

ANNUAL REPORT

2023



BAINBRIDGE
DEVELOPMENT
CORPORATION



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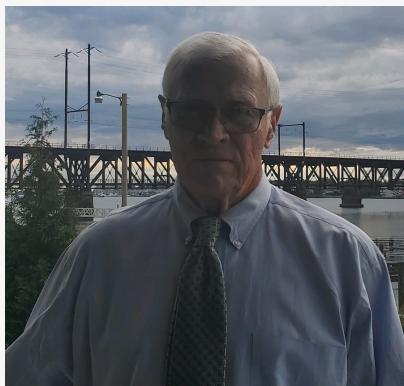
2023 BDC Board of Directors

EXECUTIVE COMMITTEE

• • • •



Carl Roberts, D. Ed.
Chair



Jim Reynolds
Vice Chair



Chick Hamm
Treasurer

VOTING MEMBERS



Mario Gangemi, P.E.



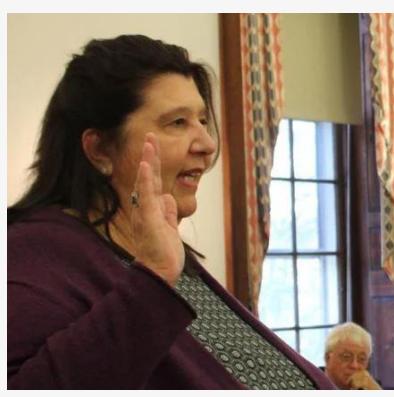
David Rudolph, D. Ed.



Matt Roath



Joe Brant



Martha Barchowsky



Bill Sorenson - CCOED

EX-OFFICIO MEMBERS



Bob Kuhs
Mayor of Port Deposit



Danielle Hornberger
Cecil County Executive



Tom Sadowski
Director - MEDCO



Elizabeth Hughes
Director - MHT



Kevin Anderson
Secretary of COMMERCE



Atif Chaudhry
Secretary of DGS

FY2023 BOARD MEETINGS

July 18, 2022
September 19, 2022
October 24, 2022
November 14, 2022
December 12, 2022
February 6, 2023
March 20, 2023
March 28, 2023
April 17, 2023
April 28, 2023
May 23, 2023
June 26, 2023

ADVISORY BOARD

Delegate Michael Griffith
Delegate Jay Jacobs
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

A Message From the BDC Executive Director



It is hard to believe that I am approaching my 10th year with Bainbridge, a journey that has been nothing short of extraordinary. During this time, I have fallen in love with the little town of Port Deposit. In the hustle and bustle of the modern age, these historic areas too often become overlooked or forgotten, but it has been such a joy watching the town grow and come back to life. The transformation at Bainbridge would not have been possible if it were not for the guidance and dedication of our Board members, who graciously give their time in these volunteer positions and have remained devoted to the mission, through the highs and lows. Over the last few years, we have accomplished remarkable feats as long standing development plans took tangible form with the construction of the first buildings in Phase 1. These successes are in large part due to the top-tier development teams at NAI Michael and MRP Industrial, whose expertise has been invaluable, and the "can do" attitude

of our Board of Directors and governmental partners at the Town of Port Deposit, Cecil County, and across all state agencies. I am also delighted to announce a new addition to our team – Executive Assistant, Jen Peterson who is an essential component in managing day-to-day operations and ensuring that our community stays informed through our social media channels. Thank you Jen!

I want to express my heartfelt appreciation to all of our partners for their unwavering commitment, perseverance, and hard work. It is the collective effort that has made our progress possible.



Operational Overview

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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 complemented 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, 2022 - June 30, 2023.

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Project Phasing

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PHASE 1	PHASE 1A	PHASE 2
OWNED BY MRP INDUSTRIAL	OWNED BY BDC	OWNED BY BDC
ROUGHLY 444 ACRES	ROUGHLY 120 ACRES	ROUGHLY 410 ACRES
UP TO 3.8 MILLION SQUARE FEET OF LOGISTICS & DISTRIBUTION	LAND PLAN - TBD	LAND PLAN - TBD

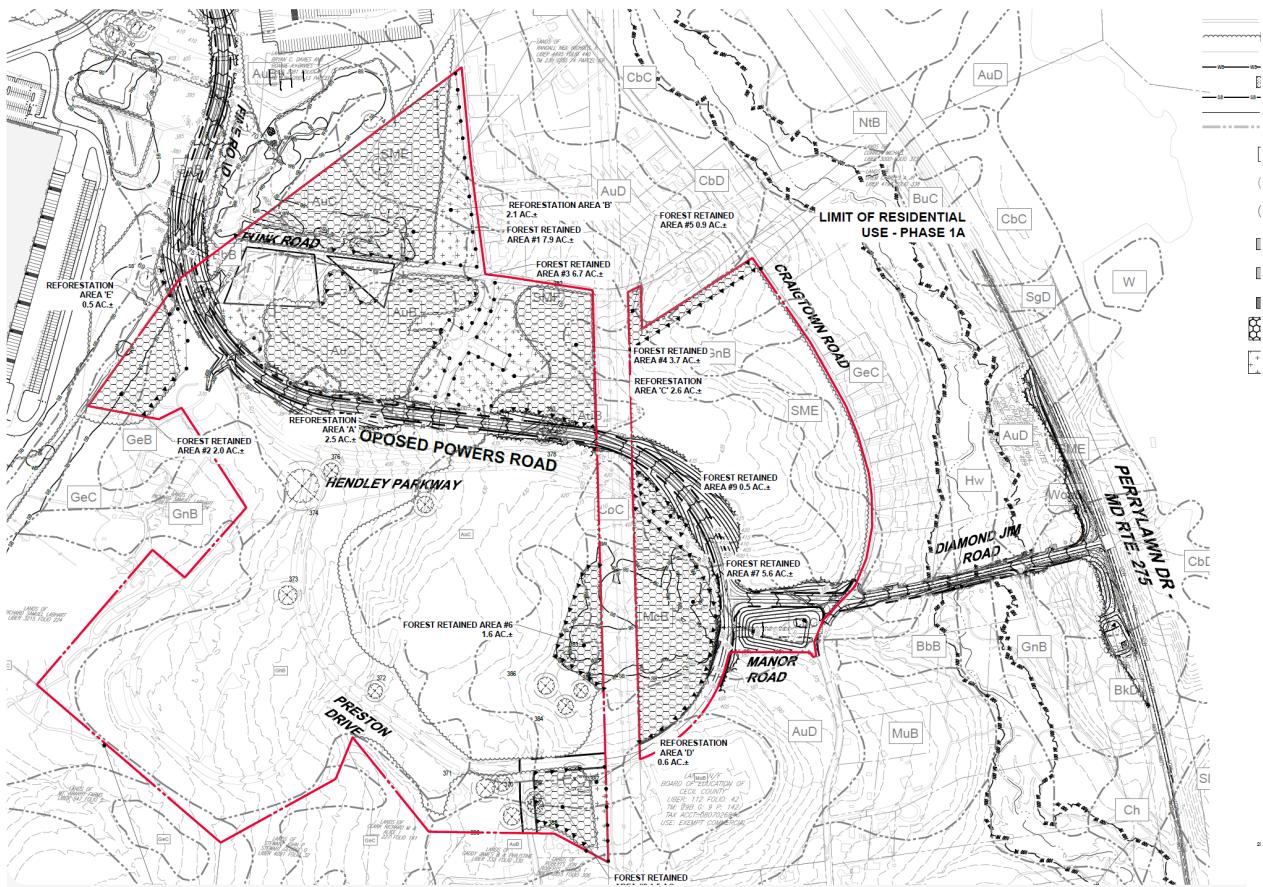


Phase 1

MRP Industrial purchased approximately 444 acres of land in 2021, which is referred to as the Phase 1 project but has been formally titled the Bainbridge Logistics Center (aerial photo above). The site plan allows for the construction of up to 3.8 million square feet of Grade A distribution facilities. Currently, Building B is completed and offers 1,000,000 square feet of space, ready for occupancy. Building C is also finished and provides 600,000 square feet of space, ready for occupancy. Additionally, there is Parcel A, which is pad-ready and can be built to suit for up to 1.8 million square feet of space. Lastly, Parcel D is also ready for construction and can be built to suit with a total of 378,000 square feet.

“Bainbridge is open for business. You can add it to your list of great assets.”

Former Secretary of COMMERCE, Mike Gill



Phase 1A



Phase 1A encompasses approximately 120 acres and is situated east of the Phase 1 property. After completing the activities within the Phase 1 Environmental Services Cooperative Agreement (ESCA), there were a significant amount of funds remaining for additional work to be completed. The BDC collaborated with partners at the U.S. Department of the Navy to modify the existing ESCA, allowing the unused funds to be allocated for addressing any environmental concerns on this acreage.

Environmental response actions were conducted, focusing on excavating two areas with asbestos fibers in the soil. Subsequent confirmation sampling indicated that the areas had been successfully cleaned and were free from any health or environmental concerns. The work and reporting related to these actions received approvals from the Maryland Department of the Environment (MDE).

Phase 2

Phase 2 of the project comprises the remaining property located to the south of Phase 1, with the exception of two landfills covering approximately 50 acres and the Tome School campus spanning 50 acres. When accounting for the excluded landfills and Tome School acreage, there are approximately 410 acres available for development in Phase 2.

The BDC has been working closely with their environmental contractor, Weston Solutions, in coordination with MDE and USN to fully delineate and characterize the potential presence of Asbestos-Containing Materials (ACM) within Phase 2. This comprehensive assessment will enable more accurate preparation of the scope and cost estimates for negotiations related to a Phase 2 ESCA.

The BDC's goal is to ensure that all necessary documentation is ready for submission to USN before the Thanksgiving holiday, for ESCA award and initiation in 2024.

Community Involvement



Bainbridge encompasses a staggering 80% of the total acreage within the town of Port Deposit, which means the activities on site will have a substantial impact on the town and its residents. The BDC is fully committed to investing in the town and fostering close relationships with its citizens. Over the past year, BDC staff has been fortunate to become more involved in the growth and prosperity of our beloved community. Here's a glimpse into some of the initiatives and activities that have kept us engaged:

Toni and Jen completed the 15-week program through Cecil Leadership Institute, which provides a valuable framework where both existing and emerging business, government, and tourism leaders come together. Through CLI, they engage, collaborate, and commit to Cecil County's ongoing development.

Staff actively participated in several community events and initiatives to strengthen the bonds with the citizens of Port Deposit and Cecil County:

- Cecil College Foundation Gala: Attending this gala allowed us to show support for education and growth of the community.
- Port Deposit Community Mural Project: Volunteering for this project was a rewarding experience, contributing to the beautification and cultural enrichment of the town.
- Day of Service at Mary Randall Center: Dedicated time and effort to giving back to the community and making a positive impact on the lives of those in need.
- Cecil Chamber Events: Involvement in Cecil Chamber events has allowed the BDC to connect with local businesses and promote collaboration.
- BDC Sponsorships of the Port Deposit Pirate Event and Rockfish Tournament

The BDC Board of Directors and staff are dedicated to fostering growth, development, and a sense of togetherness in Port Deposit. We look forward to continued collaboration and progress as we work hand in hand with the wonderful neighbors within our town.



Financial Breakdown

FY23 REVENUES

Annual Operating Payment \$415,270
Interest & Other \$14,449
Grant Revenue \$1,073,761

\$1,503,480

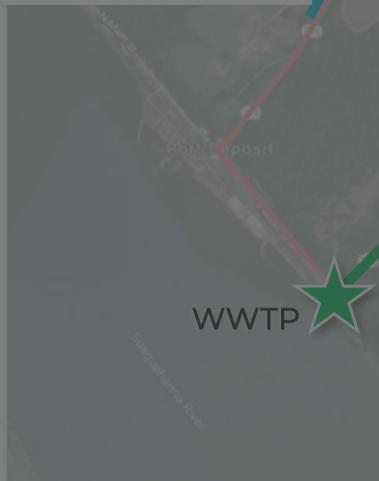
FY23 EXPENSES

Office Supplies & Equipment \$10,926
Operating Expenses \$75,794
Professional Fees \$1,108,713
Property Management \$144,699
Salaries \$131,141
Travel \$8,900
Utilities \$0

\$1,480,173



	WATER ARTESIAN / CECIL COUNTY
	SEWER CECIL COUNTY
	ELECTRIC DELMARVA POWER
	GAS BGE



Infrastructure

Bainbridge has witnessed a substantial transformation in its infrastructure, thanks to extensive collaboration involving multiple offices and organizations. The development team, the Town of Port Deposit, Cecil County, the State of Maryland, Delmarva Power, and Artesian Water have all played pivotal roles in this comprehensive project.

Key highlights of the infrastructure work at Bainbridge include:

1. A sewer line has been installed along Route 222, connecting the new wastewater treatment plant in Port Deposit to the Phase 1 development.
2. Artesian Water has extended a new water line along Route 276 to connect to Phase 1, ensuring a reliable water supply.
3. Delmarva Power has installed new power lines to support the Phase 1 project and meet the energy needs.
4. All interior lateral lines and connections have been established to ensure efficient distribution of utilities within the development.
5. Upgrades to the traffic lights at the intersection of Routes 275 and 276 have been made to enhance traffic flow and safety.
6. Substantial improvements have been made to Route 276, including the addition of acceleration and deceleration lanes, particularly at the main park entrance.
7. Powers Road and Commodore Boulevard (formerly Bainbridge Boulevard) have undergone significant road work to support the current and future phases of development.

The success of development relied on these infrastructure improvements, which would not have been possible without the capital contributions from the State of Maryland for these public road enhancements. The collaborative efforts of various stakeholders have been essential in bringing the vision at Bainbridge into reality.



Tome School

The BDC is continuously committed to the protection, preservation, and restoration of the Tome School campus. Last year saw the passage of Senate Bill 541, which established the Port of Deposit State Historical Park encompassing the Tome School campus and additional acreage (total acreage yet to be determined). BDC has been working closely with the Department of Natural Resources (DNR) as a member of the stakeholder advisory group to provide guidance on the necessary scope and procedures to fulfill the legislative mandate. The advisory group, in conjunction with DNR, recommended that more time was needed to assess environmental conditions and potential legal constraints. This recommendation led to the passage of Senate Bill 517, which extended the transfer deadline to 2025, allowing for a more thorough evaluation.

Prior to the introduction of SB541, the BDC had been working diligently with the Maryland Historical Trust (MHT), the Department of General Services (DGS), and members of the Cecil Delegation to utilize historical grant funding for repair work at the Tome School. Thanks to the support and efforts of delegation members, the grant term was extended through 2023. This extension enabled the BDC to execute two projects at the Tome Campus: (1) a full repair and closure of the Headmaster's House roof (pictured above), 100% funded by BDC and (2) removal of graffiti from all granite buildings, funded by the grant. The roof repairs were completed in spring of 2023 and the graffiti removal is scheduled for completion in the fall of 2023.

Contact Us

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