

Bainbridge Briefing – May 2015

Subject: Redevelopment of former Bainbridge Naval Training Center to create jobs and improve quality of life

What is Bainbridge? The former U.S. Navy Training Center at Bainbridge (NTCB) is a 1,200 acre parcel of land located in Port Deposit Maryland. The site also includes the National Historic Tome School for Boys. The U.S. Navy deactivated NTCB in 1976 and transferred it to the Bainbridge Development Corporation (BDC) in 2000. The BDC is an instrumentality of the State to oversee and accelerate the redevelopment of the site. While the BDC is not funded through the State, as the property owner, the BDC remains responsible for all costs and expenses related to property maintenance, environmental monitoring and professional services.

Background on the Bainbridge Project: In 2006, the BDC and Town approved a mixed-used development that included residential, commercial, retail, civic community use and flexible space. An economic impact study prepared by Towson University estimated the net economic benefit annually to the Town (\$1.3M), County (\$8M), and State of Maryland (\$27M), and provide open space for recreational uses and environmental conservation. After the development team had obtained all necessary permits to begin construction, in 2008, contamination was discovered on site. MDE then halted development until the contamination issue was better understood. In 2010, the U.S. EPA conducted a site-wide characterization study, which found pervasive contamination. From 2011 to the present, the BDC has been working with the Department of the Navy to determine a feasible solution to the contamination issue. The Navy has estimated costs to implement the approved mixed-use development to exceed \$350M. BDC and the development team have been negotiating with the Navy in an attempt to find a satisfactory solution. In conjunction with the development of NTCB, the BDC is also responsible for the preservation, restoration and redevelopment of the National Historic Tome School - built in 1901; a 50 acre parcel consisting of 13 structures protected under a preservation easement.

What is the Plan? While negotiations continue with the Navy, the BDC sees the following items necessary to implement the redevelopment strategy of Bainbridge;

1. Come to agreement with Navy to provide funding that will assist in remediating portions of the property for redevelopment and counter deterioration of Tome School.
2. Obtain funding for 100,000 GPD mobile sewer module and replace existing Town sewer system.
3. Obtain funding for pipeline to connect the Bainbridge property to the Town's wastewater system (600 linear feet).
4. Obtain State and Federal designations that will assist in attracting business and supporting infrastructure improvements, such as Enterprise Zone, Tax Increment Financing, and Sustainable Communities.
5. Work with Town of Port Deposit to modify its current comprehensive plan and zoning ordinance to allow for increased commercial and employment opportunities.
6. Market the property for commercial opportunities.
7. Implement a master plan for Tome School Campus.

Why is it Important to Redevelop Bainbridge? The NTCB was the biggest economic force in Cecil County and the Town during its operations (population of 35,000 at its peak) and created a catastrophic negative economic effect on the Town and the County after its closure. The Town of Port Deposit has poverty and unemployment rates that far exceed the U.S., State and County average. The site was designated as an Enterprise Zone and is currently working to retain this designation.

Who are the Key Stakeholders? The BDC owns the property and is responsible for successfully completing development. MTPM LLC is the development team chosen to carry out the project (consisting of John Paterakis-H&S Properties, Ken Michael-NAI Michaels, Richard Alter-Manekin). Bainbridge falls within the limits of the Town of Port Deposit; therefore the Town has a strong interest in the decisions made and is heavily involved in the project. Cecil County and the State of Maryland will be major beneficiaries of a positive redevelopment and have been negatively impacted by no development. The site is located within the Priority Funding Area and is located proximate to major public facilities and investments. Senators Mikulski and Cardin and Congressman Harris have been assisting the BDC with its negotiations with the U.S. Navy.