

BAINBRIDGE DEVELOPMENT CORPORATION

2020 ANNUAL REPORT



1,185 Acres

Prime location between DC,
Baltimore and Philadelphia

Close proximity to major
International Airports

Fiber capabilities

Multiple points of access
including I-95 interstate,
multiple rail lines and deep
water access to the
Susquehanna River

Fast-Track designation

Enterprise Zone designation

Priority Funding Area

Upcoming sewer
capacity

Overhead transmission lines

8" high pressure gas main

Raw water supply

Operational Overview

The Bainbridge Development Corporation (BDC) was created in 1999 by the Maryland State Delegation, pursuant to HB 1152, to develop and implement a dynamic, sustainable plan for the former Bainbridge Naval Training Center, and which would transfer the site into productive use by the public and/or private sector. In order to accomplish this goal, the BDC is managed by the Executive Director and governed by a 15 member Board of Directors, comprised of 9 residents of Cecil County (volunteers) and complimented by representatives from applicable State agencies.

The BDC utilizes various committees to support the critical elements and activities of the Corporation, including, but not limited to, Communications, Development, Finance and Tome School.

A development agreement has been executed between the BDC and MTPM LLC., which secures yearly funding for the BDC's operational and development activities and provides MTPM with an option on the property.

To address technical activities, the BDC utilizes various contractors, consultants, and subject-matter experts for support ranging from property management and environmental compliance to legal services, engineering and land planning.

This report covers the period of July 1, 2019 - June 30, 2020.

2020 BDC

Board of

Carl Roberts- Chair

Chris Moyer- Vice Chair

Chick Hamm- Treasurer

DIRECTORS

Joseph Brant

Mario Gangemi

David Rudolph

Jim Reynolds

Matt Roath

Martha Barchowsky

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Alan McCarthy (County)

Kelly Schulz (COMM)

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Delegate Jefferson Ghrist

Delegate Kevin Hornberger

Delegate Steven Arentz

Delegate Teresa Reilly

Senator Stephen Hershey

Senator Jason Gallion

Dr. Jeffrey Lawson

Dr. Mary Way Bolt

FY20 Revenues	\$1,346,238
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Annual Operating Payment	\$380,031
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Interest	\$5,336
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Grant Revenue	\$960,871
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FY20 Expenditures	\$1,214,856
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Office Supplies and Equipment	\$4,534
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Operating Expenses	\$20,677
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Professional Fees	\$1,040,450
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Property Management	\$52,521
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Salaries	\$81,549
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Travel	\$9,314
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Utilities	\$5,811
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BDC Year in Review

U.S Navy ESCA and Phase 1 Parcel

At the close of FY19, the BDC and United States Navy (USN) were negotiating the terms of an Environmental Services Cooperative Agreement (ESCA), which (once executed) allows the BDC to prepare the 422-acre Phase 1 parcel for development and obligate funding from USN to address the incremental costs posed by the presence of potentially hazardous materials.

The ESCA was executed on September 30, 2019 with a 2-year term to prepare Phase 1 for commercial/industrial development. Field crews were on-site within 30-days of execution to conduct a surface scan of areas outside of the limits of disturbance. This activity was an added protection to ensure areas that would not be developed were investigated for any potential surface material.

In March 2020, a second Memorandum of Agreement was signed by the BDC, Maryland Department of Environment (MDE) and USN for the balance of the property (minus the landfills and Tome School campus), to conduct the same activity based sampling that was completed on the Phase 1 parcel. With the signing of this agreement, the entire Bainbridge site is now under contract with USN to address potential environmental concerns and prepare the property for a prospective user.

By the time the 2020 Annual Report is released, construction crews will have begun the preliminary site-clearing on Phase 1, and be mobilizing for full ESCA implementation.

Development Activity

BDC and MTPM worked closely with the Town of Port Deposit on updating the Comprehensive Plan to remove the original Development Plan and replace it with the updated Draft Master Plan, which focuses primarily on commercial and light industrial development. Simultaneously, BDC, MTPM and Town staff revised the zoning code and table of uses for the Bainbridge site to reflect the new commercial/industrial plan.

The Development team continued to meet with several regional and national prospective tenants for the Phase 1 parcel.

Infrastructure

Addressing the infrastructure needs necessary to bring water and sewer to the Bainbridge site, has been a collaborative team effort with multiple public and private entities, including, the Town of Port Deposit, Cecil County Public Works, the State of Maryland, Artesian Water, the BDC and the Development Team. All parties mentioned above, have allocated substantial time and funding to bring Bainbridge online, most notably a \$2MM commitment from Cecil County and \$2MM grant from the State of Maryland to construct a public sewer line extension. Discussions continue between BDC, Artesian Water, Town of Port Deposit and the Development Team on a water line extension.

Tome School

The Maryland Department of Planning (MDP) finalized and released their study of Historic Complexes in January 2020, which provided specific recommendations to assist in redevelopment of Historic Campuses, including the Tome School. The BDC Tome School committee began drafting a strategic plan with MDP staff when the COVID pandemic caused state offices to shut down and halt discussions.

Unfortunately, during the shutdown, the campus fell victim to two fires at Tome Inn and Harrison Hall. As a result, the BDC Board held an emergency session to implement immediate safety and security practices, including: daily patrols by law enforcement, an outdoor surveillance system for the campus, an additional 100 "No Trespassing" signs, and weekly inspection and closure of all breaches in perimeter fencing and ground floor of buildings.

FY2020 Board Meetings

July 22, 2019 (closed)
August 26, 2019 (closed)
September 23, 2019 (closed)
October 21, 2019 (closed)
December 9, 2019 (closed)
January 13, 2020 (closed)
February 18, 2020 (closed)
April 20, 2020 (closed)
May 18, 2020 (closed)
June 15, 2020 (closed)

Future Forecast

USN ESCA Implementation

At the start of FY20, contractors were preparing final engineering and design plans for the site work implementation of the Phase 1 ESCA parcel.

Phase 1 site work is expected to be completed by September 30, 2021.

While clearing and site preparation work is occurring on Phase 1, USN will simultaneously be conducting their activity based sampling on Phase 2 (anticipated start in mid/late November). Once ABS work is completed for Phase 2, BDC and USN will negotiate a second ESCA for site work implementation on that parcel.

Infrastructure

The greatest challenge for development at Bainbridge continues to remain the lack of readily available infrastructure, and the high cost to secure the necessary utilities.

Thankfully, with the funding commitments from Cecil County and the State of Maryland, the BDC and MTPM can move forward with engineering, design and construction of the public sewer line connecting Bainbridge to the new Wastewater Treatment Plant in Port Deposit.

Cecil College Partnership & Truck Driver Training Program

With the initiation of site work on the 422-acre Phase 1 parcel on the northern end of the site, both the BDC Office and Cecil College Classrooms will need to be relocated.

BDC Staff and College Leadership have been working closely over the past 12 months on evaluating

"It's coming together after 20 years, for a real prospect - shovels in the ground and earth being moved."

*- Steve Cassard,
BDC Executive Director*

alternative areas on the site that would best suit the facility needs with minimal site preparation costs. Both organizations have identified the existing Route 222 entrance and parking lot to be the preferred location. Movement of the offices is expected to be completed by early 2021.

Tome School

The BDC engaged Fred Ward Associates, a professional architect and planner, to review the conditions of the Tome School granite structures and provide a recommendation regarding the structural integrity of each building.

Once finalized, the BDC will review the report findings with the Maryland Historical Trust and determine the appropriate action for each granite structure.

BDC Contact Information

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