



Maryland Coordinated Permitting Review Council: Meeting Minutes

Date: August 13, 2025, 1:00 pm – 3:00 pm

Location: Virtual via Microsoft Teams

Call to Order

Chair Rebecca Flora called the meeting to order at 1:00 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 of participating agencies was conducted.

AGENCY	DESIGNEE/ALTERNATE	PRESENT	ABSENT
MDP	Rebecca Flora	x	
MDOT/SHA	Joe McAndrew	x	
DHCD	Julia Glanz		x
MDA	Michael Calkins	x	
MEA	Jenn Aiosa	x	
MDSP	Jason Mowbray		x
MDE	Suzanne Dorsey	x	
DNR	Josh Kurtz	x	
DoIT	Marcy Jacobs	x	
Commerce	Luis Cardona		x
MEDCO	Tom Sadowski		x
Urban Municipality - Baltimore City	Justin Williams	x	
Rural Co Rep - Wicomico County	Tracey Greene Taylor		x

Approval of Meeting Minutes

- **April 9, 2025, Minutes:** Motion to approve by Jenn Aiosa; second by Deputy Secretary Suzanne Dorsey. No abstentions, no opposition. Approved by general consent.
- **June 11, 2025, Minutes:** Motion to approve by Jenn Aiosa; second by Assistant Secretary Michael Calkins. No abstentions, no opposition. Approved by general consent.
- **July 9, 2025, Minutes:** Motion to approve by Jenn Aiosa; second by Deputy Secretary Suzanne Dorsey. No abstentions, no opposition. Approved by general consent.

Note: Chair stated that approval of minutes will occur monthly going forward.

Working Group Update

- Chair reiterated the purpose of the Working Groups.
- Provided project team summary, including goals, responsibilities, and distinctions between infrastructure projects and place-based projects.
- Next Working Group meeting scheduled for August 18.
- Challenges identified to date were discussed.

Discussion:

- Deputy Secretary Suzanne Dorsey (MDE) emphasized the need to operationalize friction areas and requested that MDP staff highlight to leadership any areas where collaboration goals are not being met.

Tech Design Task Force Update

- Chair reiterated the purpose of the Tech Design Task Force.
- Emphasis on leveraging all available technology to accomplish objectives, with the potential to include additional agencies.
- Smartsheet selected as the platform for the internal intake system and dashboard.
- Work continues to collect agency permit data and identify common fields across agencies.
- Three data accessibility levels were reviewed: 1) Council/State agencies; 2) Pilot project owners; 3) Public dashboard
- Current challenge: Outstanding permit data requests from agencies.

Discussion:

- MDOT requested specifics on what data is still needed.
- Assistant Secretary Joe McAndrew and Ellen Mussman will follow up offline to ensure correct contacts are identified.

Governor Updates

- Recent press release was issued.
- Upcoming opportunity to brief the Governor at the Economy Performance Cabinet Meeting on August 20.

FY26 Timeline and Next Steps

Goal: Launch public-facing dashboard by December 15, 2025, providing transparency on successes and challenges. Depending on data inputs to Smartsheet and agency coordination.

Featured Pilot Project Presentation: SBY Market

Presentation: Salisbury Market Center Project – presented by David Layfield and Joe Buckley, Green Street Housing.

Project Overview:

- Mixed-use development:
 - Ground-floor marketplace, food hall, coworking/telework facility
 - 50 affordable, mixed-income residential units on upper floors
 - Riverwalk extension
- Developer: Green Street Housing
- Project scope: downtown revitalization, CBD-focused, aligned with Salisbury’s “Envision” plan.
- Site: former surplus Salisbury city lot; requires site remediation due to contamination.
- Investment: \$26.8 million local investment.
- Jobs: 130 construction jobs; 30–40 long-term jobs.

Permitting and Financing:

- Financing through low-income housing tax credits and DHCD programmatic funds, with units committed at income levels tied to AMI.
- Permitting status:
 - ~30% complete.
 - Completed: Certificate of Preliminary Design & Site Plan (March 2024).
 - In progress: Local permits (final comprehensive development plan, Critical Area approval, Historic District approval, building & grading permits); SHA permit for sidewalk crossing state ROW (to be resubmitted Sept. 2025); Environmental Management Plan for site contamination (due Sept. 2025); SWPP (due Dec. 2025).

Challenges:

- Major risk identified as local NIMBYism and political opposition despite meeting public purpose.
- Reported that the Salisbury Mayor directed the Planning Department to halt reviews of projects he opposed and refused to sign a by-right PILOT agreement.
- Salisbury Mayor has an issue with inadequate parking for the project.
- Developer believes that there are State planning laws potentially being violated (unconfirmed); suggestion made to use the Council dashboard to spotlight such issues.

Closed Session

No closed session was required during this meeting.

Closing

Chair Flora thanked the presenters for their detailed briefing. She noted that while this project is under state level permitting review, the local issues highlighted are also of significant importance. The meeting was adjourned at approximately 3:00 PM.