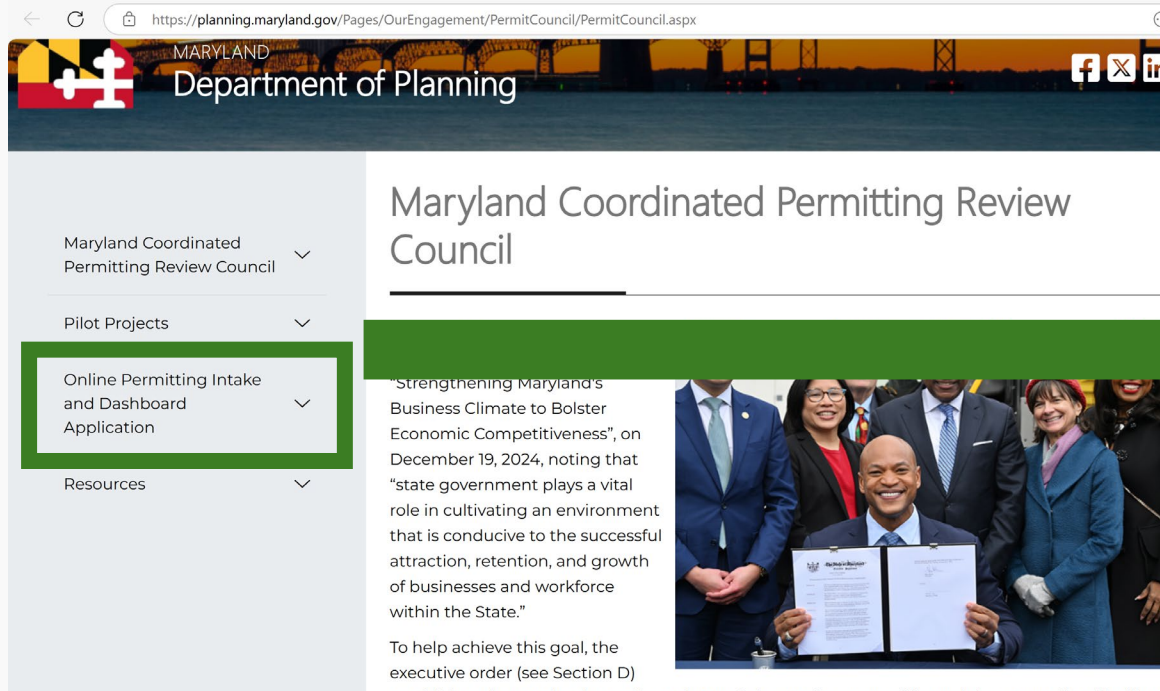
File Automation Forms Connections Dynamic View				
     Grid ▾  Filter  				
		Created date	contact list field	###
1 :    		06/24/25	 Darius White	P-0001
2 		06/24/25	 Sylvia Moser	P-0002
3				
4				
5				

Dashboard: Example



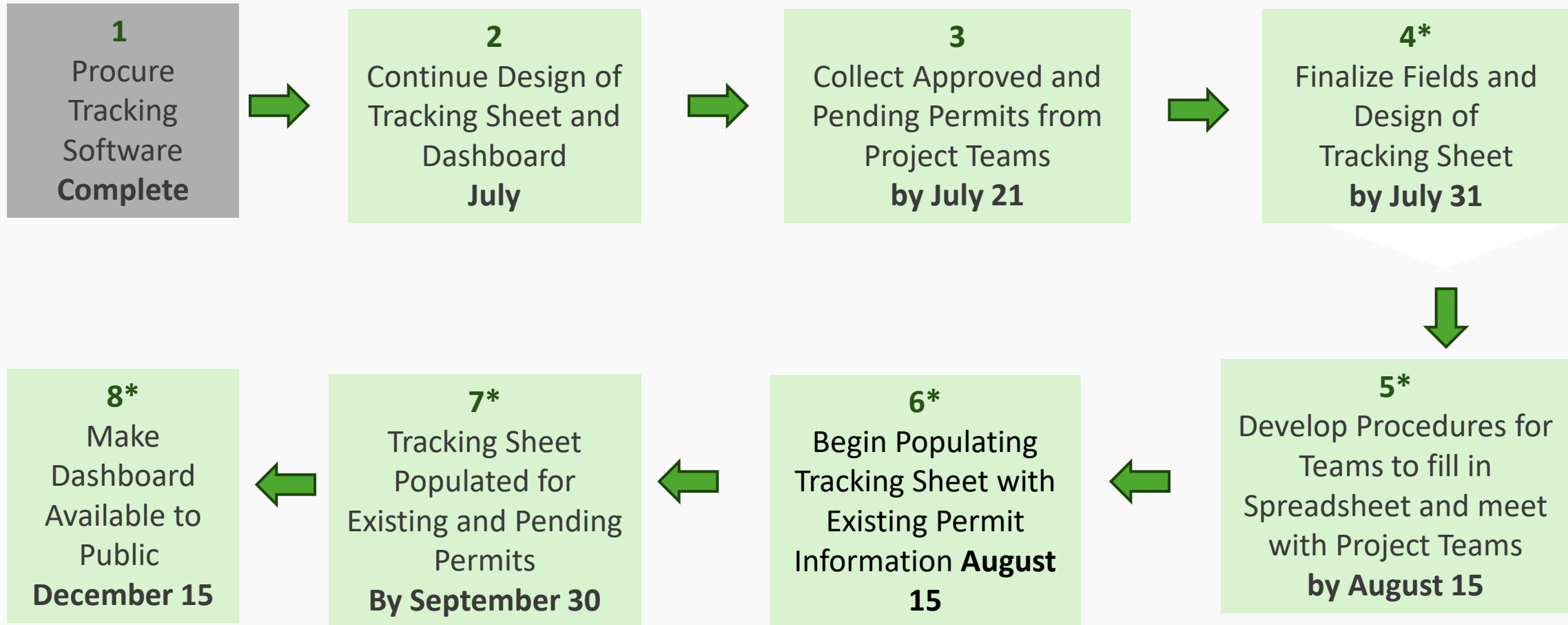
Dashboard

Maryland Coordinated Permitting Review Council Webpage



1 Dashboard per Pilot Project

Next Steps



**Dependent upon completion of step 3*

Data Needs

- Copies of permits already approved with their submittal and approval date
- Copy of permits pending for each agency for each project
- Name of staff member(s) at each agency who will be responsible for entering updates in the spreadsheet

FY25/Q4 Report to the Governor



FY25/Q4 Report to the Governor

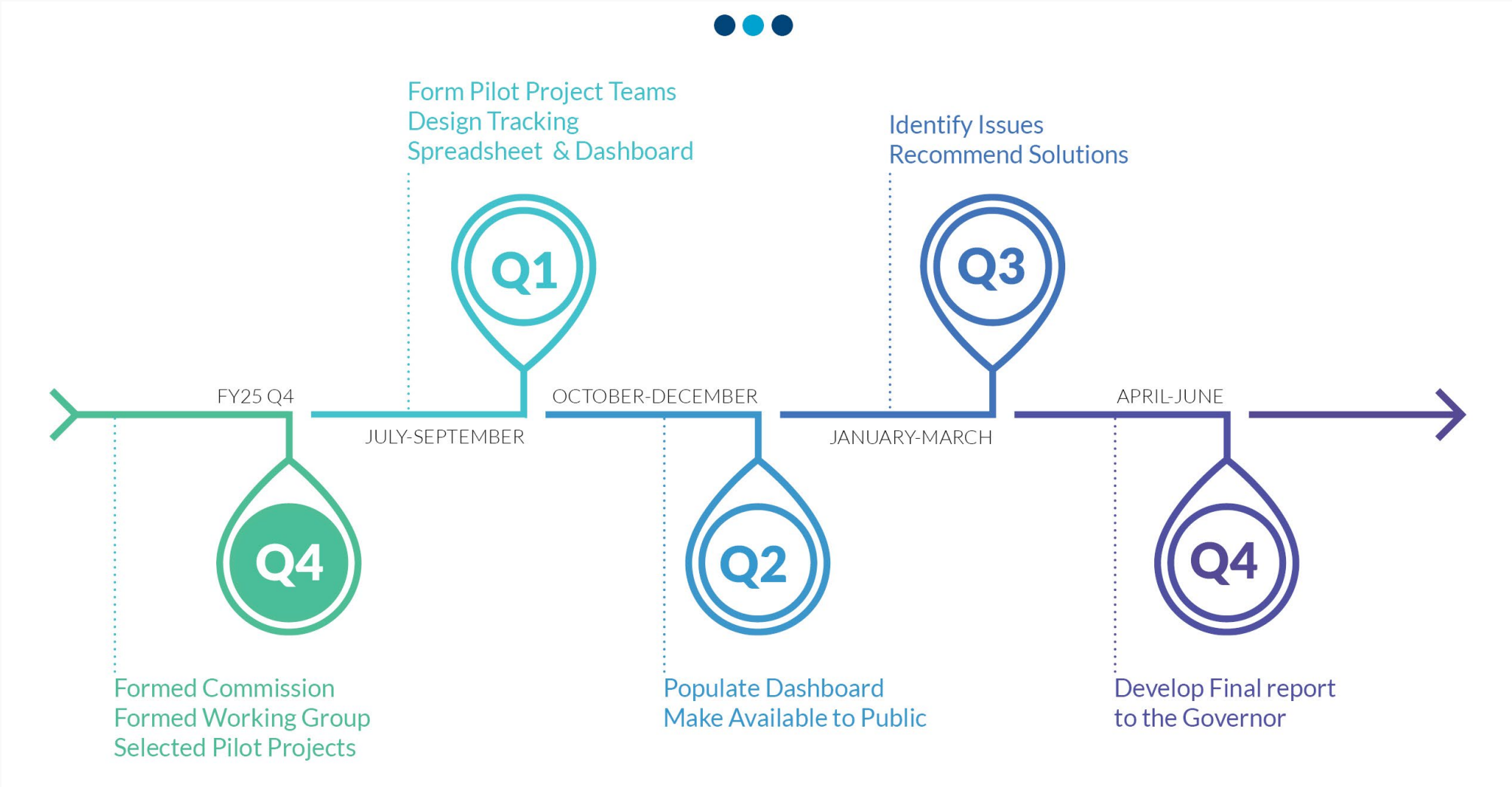
First Quarterly Report submitted 06/30/25

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3. Accomplishments & Challenges
4. Pilot Projects Process Flow
5. Pilot Projects Selection Criteria
6. Pilot Projects Overview
7. Timeline Milestones
8. FY26 Tasks
9. State Agency Team Members

FY26 Timeline and Next Steps

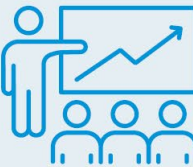
FY26 Timeline



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



Pilot Projects Portfolio

Once project plans are finalized this section of Council meeting agendas will include a summary from the MDP project liaison (provided by project teams) progress on project approvals and identifying issues to be addressed by agencies or others.

Pilot Project Portfolio

Criteria Representation

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 Portfolio Finalized List

1. Pimlico Redevelopment
2. SBY Market
3. Loch Raven Overlook
4. Quantum Frederick
5. Bella Vita Farm
6. Phase I at Bainbridge



Featured Project Presentation

Phase I at Bainbridge - *Cecil County, Maryland*

- **Project Description:** Industrial redevelopment of a former naval training center, comprising 4 buildings to be occupied by various corporate users who will drive job growth and economic development.
- **Estimated Cost:** \$250 million
- **Key Components:** Commercial space, industrial uses
- **Required Permits:**
 - Historic preservation review
 - Environmental site assessments
 - Wastewater discharge permits
- **Developer:** MRP Industrial & Hillwood
- **Key State Agencies:** MDP, MDE, MHT, MEA, Commerce
- **MDP Project Liaison:** Sylvia Mosser



Closed Session

Closing

August 13: Next Permitting Council Meeting
[webpage](#)

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ADJOURNED

July 9, 2025, Meeting