

MARYLAND COORDINATED PERMITTING REVIEW COUNCIL

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

Agenda

Wednesday, August 13, 2025 – 1:00 p.m. to 3:00 p.m.

Virtual Meeting

[Google Meeting Link](#)

MEETING IS 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; July 9, 2025
 - *Secretary Flora*
- Working Group Update
 - *Darius White*, WG Chair
- Tech Design Task Force Update
 - *Ellen Mussman*, TF Chair
- Governor Updates
 - *Secretary Flora*
- FY26 Timeline & Upcoming Activity
 - *Secretary Flora*
- Featured Pilot Project Presentation: SBY Market
- Closing Round
 - *Secretary Flora*

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**
- **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**

- **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 Members present
- **06/11/25**: 9/11 Members present
- **07/09/25**: 11/13 Members present

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

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, Maggi Currier**
- **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*
- **July 2025:** *12/12 agencies present*

Pilot Project Portfolio Start-up Process Flow



MCPRC WORKING GROUP- PILOT PROJECT TEAM MATRIX AND RESPONSIBILITIES - JULY 2025

	PRIORITY INFRASTRUCTURE PROJECTS: HIGH-IMPACT, MULTI-JURISDICTIONAL REDEVELOPMENT INITIATIVES			PLACE-BASED PROJECTS: LOCALIZED PROJECTS WITH TARGETED ECONOMIC AND AGRICULTURAL VALUE		
PILOT PROJECTS	PHASE 1 AT BAINBRIDGE	PIMILICO REDEVELOPMENT	QUANTUM FREDERICK	SBY MARKET	BELLA VITA FARM	LOCH RAVEN OVERLOOK
PROJECT TEAM LIASONS ROLE: ORGANIZATION & COMMUNICATION BETWEEN AGENCIES AND OWNERS MEETINGS: AS NEEDED	SYLVIA MOSSER, MDP KATE NOLAN BRYDEN, MRP INDUSTRIAL	DARIUS WHITE, MDP MATT BODT, MSA	SYLVIA MOSSER, MDP DAVID IRVING, CATELLUS DEVELOPMENT CORPORATION	DARIUS WHITE, MDP JOE BUCKLEY, GREEN STREET HOUSING	SYLVIA MOSSER, MDP AMY FALCONE, BELLA VITA FARM, LLC	DARIUS WHITE, MDP SCOTT LINK, PAX DEVELOPMENT
PROJECT TEAM LEADS: ROLE: DEVELOP PROJECT WORKPLAN. MEETINGS: AGENDA UPDATE ITEM AT MONTHLY WORKGROUP MEETING	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
PROJECT TEAMS : ROLE: IDENTIFY ALL PERMITS, REVIEWS, AND STATE FUNDING FOR PROJECTS** MEETINGS: MONTHLY MEETINGS WITH DEVELOPER ***NOTE: MEETINGS INTENDED AS PROVIDE OPPORTUNITY FOR: PROJECT OWNERS TO SHARE OUT UPDATES ON STATUS/HURDLES. STATE AGENCIES TO PROVIDE UPDATES ON PROCESSING OF PERMITS, REVIEWS, AND FUNDING.AND, TECH TASK FORCE ADDRESSING ANY ADDITIONAL DASHBOARD CORDINATION ISSUES	PERMITTING AGENCIES SCOTT GOLDMAN, MDE KENYA LUCAS, MDOT SHA DONNY JAMES, MEDCO REVIEWING AGENCIES KATE CHARBONNEAU, DNR DIXIE HENRY, MHT KENNETH BUSH , MDSP OSFM FUNDING/ADVOCACY AGENCIES ANDREW SOVINSKI, DHCD LUIS CARDONA, COMMERCE MICHAEL CALKINS, MDA JENN AIOSA, MEA MAGGI CURRIER, MDP ELLEN MUSSMAN, MDP SYLVIA MOSSER, MDP DARIUS WHITE, MDP DAVID IRVING, CATELLUS DEVELOPMENT CORPORATION KATE NOLAN BRYDEN, MRP INDUSTRIAL MATT BODT, MSA			PERMITTING AGENCIES SCOTT GOLDMAN, MDE KENYA LUCAS, MDOT SHA MARTIN PROULX, MDA REVIEWING AGENCIES KATE CHARBONNEAU, DNR DIXIE HENRY, MHT MAGGI CURRIER, MDP FUNDING/ADVOCACY AGENCIES ANDREW SOVINSKI, DHCD LUIS CARDONA, COMMERCE ELLEN MUSSMAN, MDP SYLVIA MOSSER, MDP DARIUS WHITE, MDP JOE BUCKLEY, GREEN STREET HOUSING AMY FALCONE, BELLA VITA FARM, LLC SCOTT LINK, PAX DEVELOPMENT		

Pilot Project Teams Goals and Responsibilities

- ✓ **Identify Required Permits**
Determine all local, state, and federal permits required for Pilot Projects.
- ✓ **Align with Permits 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.
- ✓ **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.

Working Group Meeting

Pilot Project Owner Orientation with State Agencies

- August 18 Joint Meeting with Pilot Project Owner Teams and the Working Group
- Objectives:
 - Overview of the Pilot Project Team's roles, responsibilities, and meeting cadence.
 - Share "Smart Sheet" from Tech Design Task Force
 - Respond to questions about the overall process

Priority Infrastructure Projects Team

Pilot Projects:

- ✓ Phase 1 at Bainbridge *Kate Nolan Bryden*
- ✓ Pimlico - *Matt Bodt*
- ✓ Quantum Frederick – *David Irving*

Schedule: Monthly on the **Second Thursday** of the month – Starting September 11, 2025

Agenda: 30 minutes for each project individually

Purpose: Updates/Issues from Developer, State Agencies, and Tech Design Team

Challenges/Solutions: address in the meeting and/or through follow-up actions with specific agency

Interim: flag urgent issues through the project liaison

Place-Based Projects Team

Pilot Projects:

- ✓ SBY Market - *Joe Buckey*
- ✓ Bella Vita Farm - *Amy Falcone*
- ✓ Loch Raven Overlook - *Scott Link*

Meeting Schedule: Monthly on the **Third Thursday** of the month - Starting September 18, 2025

Agenda: 30 minutes for each project individually

Purpose: Updates/Issues from Developer, State Agencies, and Tech Design Team

Challenges/Solutions: address in the meeting and/or through follow-up actions with specific agency involved

Interim: flag urgent issues through the project liaison

Project Teams Coordinated Project Plan Development

Challenges to-date

- ✓ Difficulty obtaining timely and complete permit information from State Permitting Agencies; coordination is resource-intensive.
- ✓ Pilot Project Developers often raise concerns that fall outside the scope of the Permitting Council.
- ✓ State and local permitting practices often misaligned; most permits for Pilot Projects are managed at the local level.

Project Teams Coordinated Project Plans

Actions to-date

- ✓ Increase coordination amongst State Permitting Agencies to streamline data collection and improve responsiveness.
- ✓ Clearly define the Council's scope to manage developer expectations and redirect out-of-scope concerns appropriately.
- ✓ Document and communicate the limitations and uniqueness of outlier projects to inform future pilot selection.
- ✓ Use project findings to highlight systemic issues in permitting processes and advocate for reforms.
- ✓ Collaborate with local jurisdictions to share best practices and align state efforts with similar local permitting initiatives.

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

DoIT

- Elizabeth Hunt
- Syed Azeem

Agency Project Team Leads

- TBD

Meetings and Milestones:

July:

- Weekly (sometimes daily) check-in meetings
- 7/25: Submitted MITDP Application for Phase 2
- 7/30: Met with MDE for demo of their permit tracking system

August:

- *Continue weekly, biweekly check-in meetings*
- *8/5: Submitted list of permits requested from MDE for export*

Intake System and Dashboard Approach

Phase 1: Smart Sheet Spreadsheet and Dashboard

Goals

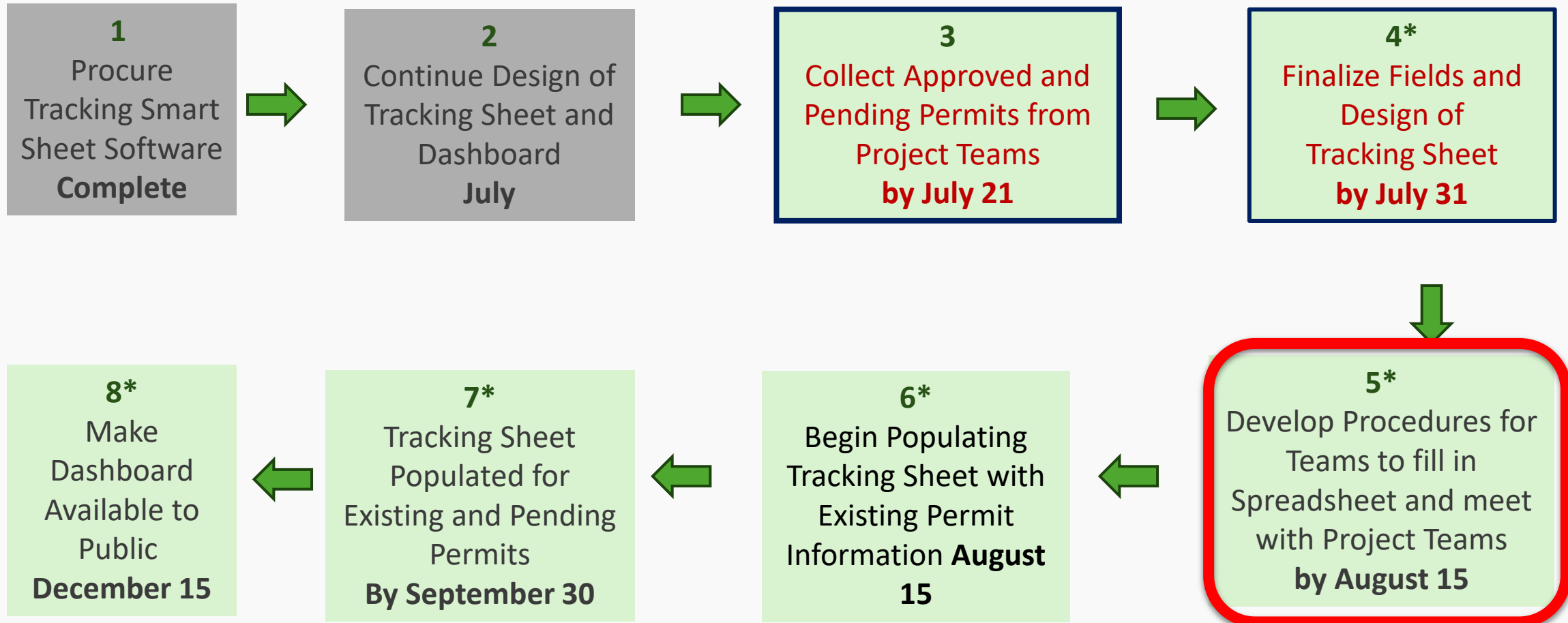
- To find hurdles and pain points
- To determine bottlenecks and delays
- Create a public facing dashboard for transparency

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

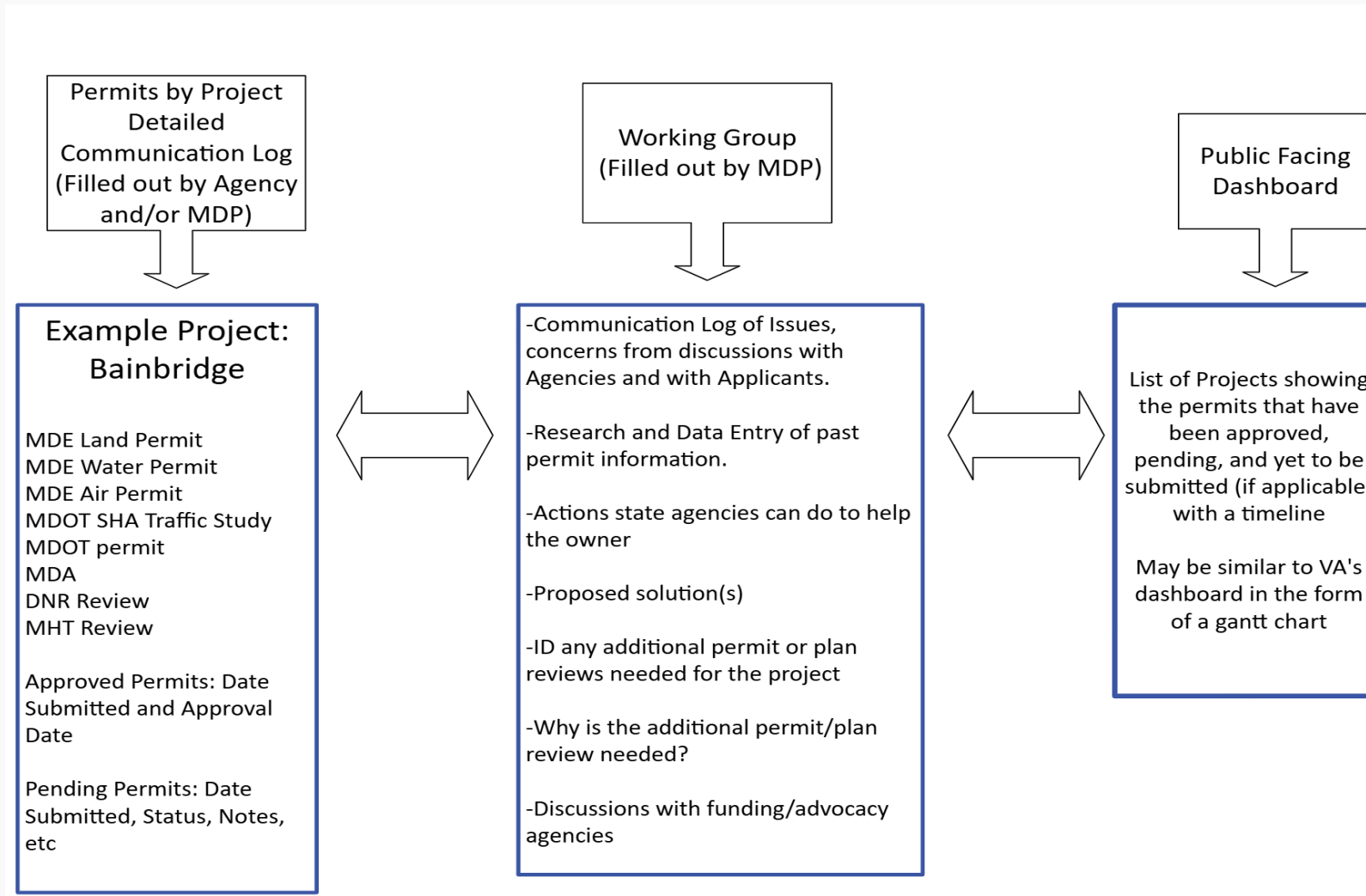
Phase 1 Timeline



**Dependent upon completion of step 3*

Intake System and Dashboard Approach

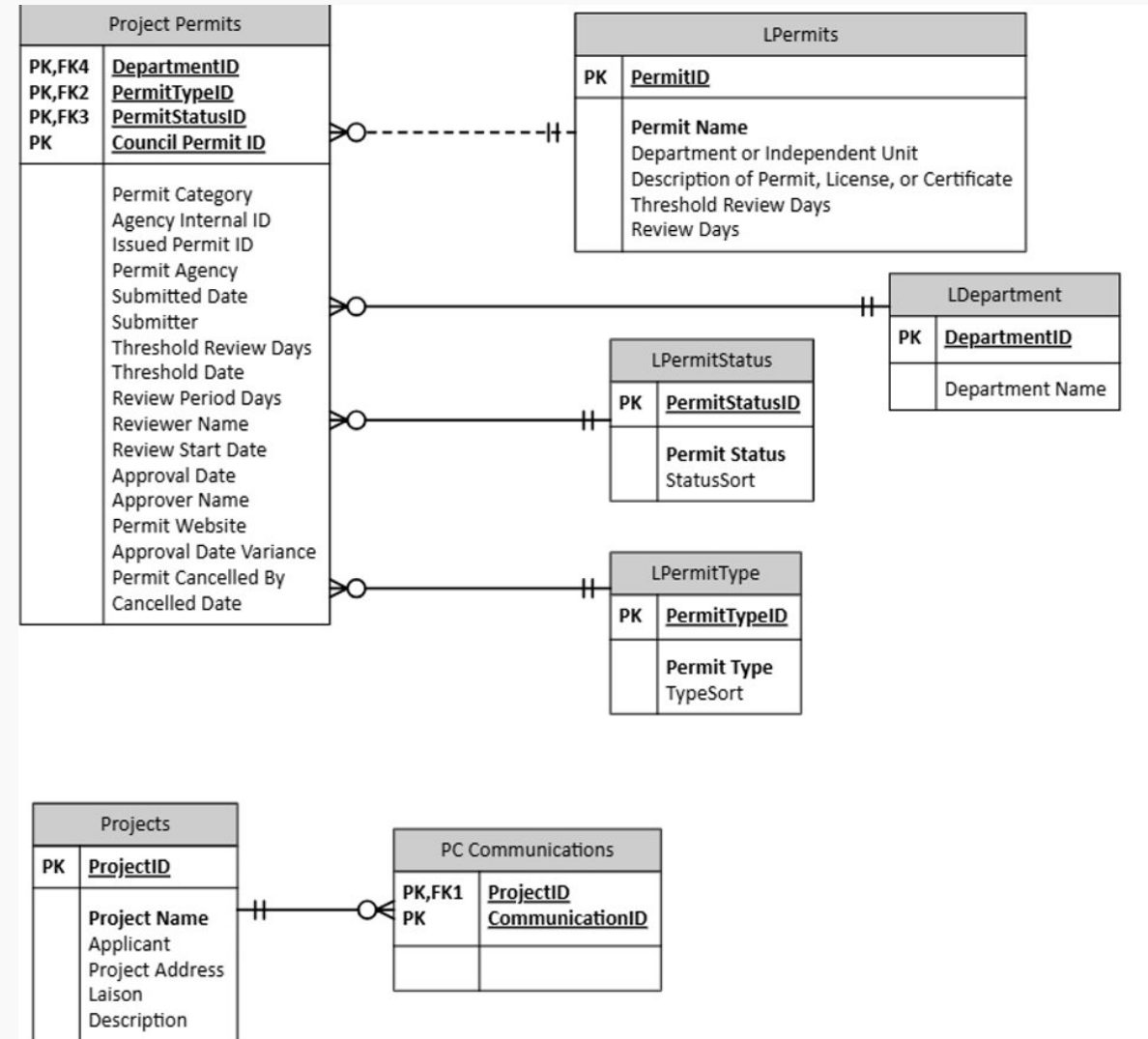
Phase 1 Design



Intake System and Dashboard Approach

Phase 1 Design

- ✓ Standardized fields
- ✓ Fields can be added over time
- ✓ Comments/communication log for each permit



Intake System and Dashboard Approach

Phase 1 Tracking System

MD Permitting Council

+ Add to workspace

File library

Workspace items

Bainbridge

Bainbridge

Bainbridge Gantt View Rep...

Bella Vita

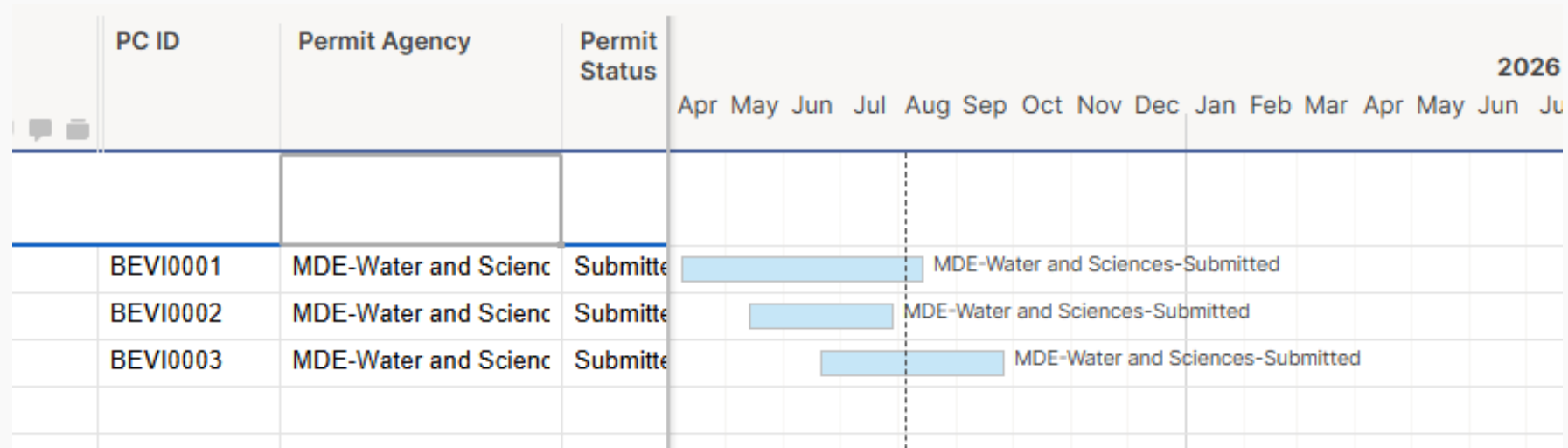
Bella Vita Farm

Bella Vita Gantt View Report

Gantt View Dashboard

Gantt View Report

Bella Vita Farm ☆									
File Automation Forms Connections									
Grid Filter Arial 10 B I U S A									
	PC ID	Primary Column	Permit Category	Agency Internal ID	Permit Agency	Permit Type	Permit Status	Submitted Date	Submitte
1	BEVI0001	MDE-Water and Scier	Wetlands/waterway permits	NOTE: 20-CP coverage	MDE-Water and Scienc	New	Submitted	04/07/25	
2	BEVI0002	MDE-Water and Scier	Wetlands/waterway permits	NOTE: Nontidal Wetlan	MDE-Water and Scienc	New	Submitted	05/13/25	
3	BEVI0003	MDE-Water and Scier	Wetlands/waterway permits	Note: Water Appropriati	MDE-Water and Scienc	New	Submitted	06/20/25	

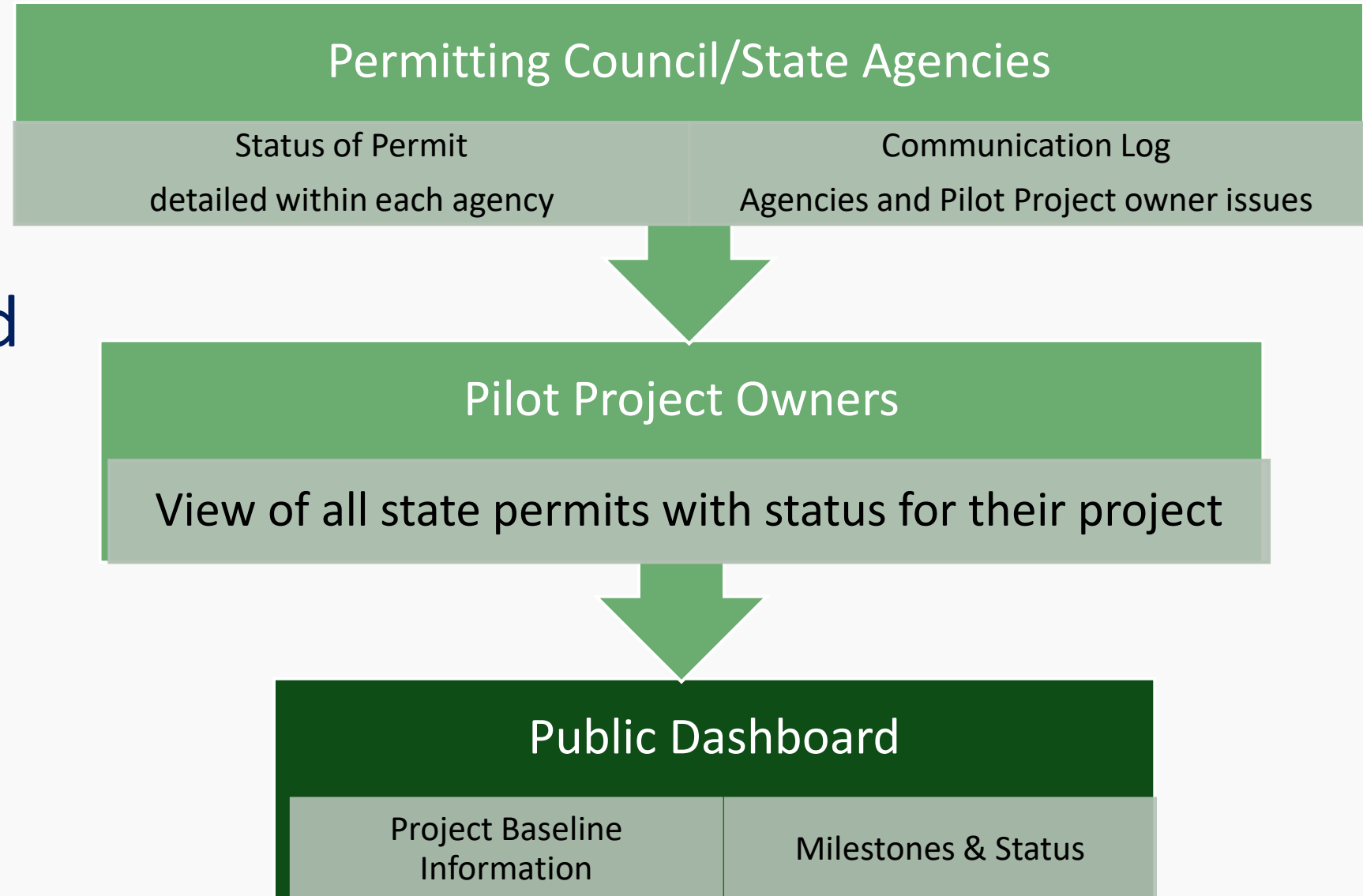


Intake System and Dashboard Approach

Phase 1 Dashboard Viewing Levels

Baseline Information

- ✓ Project Name
- ✓ Agencies Involved
- ✓ Project Criteria
- ✓ Milestones



Intake System and Dashboard Approach

Phase 1 Data Needs

- Permits and Plan Review approved and pending with their submittal and approval date (if applicable)
 - Permits
 - ✓ Working closely with MDE to get this information directly from their tracking system
 - ✓ List of permits by Project from MDOT
 - Plan Review
 - ✓ Received information from MHT and DNR
 - MDA
- Submit name of staff member(s) at each agency who will be responsible for entering updates in the spreadsheet

Intake System and Dashboard Approach

Phase 1 Challenges / Opportunities

- Timely receipt of existing and pending permit information from agencies
- Sharing permitting data may require review by a data officer and a data sharing agreement from each agency
- Assessment of potential for linkage (and data sharing) to existing permitting systems within agencies.

Intake System and Dashboard Approach

Phase 2: FY27 & Beyond

Goals

- Scale systems to analyze and support a greater number of projects each year
- Develop a more automated system for tracking project permits
- Expand the Dashboard

Timing

- July 25, 2025 – Submitted MITDP / EP Project Request Form to DoIT
- FY26 – utilize Phase 1 to develop methods, requirements and approach
- July 2026 – begin development of Phase 2 (*pending availability of resources*)
- FY27-FY30 - full buildout timeframe

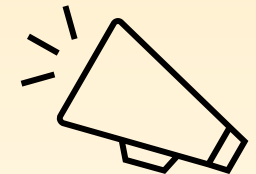
Governor Moore Updates

Governor Moore's Press Release

*We refuse to let red tape stand between our state and a growing economy, said Gov. Moore. By **streamlining the permitting process**, we will help **get shovels in the ground faster and supercharge our agenda to create pathways to work, wages, and wealth for all Marylanders**. These first **six pilot projects** reaffirm our commitment to spurring economic growth. And they are only the beginning.*

*The permitting council's strongest assets will be its **interagency coordination and the resulting transparency** created through data sharing, said Maryland Department of Planning Secretary Rebecca L. Flora, AICP, LEED ND/BD+C. Now that the **diverse portfolio of pilot projects** has been selected, **interagency project teams** are being formed to work with project owner teams. We are grateful to the project owners who have agreed to collaborate with us on deepening our understanding of their projects and permitting needs.*

National Governor's Association – [Permitting Progress Commentary](#)

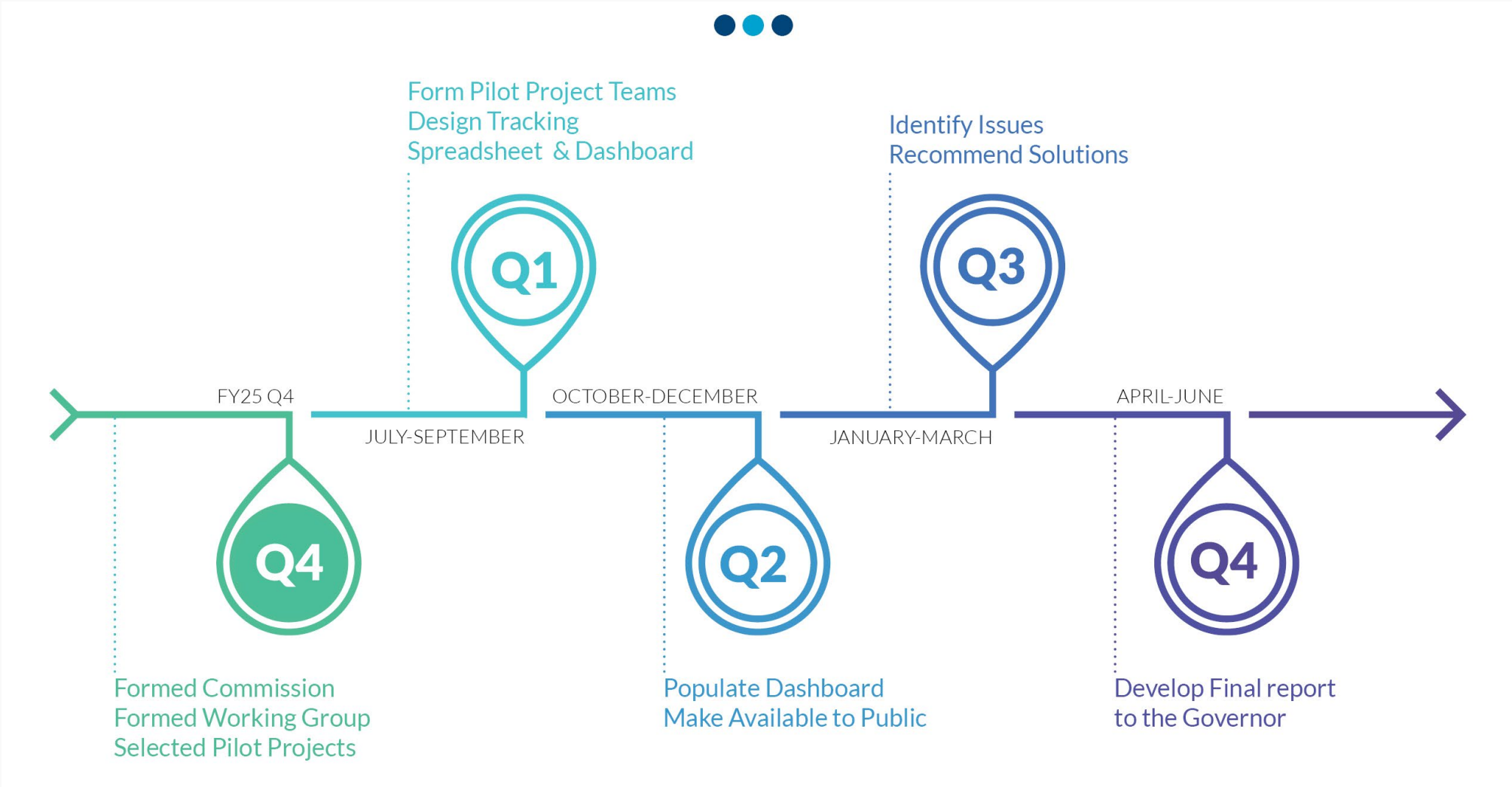


Governor Updates

- ✓ FY25/Q4 Report – submitted June 30, 2025
- ✓ August 20: Economy Performance Cabinet
- ✓ Governor's Economic Competitiveness Subcabinet
- ✓ Government Efficiency Commission
- ✓ Sustainable Growth Subcabinet
- ✓ Monthly Summary of Progress and Issues
- ✓ FY26/Q1 Report due September 30, 2025
- ✓ Web Page Updates at this [Link](#)

FY26 Timeline and Next Steps

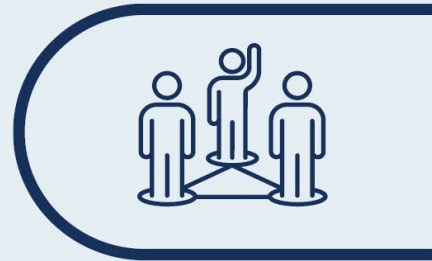
FY26 Timeline



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

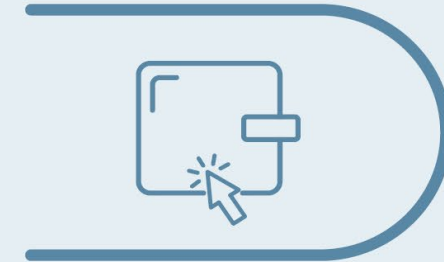
MDP Council Staff

Organize Permitting Council meetings

Facilitate WG meetings

Facilitate Task Force meetings

Facilitate Task Force meetings

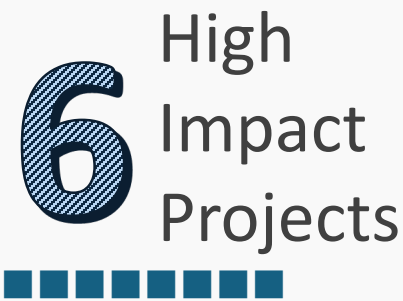


Pilot Projects Portfolio

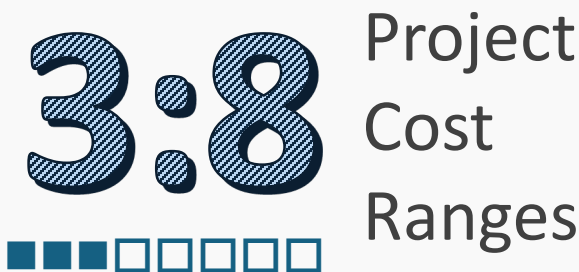
Once project plans are finalized this section of Council meeting agendas will include a summary from the MDP project liaison (provided by project teams) progress on project approvals and identifying issues to be addressed by agencies or others.

Pilot Project Portfolio

Criteria Representation



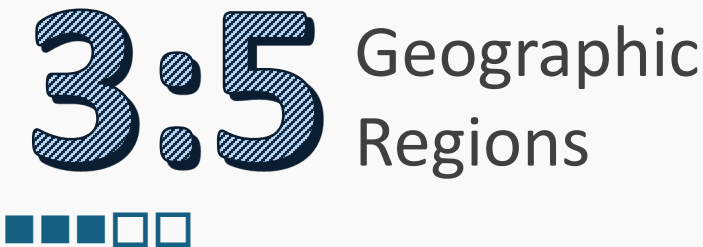
6 Total High Impact Projects



3 of 8 Project Cost Ranges represented



6 of 12 Project Types represented



3 of 5 Geographic Regions represented



4 of 6 Design/Development Stages represented



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: SBY Market

David Layfield - Chief Growth Officer & Joe Buckley- Senior Development Manager- Green Street Housing

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

Key Components: Marketplace, commercial kitchen, coworking space

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



Closing

September 10: Next Permitting Council Meeting - Virtual
[webpage](#)

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ADJOURNED

August 13, 2025, Meeting