

Building the AeroPark Innovation District

J. Thomas Sadowski, Executive Director

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Maryland Economic Development Corporation

MEDCO History

MEDCO is a quasi-government development corporation, created by the General Assembly in 1984 to serve as a specialized economic development organization—supporting private business, non-profit, federal, state, and local government entities.



About Us

MEDCO assists in the expansion, modernization, and retention of existing Maryland business, and helps attract new business to the State. In an effort to encourage business growth and attraction, MEDCO utilizes its special financing and real estate development capabilities to deliver projects in the most cost effective manner possible. MEDCO does so on behalf of federal, state, local and municipal government entities, non-profits and select private sector clients.

Project Snapshot

- BWI Terminal A/B (Southwest)
- Hyatt Resort - Cambridge
- Morgan State University expansion
- Baltimore Peninsula Infrastructure
- Patuxent Business Park
- MDOT Purple Line
- Seagirt Marine Terminal



Fiscal Year 2023 Review

- Bonds Issued in FY23 > \$227 million
- **Total outstanding conduit bond balances > \$2 billion**
- Completed Developments:
 - National Park Service HQ
 - Annapolis Hillman Garage
 - Morgans State Thurgood Marshall Hall
- Consulting projects:
 - Bainbridge Development Corp
 - MD National Capital Parks & Planning Commission HQ
 - Laurel Park and Pimlico Feasibility
 - MDOT (Purple Line)
 - Morgan State University
 - National Park Service HPTC
 - Southern MD SCIF Initiative



Advisory Services Projects

Bainbridge US Navy Training Center Redevelopment 1,100 Acres; \$300 million; 3.6 million SF
~ Cecil County

National Parks & Planning Commission HQ; \$70 million; 345,000 SF
~ Prince George's County

University of Baltimore post office site/Penn Station redevelopment; \$160 million mixed use project
~ Baltimore City

University of Maryland graduate housing; \$140 million mixed use project
~ Prince George's County

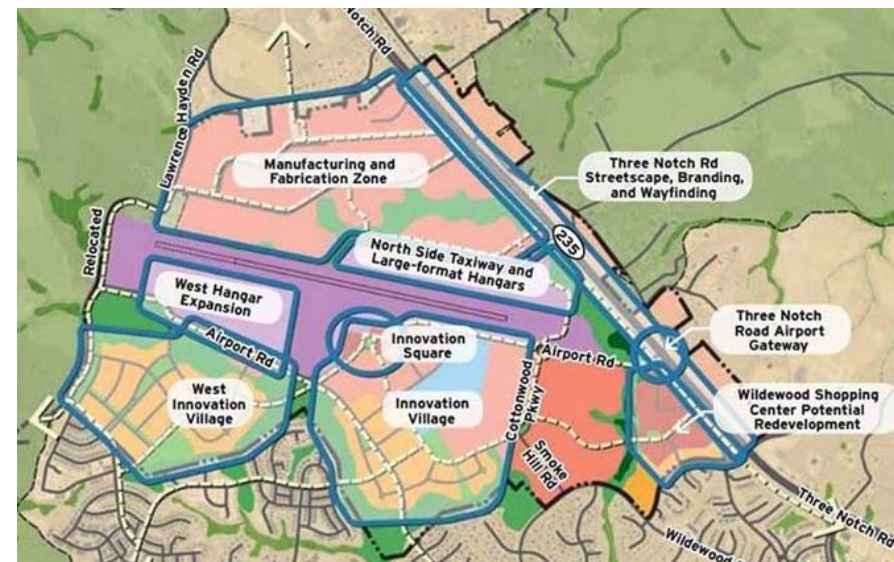
U.S. Army Research Laboratory (ARL) site improvement and infrastructure development
~ Baltimore and Prince George's Counties

St. Mary's County AeroPark Innovation District
~ St. Mary's County



Bainbridge Naval Training Station

US Army Research Lab - Adelphi



Capital Grant SCIF Program

During the 2022 legislative session, the Maryland Economic Development Corporation (MEDCO) was pleased to be named as the recipient of \$2.5 million to address critical infrastructure needs to support national defense and strategic economic development initiatives in Southern Maryland.

Project Overview

- 3RGI, LLC proposed building and certifying a SCIF in Hangar BB at the St Mary's County Airport. Hangar BB provides ample aircraft storage and office space for ONR to successfully conduct operations.
- The SCIF will allow for the storage of sensitive material along with the direct secure communications with DOD activities around the globe. This approach being collaborated at the St Mary's County Airport offers ONR access to a maritime environment along with the intellectual resources to operate a successful facility with minimal risk.
- The SCIF is expected to be delivered early 2024. With the Maryland Board of Public works passing the Capital Grant funds in early 2023, the timeline of application submission to project completion will be roughly 12 months.



AeroPark - Outparcel C

The area within and around the St. Mary's County Regional Airport has seen a transformation, due to increased investment and interest by the private sector, the University System of Maryland, the US Navy, and St. Mary's County Government. This is a result of careful planning and implementation of a strategic vision, by stakeholders in the county for the AeroPark Innovation District.

In furtherance of this vision, the County engaged the Maryland Economic Development Corporation (MEDCO) to conduct site analysis and pre-development work on 14-acres of developable land at the west end of the runway.

DED had funding in the current fiscal year to perform site analysis on the property. The site analysis will inform the County regarding the cost and tasks needed to fully develop the land and ultimately accommodate up to seven new buildings with runway access.

Progress Report

Task	Status	Deliverable
Full Title Search and Report	Complete	In Progress
Geotechnical Investigation	Complete, preliminary report submitted	In Progress
Wetland/Forest Stand Delineation	In Progress, waiting on updated Survey results	
Wetland Survey	In Progress	



Contact Information

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