

# BAINBRIDGE DEVELOPMENT CORPORATION

## 2018 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, 2017 - June 30, 2018.

<b>FY18 Revenues</b>	<b>\$1,204,553</b>
Annual Operating Payment	\$408,216
Interest	\$1,747
Grant Revenue	\$769,590
Other Income	\$25,000
<b>FY18 Expenditures</b>	<b>\$1,118,323</b>
Office Supplies and Equipment	\$5,243
Operating Expenses	\$11,832
Professional Fees	\$965,746
Property Management	\$60,305
Salaries	\$65,944
Travel	\$2,675
Utilities	\$6,578

## 2018 BDC

### Board of

Michael Pugh- Chair

Chris Moyer- Vice Chair

Chick Hamm- Treasurer

#### DIRECTORS

Joseph Brant

Mario Gangemi, P.E.

Carl Roberts, Ed.D

Jim Reynolds

Matt Roath

Martha Barchowsky

#### EX-OFFICIO

Wayne Tome (Town)

Alan McCarthy (County)

Mike Gill (COMM)

Bob Brennan (MEDCO)

Jane Roger (DGS)

Michael Day (MHT)

#### ADVISORY BOARD

Delegate Andrew Cassilly

Delegate Jay Jacobs

Delegate Jefferson Ghrist

Delegate Kevin Hornberger

Delegate Steven Arentz

Delegate Teresa Reilly

Delegate Mary Ann Lisanti

Senator Stephen Hershey

Dr. Jeffrey Lawson

Dr. Mary Way Bolt

# BDC Year in Review

## Department of Defense Grant Project

To resolve the contamination issue at Bainbridge, the BDC executed a grant with OEA during FY17 to complete various environmental investigations to fill data gaps and provide a better understanding of the contamination on site.

The BDC secured an additional \$500,000 grant from the Department of Defense (DOD) Office of Economic Adjustment (OEA) for supplemental investigations that were deemed necessary due to the results from the original grant work completed in 2016-2017.

This work was needed to ensure the creation of an accurate and cost effective remediation plan that focuses on maximizing the reuse of the property while minimizing the cost of remediation. The presence of these contaminants is a deterrent to development and will need to be appropriately understood in order to determine its impacts on the remediation plan from the original grant.

All grant work was completed and a full environmental report was provided to the U.S. Navy (USN) and DOD in November 2017 for their full review and comment. All parties met in April 2018 to discuss the findings and appropriate next steps.

## Operational and Organizational

Long-time BDC Executive Director Donna Tapley, retired at the close of this fiscal year. Tapley served as Executive Director of the BDC for 13 years and helped negotiate a revised development agreement for the project, as well as oversaw all development activities and discussions with USN. Tapley is set to be succeeded by Steve Cassard of MEDCO, pending approval by the BDC Board and Cecil County Council. The BDC is endlessly grateful to Mrs. Tapley for her leadership and service to the project and the interests of the Town, County and State.

## U.S. Navy Discussions

The BDC and USN continued open discussions throughout the OEA grant terms, in order to ensure all parties were in agreement on methodology and outcome of the environmental investigations. As promised, the BDC shared all findings and data with USN to continue forward progress.

While investigations were still being completed, BDC and its contractors met with USN and DOD in September 2017 to discuss the OEA grant scope of work, methodologies, and preliminary findings. BDC committed to completing all necessary work associated with the grant by December 31, 2017. Final reports were provided to USN in November 2017.

Several site visits were held with USN personnel and the Maryland Department of the Environment (MDE) to provide a first-hand view of the sampling locations and environmental conditions across the site. All parties reconvened in April 2018 to begin discussing process and implementation for remediation. In order for USN to remediate the full-site or individual parcel of land, a designated use and site plan would be needed.

BDC and its developer committed to providing a project proposal for a smaller "pilot" parcel of land for commercial/industrial development. The proposal was provided to USN in late June 2018.

## Infrastructure

The Cecil County Department of Public Works continued their efforts to resolve the wastewater issue in Port Deposit and at Bainbridge with the construction of a new 150,000 GPD package wastewater treatment plant on the Bainbridge site. The majority of the design and engineering work was completed, as well as planning reviews and approvals through the Town and State. However, increased construction costs forced the project to be placed on hold, as the burden on the taxpayers of Cecil County would be too substantial at this time. Alternatives continue to be evaluated.

## FY2018 Board Meetings

July 10, 2017 (closed)  
September 18, 2017 (open and closed)  
October 16, 2017 (open and closed)  
November 20, 2017 (closed)  
March 19, 2018 (closed)  
April 23, 2018 (closed)  
May 9, 2018 (closed)  
June 18, 2018 (closed)

# Moving Forward

## Navy Negotiations

Discussions with USN were reignited after the completion of the OEA federal grant project in 2017.

All parties agreed that the most efficient way to execute remedial activities within a timeframe that suits development, would be a smaller parcel-by-parcel approach. This method will quicken the process and allow the Bainbridge site to competitively compete with other local sites.

BDC and its developer identified a parcel of land slated for a commercial/industrial user and are working with USN to finalize a remedial strategy for the parcel in question. A tentative schedule has been developed which would have the plot ready for a user by mid 2020.

## Development

With the cooperation of USN and the MDE, the BDC and its developer brought forth an industrial user to be included in the USN pilot parcel process.

The undisclosed industrial tenant expressed interest in the Bainbridge site in early 2018 to acquire roughly 400 acres for warehouse and distribution.

The greatest obstacle for the BDC is time and ensuring that the remedial activities, permitting and approvals will work cohesively with the prospect's development schedule.

All parties, including the Town of Port Deposit, Cecil County and State of Maryland have committed to working cooperatively with the BDC and the prospect to allow for a streamlined process and favourable timeline.

*"We're turning a corner. This is the closest we have ever been in bringing development to fruition"*  
- BDC Chair, Mike Pugh

## Infrastructure

The BDC will continue to work with all necessary parties to secure infrastructure improvements on and off the Bainbridge site. Cecil County DPW plans to initiate construction on a smaller scale replacement WWTP in 2019 that will service the Port Deposit area and the Bainbridge site. A secured user would allow the County to move forward on a larger plant that could service a greater portion of development, as well as additional users in the area. BDC will also be evaluating options with Artesian water to bring water services to the site.

## Organizational

The BDC will welcome its new Executive Director, Steve Cassard as well as elect a new Chairman of the Board with the departure of Michael Pugh when his term expires in October 2018.

Mr. Cassard is the former Secretary of Maryland General Services and the current Director of Special Projects at the Maryland Economic Development Corporation (MEDCO).

## BDC Contact Information

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