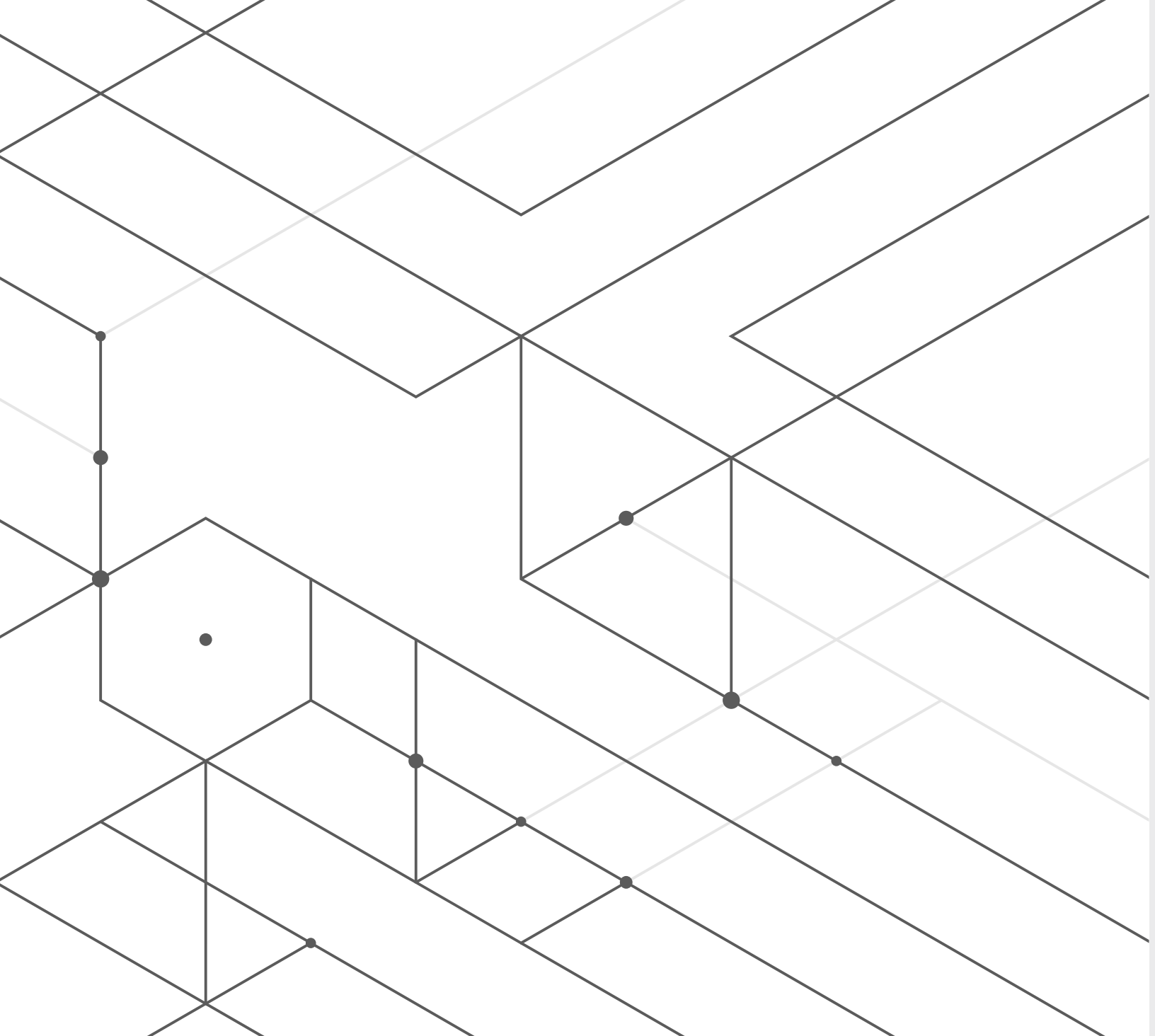




Maryland Coordinated Permitting Review Council Quarterly Report to Governor Wes Moore FY26 Q1



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 Permitting Review 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.

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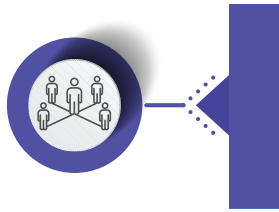
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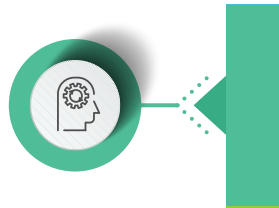
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Accomplishments



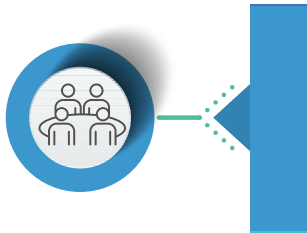
Pilot Projects

- Conducted six project site visits
- Scheduled monthly project presentations to the Council
- Oriented project teams
- Replaced Value-Add project with earlier stage project
- Responded to permitting issues identified by project owners



Intake System & Dashboard

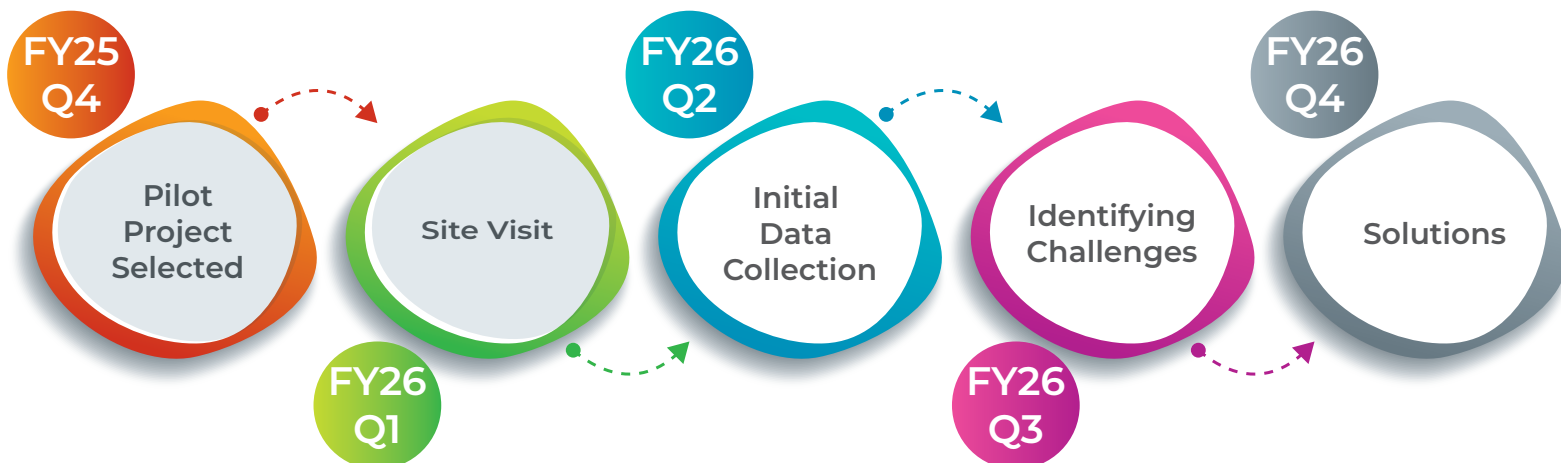
- Designed system and developed fields
- Initiated data input from agencies
- Identified permitting points of contact and conducted orientation



Administration

- Finalized all appointed Council seats
- Secured MDH representative for the Council (serving as Ex-officio due to not being named in the EO)
- Held monthly Council meetings with 80-100% attendance record
- Held monthly Working Group meeting with 60-100% attendance record
- Restructured MDP staffing team and duties to further spread the load amongst existing staff

PILOT PROJECT TIMELINE



Pilot Projects Overview



Phase I at Bainbridge MRP Industrial



Large-scale commercial/industrial redevelopment of a former naval training center, including 4 lots (Phase I; Lots A, B, C, and D) to be occupied by various tenants. The history of the former Bainbridge Naval Training Center site spans from the late 1800s to today. Past uses include a prep. school (the Tome School) and U.S. naval training station.

The completed project will create jobs and economic growth, including at least 750 full-time equivalent positions and more than 300 construction jobs.

MRP Industrial secured a tenant into one of the site's warehouse facilities, and is actively engaged in negotiations with another potential tenant for the largest facility in the portfolio.

Project Team

MDP
MDE
MDOT SHA & MDTA

Current Permitting Status

Requires multi-agency approvals from MDOT SHA, MDOT MDTA, and MDE for over \$10 million in offsite infrastructure, which has caused delays

Criteria Status

Proposed by MDP
Through the MCPRC, MDP is actively managing the permitting process with the developer and state agencies to identify and resolve challenges

Project Costs:
>\$175 million investment

Geographic Region:
Eastern Shore.
In a Cecil County Enterprise Zone, the project is cited in the local plan to create jobs and tax revenue

Type: Commercial/Industrial. One warehouse is tenanted; a lease for the largest facility depends on efficient state permitting

Current Design/Development Stage:
Mass grading is complete, and two of four planned warehouses are built

Key State Agencies Updates

MDOT SHA District 2 is highly engaged, holding bi-weekly progress meetings with the developer

MDOT MDTA Atypical analysis requests have caused project delays. The agency recently joined bi-weekly meetings to help resolve them

MDE
The Joint Permit Application (JPA) is currently on hold, pending progress on the Tier 2 mitigation application

Pilot Projects Overview



Burnt Hill Farm



Begun in 2016 by a second generation vintner family, Burnt Hill is a model of regenerative agriculture and environmental stewardship, producing sustainable wine and healthy food for their community. The property consists of roughly 117 acres, with 50,000 vines planted. Other supportive programming includes raising woodland pigs, small-scale mushroom farming, and winter sheep grazing. They opened to the public in Aug 2025, by reservation only.

Note: Burnt Hill replaced the Bella Vita Farm project with Council vote of approval at the 09/10/25 meeting.

The project team is newly formed and in early discussions with the owner and various permitting entities at the local and state level to determine the best course of action.

Project Team **Pending**

Current Permitting Status	Stormwater management is subject to commercial standards, despite the property having only 3% impervious surfaces	The Agricultural Preservation Board would deny SWM plans, citing damage to the land's "farmability"	County Executive issued a pause to their Notice of Violation, allowing the commercial business to operate within limited bounds	County DPS issued a new notice, adding new and retroactive requirements for multiple permits	
Criteria Status	Proposed by MDA whose specialist is supporting the farm's value-added agricultural projects	Project Costs: TBD	Geographic Region: Montgomery County, Agricultural Preserve, near Clarksburg	Type: Farm with on-site commercial	Current Design/ Development Stage: Mass grading is complete, and two of four planned warehouses are built
Key State Agencies Updates	MDE Guidance will likely be needed for the county-enforced state stormwater management regulations	MDH A future commercial kitchen will require permits and approvals from MDH	MDA The agency is committed to supporting agriculture, especially in preservation areas		

Pilot Projects Overview



Loch Raven Overlook Pax Development



Located near the Loch Raven Reservoir, this proposed 122-unit residential development will feature both market-rate and affordable housing. The project consists of two separate buildings, one financed with 4% LIHTC and the other with 9% LIHTC which has already received PUD approval.

No major hurdles are reported, as the project benefits from priority review programs. A Q1 2026 start is contingent on receiving all permits by year-end.

Project Team

MDP
MDE
MHT
MDOT SHA

Current Permitting Status

This project is in **Baltimore County's priority review** program with agreed-upon timelines

Coordination with MDOT SHA-District 4 with transportation access permits, currently in its 2nd Review Cycle

MHT completed its review of the project in June 2025—No Adverse Effect issued

Criteria Status

Proposed by: MDOT SHA
due to adjacency to a state highway

Project Costs :
\$55 million

Geographic Region:
Provides 115 affordable units for Baltimore County's 2027 goal, revitalizing a corridor

Type:
122 affordable housing units replacing a Towson Days Inn, reserved at 30-80% AMI

Current Design/Development Stage:
Pre-construction Needs permits by year-end for Q1 2026 start; completion by 2027-2028

Key State Agencies Updates

MDE
is engaged through the Voluntary Cleanup Program for a Response Action Plan approval

MDOT SHA
is engaged through transportation access permits with a state highway adjacent to the site

MDP
will continue to work with DNR to identify agency permits for the project

DHCD
is supporting the project through Low-Income Housing Tax Credits and the Strategic Demolition Fund

Pilot Projects Overview



Pimlico Redevelopment

Maryland Stadium Authority- Developer, MEDCO – Owner/Operator



The Pimlico Redevelopment is a transformative, mixed-use revitalization of the historic Pimlico Racetrack, aiming to create a year-round destination. The project will feature new venue bandstands and event spaces, horse barns, office space, and dormitories for the horse jockeys.

Pimlico Redevelopment has not identified any major challenges/hurdles at this point in their development process. Demolition has recently commenced, marking a major milestone for the project.

Project Team

MDP
MDE
MHT
MSP OSFM
DNR

Current Permitting Status	MDE is engaged for all required stormwater management, erosion control, and general permits for the demolition	MHT Historic Preservation Review completed and MOA issued to MSA to commence demolition on the site	DNR is engaged through a Forest Conversation Plan based on Site Demolition Package limits		
Criteria Status	Proposed by DHCD as a pilot project due to its high impact, though DHCD does not currently have an active role	Project Costs: Approx \$400 million	Geographic Region: Central Region: This project will revitalize northwest Baltimore through jobs, tourism, and investment, while preserving the Preakness legacy	Type: Mixed-Use: The Pimlico redevelopment will add new grandstands, stables, and dorms, with a training center at Shamrock Farm	Current Design/Development Stage: Demolition/Construction—Demolition is scheduled to finish by 2025, with full redevelopment targeted for completion by 2027
Key State Agencies Updates	MDE Stormwater and Erosion Control for demolition phase completed	MHT Historic Preservation Review completed	MDP will continue to work with MSP OSFM to identify agency permits for the project		

Pilot Projects Overview



Quantum Frederick Catellus Development Corporation



Development of a data center on a 2,100-acre campus with historical industrial and agricultural uses. The project will be part of a 46-mile fiber optic network to Leesburg, Virginia. Two data center companies are actively constructing facilities at the site. Remaining areas of the site include active agricultural land, which the developer is working to rezone for data center use, and a historic building.

As master developer for the 600-acre Phase I, Catellus prepares and sells parcels. Aligned and Rowan have begun construction while Catellus pursues further re-zoning.

Project Team

MDP
MDE
MHT
MDOT SHA

Current Permitting Status	MDE dual administration requirements	Stormwater permit	Recycled water system—lack of institutional knowledge		
Criteria Status	Proposed by MDE which is highly engaged via regular site visits and developer calls	Project Costs: \$320 million (on-campus) + \$110 million (off-campus fiber loop) developer investment	Geographic Region: Capital Region: Frederick County drafted a zoning overlay to limit data centers to this area	Type: Telecomms Infrastructure: Entitled for 17M sq ft; 34M sq ft is currently under development	Current Design/Development Stage: Construction is underway on several site parcels, by two data center companies—Aligned Adaptive Data Centers and Rowan Digital Infrastructure
Key State Agencies Updates	Working with MDE on current large water/sewer permits and future recycled water permits	MDOT SHA Catellus anticipates future involvement with SHA for off-site improvements			

Pilot Projects Overview



SBY Market Center Green Street Housing



Located in the heart of historic downtown Salisbury, the SBY Market Center project will bring new vitality to the area through the creation of a ground-floor marketplace, 50 affordable apartment units, and a ground-level coworking and community space to support small businesses and entrepreneurs.

Reestablishing a separate Historic Planning Commission—previously a joint entity with Wicomico County—is stalling progress on the SBY Market Center project for the City of Salisbury.

Project Team

MDP
MDE
MHT
MDOT SHA

Current Permitting Status

The project faces delays from parking issues and the city's reconstitution of its planning commission. A hearing is unlikely until year-end.

Criteria Status

Proposed by DHCD which is helping to finance the project via Programmatic Funds and 9% LITHC

Project Costs: \$268 million in total development costs

Geographic Region: Eastern Shore: A key investment in Salisbury's revitalization, this project serves as a business incubator that will create dozens of long-term jobs

Type: Mixed-Use: An 11,000+ sq ft food hall and marketplace, 50 affordable apartments, and a public Riverwalk with outdoor open spaces

Current Design/Development Stage: Design Development and Pre-Construction
The project is undergoing local review; securing permits is critical to finalizing the project's funding

Key State Agencies Updates

MDE is reviewing Wetland and Waterway permits submitted in June 2025. MDP is currently working to confirm the approval status of these submissions

MDOT SHA has approved a sidewalk in preliminary review, but the overall project is ON HOLD pending the developer's final plan review submittal

MHT performed three historic reviews, issuing a "No Adverse Effect" finding for the project as of June 2025

Tracking System & Public Facing Dashboard



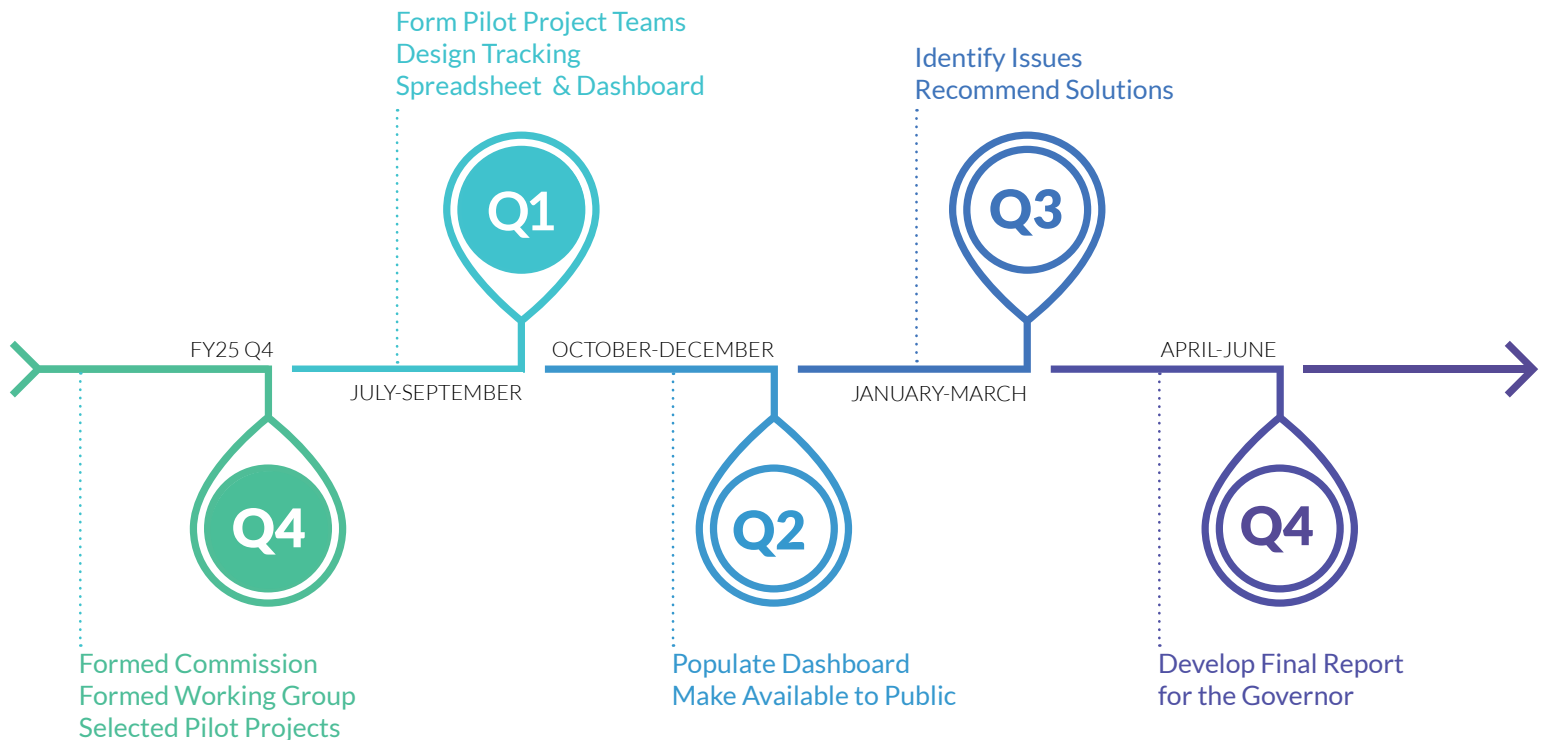
	Agency	POC Identified	POC Orientation Status	MDP QA/QC Analysis ¹	Electronic Data Sharing Status	Agency Permit System	MDP QA/QC Status/Needs ²
Permitting Agency	MDE	Yes	Attended on 9/3	43% complete	MDP Requested DoIT Assist on 9/25	Creating online portal with DoIT	
	MDOT	Yes	Attended on 9/3 & 9/17	73% complete	MDP Requested DoIT Assist on 9/25	Microsoft Power BI for internal-facing dashboards	
	MDH ³	Pending	Pending POC ID	No data	MDP Requested DoIT Assist on 9/25	TBD	
	MSP OSFM	Yes	Attended on 9/3 & 10/2	No data	MDP Requested DoIT Assist on 9/25	Paper system	
	MDA	Yes	Attended on 9/3	No data	MDP Requested DoIT Assist on 9/25	SalesForce	
Reviewing Agency	DNR	Yes	Attended on 9/3	58% complete	MDP Requested DoIT Assist on 9/25	Forest Conservation Act permitting software effort underway	
	MHT	Yes	Attended on 9/3	40% complete	MDP Requested DoIT Assist on 9/25	e106 System for plan reviews	

¹MDP QA/QC Analysis represents the percent completion (of entered data only), by agency, required to identify challenges and to populate the public-facing dashboard. Note that the percent completion is only part of the QA/QC process and does not account for other issues that MDP identified during the QA/QC process (see **MDP QA/QC Status/Needs below). Percent completion also does not account for permits that may not have been entered yet into the tracking system.

²MDP QA/QC Status/Needs represents the number of data issues that MDP needs to resolve with each agency, including data clarity needed, more details needed, and confirmation of data completeness needed. If MDP has to resolve 3 issues with the agency, then the QA/QC status/needs is assigned a red light, 2 issues is assigned an amber light, and 1 issue is assigned a green light. This does not necessarily align with the percent completeness of entered permit/plan review data.

³MDH recently added to the Council

Timeline Milestones



Risks & Tasks

Q2 Risk Factors

- Data gaps, accuracy and consistency across agencies
- Data sharing agreements required to utilize tracking systems
- Staff capacity and availability across agencies
- State permitting barriers that require significant policy or code changes
- Local permitting barriers that are out of the Council's control

FY26 Q2 Tasks

Permitting Council

- Hold three meetings that include: pilot project presentations, local permitting case studies and permitting agency briefings.
- Maintain 80-100% attendance rate
- Respond to public inquiries

Working Group

- Resolve state permitting barriers identified by project owners through team meetings
- Support the permitting Points of Contact (POC) in assuring Smartsheet data entry, accuracy and consistency

Tech Design Task Force

- Finalize AWS Data Exchange platform
- Execute agency Data Sharing Agreements
- Finalize Tracking System design
- Finalize Dashboard design
- Launch public-facing dashboard by December 15
- Facilitate Tech Design Task Force meetings

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 Health—Clint Hackett, Deputy Secretary for Operations
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, AICP, LEED ND / BD+C, 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 Marshal—Jason Mowbray, MDSP/OSFM Acting State Fire Marshal
Maryland Energy Administration—Jenn Aiosa, MEA Chief of Staff

Governor Appointed Seats:

Urban Municipality—Justin A. Willams, Director of Permitting & Development Services, City of Baltimore
Rural County—Tracey Greene Taylor, Director, Wicomico County Department of Planning, Zoning and Community Development
Urban County—Jason Sartori, Director, Montgomery County Planning, MNCPPC
Rural Municipality—Kelly Duty, Town Planner, Town of Thurmont Planning & Zoning

State Agency Team Members



MDP Permitting Project Team

Maggi Currier —Project Owner Liaison, Local Government Liaison	Ellen Mussman —Design & Development Project Manager, Tech Design Task Force Chair
Melanie Gross —Project Administrator	Sylvia Mosser —Deputy Project Manager, Project Owner Liaison
Doug Lyford —IT Design Developer	Darius White —Project Director, Project Owner Liaison, Working Group Chair

Working Group Members

Darius White , Chair-Department of Planning	Maryland Historical Trust
The Department of Agriculture	Elizabeth Hughes
Michael Calkins*	Dixie L. Henry*
Martin Proulx	The State Highway Administration
The Department of Commerce	Kenya Lucas*
Luis Cardona	The Maryland Economic Development Corporation
The Department of the Environment	Donny James
Scott Goldman*	The Maryland Department of State Police and Office of the State Fire Marshal
The Department of Housing and Community Development	Ken Bush*
Andrew Sovinski	Maryland Energy Administration
The Department of Information Technology	Jenn Aiosa
Julia Fischer	
Dawn Blanchard	

*Tracking Points of Contact

Tech Design Task Force

Ellen Mussman , Chair-Department of Planning	The Department of Planning
The Department of Information Technology	Ted Cozmo
Natalie Evans Harris	Doug Lyford
Julia Fischer	

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