



2014 ANNUAL REPORT

BAINBRIDGE DEVELOPMENT CORPORATION

2014 ANNUAL REPORT
July 1, 2013- June 30, 2014

ACKNOWLEDGEMENT

We are fortunate to have the support of a vast number of individuals, organizations and agencies from which we draw insight and expertise. We particularly appreciate the assistance from representatives of the Maryland Department of the Environment, Maryland Economic Development Corporation, and the Maryland Historic Trust. We are especially appreciative of Delegate Rudolph's long term support and assistance with the redevelopment issues of Bainbridge. Thank you to Senators Cardin and Mikulski and Congressman Harris for the political support to move negotiations forward with the Department of the Navy! We are also very appreciative of the creative efforts of Project Coordinator Toni Lozzi with her assistance in designing this report.

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“Accelerating the transfer of the Bainbridge site into productive use while maximizing new economic opportunities.”

A MESSAGE FROM THE BDC

EXECUTIVE DIRECTOR

The BDC was created with the idea that the property would be transferred and development would take place quickly. However there was no water or sewer infrastructure to serve the property, no funding to operate the Corporation, buildings and site in disrepair, and property was found to be contaminated to such degree that only industrial development would work with limited remedial costs. From the time the BDC was informed of the contaminants identified in 2008 through today, the Board has vigorously worked with MDE, the Navy and Senators Cardin and Mikulski and Congressman Harris to define the situation, evaluate the options and determine the best path forward. This fiscal year we've had three major breakthroughs – (1) the BDC and MTPM renegotiated its development agreement, acknowledging the environmental condition of the property and securing funding for both past and future financial obligations, (2) the Navy received authority from DoD to pursue a final solution, and (3) the Board focused on a funding program for the Tome School Campus and secured \$225,000 toward the overall effort. Yes we have had more than our fair share of setbacks, but with all stakeholders working together to implement the redevelopment of Bainbridge and Tome School, we can carry this momentum into 2015!

Donna Tapley

HISTORY

OF THE BDC

In 1999 the Maryland General Assembly created the Bainbridge Development Corporation through House Bill 1152 to plan, initiate and oversee the activities necessary to convert the approximately 1,200 acre site of the former U.S Naval Training Center Bainbridge (NTCB) into an effective re-use development. In 2000 the BDC Board of Directors were appointed, including 9 voting members (8 of which were appointed by Cecil County and the other being the Director of Cecil County Economic Development) and 6 Ex-Officio members (representatives of State and Local Government). The BDC also has two part-time positions, an Executive Director and a Project Coordinator.

The BDC, created as an instrumentality of the State of Maryland, was created without State or local funding. It was anticipated that development would happen quickly and therefore immediate public funding would

be unnecessary. Initial financial support was provided through the State, Cecil County, Cecil College and the Town of Port Deposit through in-kind services and grant funds. Beyond the initial funding provided, anything necessary to cover operating costs were to be secured via private investment or through applying for, and obtaining, grant dollars.

The mission of the BDC is to redevelop the former NTCB while taking into consideration community suggestions and observations, minimizing development costs to local municipalities, recognizing the historical heritage of the site and ensuring that any and all development would be environmentally sensitive and compatible with neighboring communities.

“Develop and implement a dynamic sustainable plan for the former Bainbridge Naval Training Center.”

Michael
THE MICHAEL COMPANIES, INC.

MANEKIN



BOARD OF DIRECTORS

9

VOTING MEMBERS

MIKE PUGH
Chair

LISA WEBB
Vice Chair

CHICK HAMM
Treasurer

CYNTHIA ROSSETTI
Asst. Secretary

JOE BRANT
BILL HARRINGTON
HARRY LENDERMAN
BARRY GRAY
MARIO GANGEMI

6

Ex-OFFICIO MEMBERS

WAYNE TOME
Mayor of
Port Deposit

TARI MOORE
Cecil County
Executive

MICHAEL DAY
MHT

BOB BRENNAN
MEDCO

DOMINICK MURRAY
DBED

JANE ROGER
DGS Designee

ADVISORY BOARD

Representative of the County Executive of Cecil County

Representative of the Mayor of Port Deposit

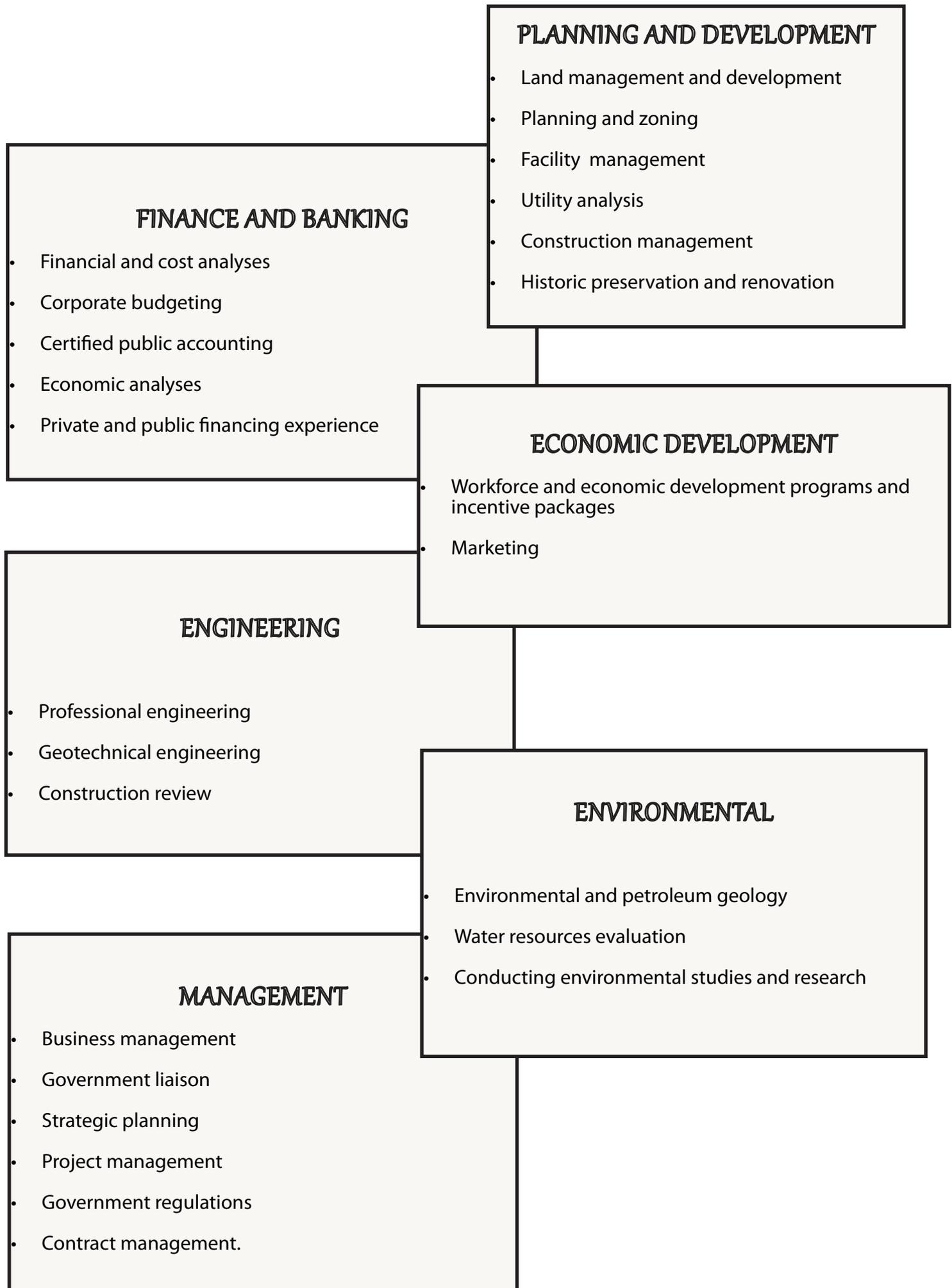
Representative of the Town Council of Port Deposit

President of the Cecil College

Superintendent of the Cecil County Public Schools

Coordinator of the Lower Susquehanna Heritage Greenway

State Legislative Delegation of Cecil County



MANAGEMENT AND ADMINISTRATION

PERSONNEL AND OPERATIONS

The BDC has two part-time positions. The Project Coordinator performs administrative matters directed by the Executive Director, as well as day-to-day activities of the BDC. The Executive Director directs and supervises the administrative affairs and technical activities of the Corporation, and also functions as the BDC's Corporate Secretary. The BDC's legal counsel is provided through an interagency agreement with the Department of Business Economic and Development (DBED) utilizing Assistant Attorney General David Rawle as general counsel and Colleen Lamont on environmental related matters. The BDC uses professional services for studies, environmental monitoring and consulting, auditing, engineering and land planning, property maintenance and any others needed to perform necessary requirements and/or functions.

BOARD OF DIRECTORS STANDING COMMITTEES

Executive Committee

Consists of the Chair, Vice Chair, Treasurer and Assistant Secretary. The Executive Committee supervises and directs the activities of the Executive Director, implements investment options approved by the Board and responds to significant operational issues as communicated by the Executive Director. For FY14, the members were Chair Mike Pugh, Vice Chair Lisa Webb, Treasurer Chick Hamm and Assistant Secretary Cynthia Rossetti.

Finance Committee

Consists of three members of the Board, one of whom is the Treasurer. The Finance Committee reviews and makes recommendations on the annual budget, internal controls and audit of the BDC; evaluates fiscal policies and investigates funding opportunities. For FY14, the members were Treasurer Hamm, and Directors Gangemi and Brant.

Tome School and Property Maintenance Committee

Consists of four Board members, along with Executive Director and Project Coordinator. The TS/PM committee advises the Board on maintenance and security issues, develops and oversees proposal processes for short and long term strategies, identifies goals and implements to improve public perception of Tome School, responsible for Tome School relations and site tours. For FY14 members were Directors Rossetti, Brant, Gray and Lenderman, ED Donna Tapley and PC Toni Lozzi.



The Board met on the following dates, generally for 3 hours, including Executive Session and/or Open meetings.

- September 16, 2013
- October 21, 2013
- November 18, 2013
- December 16, 2013
- February 24, 2014
- April 7, 2014
- April 22, 2014
- May 19, 2014
- June 23, 2014

FINANCIAL REPORT

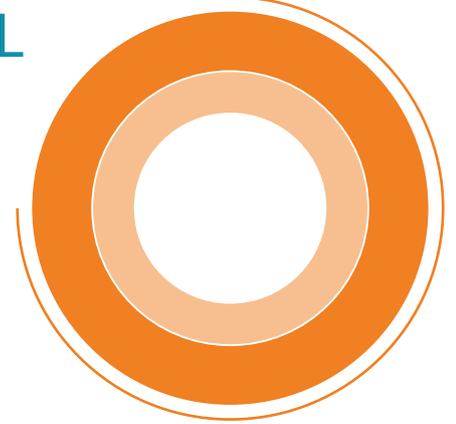
The approved FY14 budget was developed as a spending plan and was adopted December 16, 2013.

REVENUES		
Development Fees	\$414,635.00	
Interest	\$32.00	
Other Income	\$38.00	
TOTAL REVENUE		\$414,705.00
EXPENDITURES		
Office Supplies & Equipment	\$10,189.00	
Operating Expenses	\$36,098.00	
Professional Services	\$104,595.00	
Property Maintenance	\$54,157.00	
Salaries & related expenses	\$42,398.00	
Tome School	\$0	
Travel	\$1,796.00	
Utilities	\$6,357.00	
Debt Payments	\$30,000.00	
TOTAL EXPENSES		\$285,590.00

A copy of the Audited Financial Statements have been included as an attachment to this report. These statements reflect the detailed financial activities of the BDC and its Management and Discussion Analysis. The financial statements received an unqualified "clean" opinion from Weyrich, Cronin and Sorra who performed the audit.

ACTIVITIES OF CURRENT FISCAL YEAR

TOME SCHOOL



- The focus this year was to secure funding and begin restoring the beauty of Tome. In January, TS/PM Committee created the Tome School Alpha project which envisions short-term benefits and a long term strategic plan. Funding was pursued from local, State and Federal funding programs. While the BDC did not obtain all the funding applied for, it has secured \$225,000 available toward this multi-phased project. Components include: feasibility study, preserving architectural artifacts, securing and stabilizing buildings and community outreach programs.
- BDC became member of the National Association of Olmsted Parks.
- BDC began discussions with the Nation's Architect of the Capitol on the Italian Gardens.
- In April, Tome School was a site location for the 14th Annual River Sweep. The turnout exceeded expectations as 62 volunteers helped clean out limbs, brush and weeds from the Italian Garden.
- Claytons tree service was hired to finish the large projects still to be done at Tome; these included removing dead trees, grinding all stumps and removing the invasive vegetation.
- A final grounds project was conducted in the end of the fiscal year. Project Coordinator Lozzi conducted a 2 week landscaping work project to trim and weed the entire Tome grounds.
- Several briefings and tours were conducted throughout the year to foreign investors, brokers, local, State and Federal officials and organizations.
- Security measures were evaluated with the help of the Town, MTPM and Sheriff's department and repairs to the buildings and breaches of the campus were continued throughout the year.
- The TS continued to be an element of the Cecil Leadership Program.

NAVY DISCUSSIONS AND NEGOTIATIONS



- Bi-partisan political support at the State and Federal level continued to move negotiations forward with the Navy.
- MTPM interviewed law firms specializing in environmental litigation. Saul Ewing was hired as representation of MTPM.
- BDC and Navy made it clear that they wanted to come to a remedy that worked for all parties and that they were dedicated to finding a solution to the issue.
- BDC communicated that the Navy is responsible for the contamination via the QuitClaimDeed and that if a reasonable and realistic offer could not be made voluntarily, legal remedies would be pursued.
- The State Attorney General's Office, MTPM's counsel (Saul Ewing) and Navy counsel discussed various legal options to remedy the contamination issue at Bainbridge.
- The Navy completes its long awaited business case analysis, aka remedial alternatives analysis, and presents a proposal using CERCLA 104(j) to impose development restrictions or purchase development rights to the property as alternative to remediation at BB.

DEVELOPMENT

- BDC and MTPM worked over the past 4 years to renegotiate development terms. A new development agreement was signed in September 2013 that acknowledges the environmental conditions, provides annual operating funds for BDC, assists with PDWSA and PRA debts, and provides certain development and non-development processes and incentivizes development upon remediation.
- Prospects expressed interest in locating solar and manufacturing operations at Bainbridge.
- BDC hosted Chinese Delegation interested in development potential at Bainbridge, specifically the Tome School area.
- Board approved the Hake Riggs agreement which will lease a small area of Bainbridge, TBD, in 2016.



ENVIRONMENT

- As a result of methane concentrations exceeding performance standards at the OBL, MDE required a methane gas

investigation. BDC requested NAVFAC perform or fund the investigation. NAVFAC prepared and submitted a draft work plan to MDE and BDC to install temporary gas probes and evaluate migration and potential remedial options. Gas probes were installed.

- Next Five Year Review with Navy for IR Sites 1 and 2 are expected mid 2015.
- There continues to be no presence of methane at the Rubble Landfill.
- Groundwater monitoring reveals concentration levels of manganese and iron continue to exceed performance standards.
- Inspection of the sanitary landfill cap system continues to function as designed.
- Semi-annual operations and maintenance inspections were conducted at OBL and RL, as well as surrounding the property. Minor repairs were requested following inspection. These include: removing vegetation, replacing caps, plugs and screens, refilling rip-rap, etc.

BDC CORPORATE

- The Board entered into the following agreements: DBED for legal services, Weston Solutions for environmental consulting, Brian Logue Contracting for property maintenance and Roth Forestry for mitigation of timber harvesting.
- BDC invested the development fees from the new development agreement into two Certificates of Deposit with Harford Bank and NBRS.
- A new website was created and presented to the Board in May/June 2014.
- Board approved the hiring of Toni Lozzi as new Project Coordinator.
- The FY14 budget was passed in December 2013 in the form of a spending plan.
- The FY14 Audit was completed by Weyrich Cronin and Sorra and sent to the County.
- The FY15 budget was passed and presented to the public in open session.



BAINBRIDGE THROUGH THE YEARS

99-2000

First BDC Board meeting

Initial funding obtained

Bainbridge property annexed

Official property transfer to BDC

An RFP was released searching for an equity partner

An MOA was executed with Lowe Enterprise

Request to locate museum on Bainbridge

\$500,000 purchase fee waived

Executive Director resigned

Tour of Kentlands

2001

Lowe Enterprises presents master plan concepts

Project Coordinator hired

BDC initiates relief of RL well testing from MDE and receives reduced monitoring

BDC contracts with Martel to conduct RL testing

Morris and Ritchie Associates provide engineering concept and cost analysis for community water/wastewater system to serve Port Deposit, Perryville and Bainbridge- estimated \$35million cost, BDC Board approves of action

Board approves another extension with Lowe MOA

2002

BDC, Town and County met with members from USDA, MDE and DHCD to discuss financing for community water/wastewater system

RESI issues economic impact study for Bainbridge Re-Use Plan

PRA presents CCRC concept plan

MDE requests sediment/debris clean up at railroad embankment

BDC loses Lowe Enterprises due to lack of acceptable W/WW

Multiple community presentations/tours were provided

Manekin Group presented to the Board why they would be qualified to join the BDC as an equity partner.

2002

Delegate Rudolph announced that the Governor's Office of Business Advocacy and Business Assistance (GOBA) will facilitate review of the W/WW issue and provide recommendations.

A tour was provided to 20 graduates of the Naval Preparatory School (NAPS) formally located at the Tome School.

In October, the Board approved the execution of a 90 day MOA with Manekin Group (Manekin LLC, Clark Turner Companies, Michael Companies and H&S Properties).

2003

GOBA announced their recommendation for the WWTP would be to repair the Port Deposit systems which would provide service to Bainbridge. The cost would be approximately \$22million. The Manekin Team advised they would be accountable for \$11million. Delegate Rudolph announced that Port Deposit would be obligated to fund the balance via grants/low interest loans as might be obtained from Federal/State/County sources.

Paul Risk Associates reported their initial studies to convert Tome School into a Continuing Care Retirement Community. The cost would be \$12-15 million to restore the exterior and grounds, and \$16-18 million to restore the interior of the buildings and provide a 1000 unit facility.

Cecil Community College requested that 10 acres be made available for future use by the College.

An Executive Summary of the RESI study was released.

Board agreed that should a final Concept Plan and Development Agreement be reached with Manekin Team, 30 acres would be set aside for Veterans Cemetary/Memorial.

Due to negative communications from Citizens for Economic Development at Bainbridge (CEDAB), the Manekin Team issued a statement temporarily cancelling their efforts at Bainbridge.

Kinsley Properties and MTPM, LLC., presented development plans for Bainbridge. Following discussions of the merit of each proposal, the Board passed a resolution to enter into contract negotiations with Manekin Team (MTPM, LLC), excluding gambling facilities and limited the residential units to 1,250.

Executive Director provided on loan from DBED.

2004

On January 14, the Master Development Agreement was executed with MTPM. In accordance with the MDA, a check for \$400,000 was received.

MTPM presented the Concept Plan for Bainbridge. The plan was approved by the Board on July 19th. The plan included an employment center (370ac), open space (320ac), community use (85ac), housing (310ac) and the Tome School CCRC (50ac). The plan was also presented to the Port Deposit Planning and Zoning Committee with no concerns or issues emerging.

BDC website was developed and published.

The Maryland Historical Trust toured the Tome School buildings to assess the condition and provide recommendations for stabilization.

A proposal was received from PRA for the stabilization and end use concept for Tome School.

Port Deposit announced their support for the Annexation of the Eastern Spur of Bainbridge.

Major ground maintenance contract executed with Heartwood Landscaping to clean out vegetation around all TS buildings.

Bond Bill for \$100,000 to stabilize TS buildings approved.

Submitted application to DBED for One Maryland to fund 'spec' building.

Apex contracted to perform long term environmental monitoring needs.

Executive Director resigned.

2005

The responsibility of maintaining the two landfills was transferred from the Navy to BDC.

The Logan property was acquired by MTPM for the location of a WWT facility for Port Deposit.

The Town of Port Deposit approved the creation of the Port Deposit Water and Sewer Authority.

Board provided an overview to the public of the proposed Tome School Stabilization and Option Agreement with Paul Risk Associates.

A formal request to annex the remaining parcel of Bainbridge was sent to the Town of Port Deposit.

BDC entered into an agreement with PRA for the stabilization of the Tome School Campus.

Port Deposit Planning and Zoning approved the Bainbridge Development General Plan and Mixed Use Overlay Zone.

350 people participated in Bainbridge Sunday.

Cecl College announced plans to locate facilities on Bainbridge including four year degree programs with University of Maryland.

Grant application submitted to MHT for \$50,000 for roof repairs of Headmaster House.

Amendment made to Development Agreement.

Five Year Review concluded in October with NAVFAC, performance standards not met.

Concept Plan approved for first residential phase for 206 SFH on 86 acres.

New Executive Director hired.

BAINBRIDGE THROUGH THE YEARS

2006

MTPM hired a marketing firm to initiate a marketing strategy for the Bainbridge project.

The Port Deposit Water and Sewer Authority entered into an Agreement with the Maryland Environmental Services to operate, maintain and improve the existing water and sewer facilities of the Town, as well as initiate design of the new systems for Bainbridge and Town residents.

Stabilization services were well underway at Tome School via the PRA stabilization and option agreement.

BDC discussed with the Town and Developers a Master Bainbridge Association and other related Homeowners Associations.

The BDC accepted the Cecil County Public Library concept plan for six acres to be located next to the Cecil campus.

BDC gifted 15 acres to Cecil Community College.

Port Deposit Planning and Zoning approved Residential Phase IA.

A public announcement was posted by NAVFAC for the Explanation of Significant Differences (ESD) for the Record of Decision (ROD).

BPW approved \$100,000 for Monroe and Harrison roof repairs.

2007

An infiltration and inflow study of the existing WWT system was completed which describes a variety of recommendations to increase the capacity and reduce treatment costs. It was estimated that improvements will increase capacity by 50,000 GPD. The increase in capacity will be sufficient to accommodate the first residential phase of 206 SFH and the first commercial building up to 30,000 square feet.

Design drawings for the new WWTP were submitted to the Maryland Department of the Environment in June.

Efforts were made to modify the current Critical Area Designation of a portion of Tome School from Resource Conservation Area (RCA) to Intensely Developed Area (IDA).

MTPM applied to the MDE Voluntary Cleanup Program.

The PWDSA obtained a \$200,000 grant from MDE to implement the repairs identified in the Infiltration and Inflow study.

Repairs were made to the Old Base Landfill by the Navy including the installation of five gas probes for the monitoring of methane gas.

The BDC, in conjunction with MTPM, Cecil College, and PRA created a virtual tour of the former USNTC Bainbridge and donated the virtual tour to the Bainbridge Museum in Port Deposit.

A final parcel of Bainbridge was authorized by the Cecil County Commissioners for the Enterprise Zone.

Ryan Homes and Richard Alter presented to the Board an update on housing in Cecil County. Stats showed a bad housing market with a surplus of homes. The market needed recovery and stability for the Bainbridge project to work. MTPM stated they would commence construction on the infrastructure in 2008 with new homes available the 2nd quarter of 2009.

Lost Accelapure as commercial tenant.

Submitted public trail system to Planning & Zoning.

BDC, MTPM and PRA jointly funded ladder truck for WWFC.

PRA completed stabilization of Harrison Hall, Memorial Hall, Monroe and Madison buildings.

Water quality monitoring program approved by MDE

2008

PRA completed building stabilizations; Asbury Group chosen as their CCRC partner.

BDC Board met with MTPM to express their concerns with the lack of progress.

BDC and PRA hosted the 50th reunion of NAPS Class of 1958 at Tome School.

The PDWSA broke ground on the WWTP site in Port Deposit by initiating surcharge of the land. PDWSA obtained the NPDES discharge permit for 700,000 GPD from MDE for the WWTP; obtained the construction permit with commencement of construction anticipated first quarter of 2009 with an estimated timeline of eighteen months to completion. PDWSA received a bid of \$11.3 million from construction of the WWTP and loan approval from MDE in the amount of \$12 million from MDE's Water Quality Revolving Loan Fund.

Final Phase IA Residential Plans were approved by the Town in June.

Town of Port Deposit expressed to BDC its frustration with the lack of development at Bainbridge and the negative consequences to the Town and its residents- including loss of hundreds of thousands of dollars in property tax revenue, the negative impact to the current businesses and delay of bringing educational opportunities to the community.

MTPM stated it would not be able to meet the water and sewer requirements set forth in the Tome School Agreement by the October 31 date.

MTPM designed entrance plans and submitted to P&Z with ground breaking to begin in December.

BDC actively promoted Bainbridge for BRAC relocation opportunities.

Chair and ED participated on the County's Comp Plan committee

Conducted bus tours as part of the John Smith celebration.

2009

PRA terminated its agreement with BDC due to lack of infrastructure; they requested repayment of approximately \$1 million for their investment.

Cecil College withdrew its plans to build its Math and Science Building on the Bainbridge Property.

PDWSA obtained the Susquehanna River Basin Commission's approval of a withdrawal permit of 1.5 million GPD

The design for the new 1 MGD WWTP was completed. However the \$12M in funding from MDE was relocated with the State of Maryland and the loan transaction was not concluded.

BDC was notified of contamination on the site as a result of the MDE VCP in 2008. MDE requested BDC complete a site-wide assessment to ascertain the degree of remediation necessary for residential and commercial development. BDC submitted a funding request to EPA's Targeted Brownsfield Assessment Program. The project was awarded through EPA's TBA to be conducted in 2010.

MHT conducted an inspection of the Tome School Historic site. The inspection reported deterioration and found terms of the Historic Preservation Easement agreement not being met. BDC and PRA worked together to remedy these issues.

BDC executed a Cooperative Wildlife Management Agreement with the Department of Natural Resources to manage the deer population on Bainbridge.

27 tours and presentations were provided to various organizations during the year.

Town entered into short term contracts with Cecil County for sewer services and Artesian for water services.

2010

Due to the inability to fund the Water and WasteWater requirements, Port Deposit sold their water rights to Artesian and Cecil County resumed control of the WW.

Ken Michael replaced Richard Alter as MTPM managing partner.

BDC partnered with Rising Sun Log Corp to complete a timber harvest on various areas of the property.

A site-wide characterization report was received by the BDC and forwarded to the Navy. Along with this report, BDC requested the Navy handle their liability of remediation and develop a timeline for those actions.

BDC hired Frederick Ward Associates for ad hoc professional services dealing with planning, engineering and architecture.

BDC renegotiates payment terms with PRA and submits first payment.

Submitted application to County's Revolving Loan Fund Committee for RAP.

BDC moves into new office at Bainbridge provided by Cecil College.

Default letter submitted to MTPM.

Five Year Review conducted by Navy.

MDE engaged congressional support due to EPA report.

Board approves of selling rail for operating funds.

BDC extends cure period to remedy default under MDA.

BAINBRIDGE THROUGH THE YEARS

17

2011

Cure period extended to January 2012.

Long Term Monitoring Plan updated between NAVFAC, MDE and BDC.

Stakeholder Group consisting of BDC, MTPM, MDE, EPA, Navy and Offices of Senators Mikulski and Cardin established to identify and evaluate options.

Remediation strategies evaluated.

Initial remediation estimates conclude residential costs prohibitive.

Navy requires validation studies.

Navy includes Bainbridge in budget cycle for site characterization and risk assessment activities.

Rail Survey conducted by FWA.

Obtained MEDCO bridge loan.

Lt. Governor Brown visited Bainbridge.

BDC evaluated mining opportunities.

2012-EARLY 2013

Strong efforts were made to further discussions and negotiations with the Navy. BDC and MTPM were focused on developing a solution and moving development forward.

New development terms with MTPM were finalized.

The Navy insisted that they conduct their own soil sampling analysis to validate EA's data. Their findings showed the EA levels were accurate, confirming contamination at Bainbridge.

Navy then conducted a background study and source assessment to understand what may have caused the contamination on the site. Following these reports the Navy designed a Business Case Analysis to develop an acceptable path moving forward. This would be used to evaluate approach, cost, feasibility and logistics.

Notice of Expression of Interest publically released for the redevelopment of Tome School. EOI was terminated.

Indonesian Trade Mission hosted at Bainbridge.

HISTORICAL SIGNIFICANCE

TOME SCHOOL FOR BOYS

“Properties of this magnitude and architectural genius don’t exist anymore.”

In 1894 Jacob Tome opened the Tome School for Boys in Downtown Port Deposit Maryland. The school was part of the Jacob Tome Institute that began with kindergarten and extended through high school.

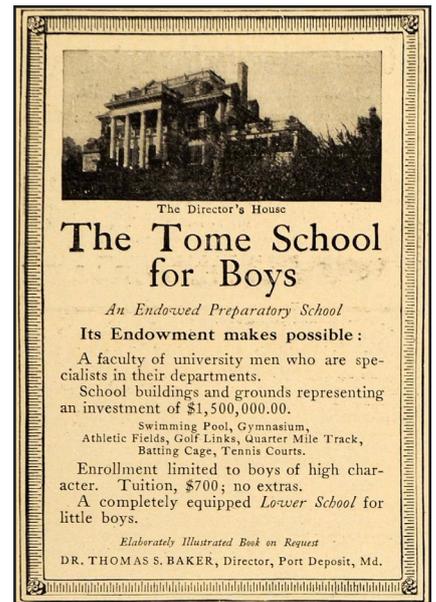
Tome left the school a significant endowment at his death in 1898. Following his death, the Board of Trustees, under the direction of his wife, Evalyn N. Tome, hired James Cameron MacKenzie, to direct the school. MacKenzie, one of the most important late 19th century secondary school educators, proposed using the endowment to create a separate upper-level boarding school for boys.

Two hundred acres on the bluff above the town of Port Deposit were purchased for the new campus. The Board of Trus-

tees chose architects William Boring and Edward Linnincott Tilton to design the new buildings in their signature Beaux-Arts style. Boring and Tilton are the duo who designed the Ellis Island Immigrant Station.

Over the next five years, grandious granite buildings were built on the bluffs overlooking Port Deposit and the Susquehanna River. The tree-lined streets of the campus were designed by Frederick Law Olmstead. Olmstead is the same designer of Central Park in New York City. Olmstead chose landscape architect Charles Willford Leavitt to design the school’s gardens.

By 1902, the school had more than a dozen buildings and an endowment of \$2 million.



The school enjoyed a very prestigious reputation for a number of years. It’s students included R.J. Reynolds Jr. (son of R.J. Reynolds), as well as children of the Carnegie and Mellon families.

Tome suffered financial distress during the depression and was forced to close their doors in 1941. The school was later purchased by the U.S. Navy to become part of the Bainbridge Naval Training Center.

The Tome campus and its buildings, were listed on the National Register of Historic Places in 1984 because of it’s architectural, educational, and general historical significance.



U.S. NAVAL TRAINING CENTER BAINBRIDGE

THE SIGNIFICANCE OF USNTCB TO THE COMMUNITY

President Franklin Delano Roosevelt approved of the site and named it in honor of Commodore William Bainbridge who commanded the U.S. frigate *Constitution* when it defeated the British frigate *HMS Java* in the War of 1812.

Within 10 days of its activation on October 1, 1942, it was underway training recruits to fight for the U.S. Navy. In addition to the Tome School buildings acquired by the US Government, 500 additional buildings were constructed to handle the operations of the training center. The base was deactivated in 1947 due to the lack of demand for training Navymen. With the advent of the Korean war, USNTCB was reactivated in 1951 to begin training once again.

At its peak in the Korean War, USNTCB housed over 50,000 members and produced approximately 38,000 jobs. Once its use was no longer needed, it was permanently deactivated in 1976 and officially closed in 1986.

The Town of Port Deposit felt the crippling effects on their economy once the base had closed. Since then, businesses have been forced to close, homes have fallen to despair, job creation is nonexistent, and many citizens have moved. The re-development of Bainbridge is crucial to the survival of Historic Port Deposit.

260,000+

THE NUMBER OF RECRUITS TRAINED AT USNTC BAINBRIDGE WHO THEN SERVED ON VARIOUS SHIPS AND STATIONS AROUND THE WORLD

24,484

THE NUMBER OF RECRUIT GRADUATES THAT WERE TRAINED AND GRADUATED WITH SPECIALTY SKILLS, INCLUDING NAVAL HOSPITAL, RADIO COMMAND AND ELECTRICAL TRAINING

35,000

THE NUMBER OF MEMBERS A PART OF THE ADMINISTRATIVE COMMAND FOR USNTC BAINBRIDGE. THESE POSITIONS INCLUDED SECURITY, SUPPLY, PERSONNEL, COMMUNICATIONS, DISTRIBUTION AND TRANSPORTATION

80%

THE ESTIMATED PERCENTAGE OF THE SURROUNDING ECONOMY THAT WAS PRODUCED BY USNTC BAINBRIDGE AND ITS OPERATIONS

