

Wes Moore

Governor

Aruna Miller

Lt. Governor



Maryland

Rebecca L. Flora

AICP, LEED ND / BD+C

MCPRC CHAIR

Maryland Coordinated Permitting Review Council: Meeting Minutes

Date: December 10, 2025, 1:00 pm – 3:00 pm

Location: Virtual via Google Meet

Call to Order

Chair Rebecca Flora called the meeting to order at 1:03 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 was conducted.

AGENCY	DESIGNEE/ALTERNATE*	PRESENT	ABSENT
MDP	Rebecca Flora	x	
MDOT/SHA	Drew Morrison	x	
DHCD	Julia Glanz (Rosa Cruz)	x	
MDA	Michael Calkins	x	
MEA	Jenn Aiosa		x
MDSP	Jason Mowbray	x	
MDE	Suzanne Dorsey	x	
MDH (ex-officio)	Clint Hackett	x	
DNR	Dave Goshorn	x	
DolT	Marcy Jacobs	x	
Commerce	Luis Cardona	x	
MEDCO	Nick Henninger-Ayoub*	x	
Urban Co. – Montgomery County (pending appointment)	Jason Sartori		x
Urban Municipality - Baltimore City	Justin Williams	x	
Rural Co Rep - Wicomico County	Tracey Greene Taylor		x
Rural Municipality-Thurmont (pending appointment)	Kelly Duty	x	
Governor's Office (ex-officio)	Meghan Conklin/ <u>Katelin Moody</u>		x

Public Viewers: None

Approval of Meeting Minutes



The minutes from November 12, 2025, meeting were presented for approval. Motion to approve by Michael Calkins ; second by Jason Mowbray. No abstentions or opposition. Approved by general consent.

Featured Pilot Project Presentation: Loch Raven Overlook

Scott Link, President of Pax Development, LLC, provided an overview of the Loch Raven Overlook affordable housing redevelopment project. The presentation summarized the project location, community context, and anticipated neighborhood and economic impacts, including reinvestment within a designated commercial revitalization district.

The project consists of two separate affordable housing developments—Loch Raven Overlook 9 (anticipated closing November 2025) and Loch Raven Overlook 4 (anticipated closing February 2026). Each building is structured as a separate LLC and financed independently. Mr. Link reviewed the overall development timeline, beginning with the tax credit application in December 2023 and extending through the anticipated construction start in January–February 2026.

The permitting work plan and interagency coordination requirements were outlined. Agencies engaged in the permitting process include the Maryland Department of Transportation / State Highway Administration (MDOT/SHA), the Maryland Department of the Environment (MDE), and the Department of Housing and Community Development (DHCD).

Tech Design Task Force Update

Ellen Mussman provided an update on the Permitting Council dashboard initiative. She reviewed progress on agency data submissions collected through Smartsheets and reported that the dashboard prototype has been completed. The prototype will be presented to the Working Group at its December 15, 2025 meeting.

The dashboard includes two primary components: interactive mapping to visualize project locations and permitting activity, and key performance indicators (KPIs) to track permitting timelines, milestones, and interagency coordination. Sample metrics were demonstrated, highlighting how the dashboard will support transparency, performance monitoring, and Executive Order reporting.

Working Group Update

Darius White reiterated the purpose of the Working Group, which is to support cross-agency coordination on pilot projects and implementation of the Executive Order. He reported that the most recent Working Group meeting included participation from 9 of 14 agencies.



Upcoming pilot project team meetings were noted, including meetings scheduled for December 11, 2025, and December 18, 2025, with continued project-specific coordination.

Next Working Group Meeting:

- December 15th, 2025

Pilot Project Updates

Darius White, Sylvia Mosser, and Maggi Currier provided status updates on six active pilot projects. Updates focused on current permitting stages, interagency coordination progress, and identification of process challenges or dependencies requiring follow-up.

Housing EO Permitting Related Activity

Jordan Gilmore provided an overview of Housing Executive Order 01.01.2025.19 and its relevance to permitting-related activities. The presentation highlighted how housing priorities intersect with agency permitting processes and ongoing efforts to align permitting timelines with the goal of increasing housing production and affordability.

State Permitting Presentation: Maryland Department of Environment

Suzanne Dorsey delivered a presentation on MDE's role in advancing the Governor's mandate to drive economic competitiveness through permitting modernization. She explained that MDE permitting processes are shaped by statutory and regulatory requirements, technical review standards, and defined scopes of authority, with many projects requiring coordination with partner agencies.

Suzanne noted that interagency collaboration, particularly during technical review periods, can extend overall permitting timelines. MDE is pursuing a holistic modernization approach focused on improving turnaround times, productivity, digital adoption, staff utilization, process standardization, and identifying opportunities for legislative reform. A key objective is achieving an overall 25 percent reduction in permitting timelines through modernization and development of a more unified online permitting platform.

Closed Session

A closed session was not needed

Upcoming Activity

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Chair Flora reviewed upcoming milestones and deliverables related to Executive Order implementation and reporting requirements:

- December 17, 2025 - Deadline for all Agency updates
- January 2, 2026 - Layout & Publishing
- January 12, 2026 - Submit Q3 to the Governor's Office
- June 30, 2026 - Final report to the Governor

Council efforts will remain focused on fulfilling Executive Order requirements and delivering the final report by June 2026.

Closing

Chair Flora invited closing thoughts from Council members. There was no discussion. A motion to adjourn was made by Jason Mowbray and seconded by Michael Calkins.

Adjournment:2:34 PM