

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Port Deposit

NAME OF SUSTAINABLE COMMUNITY: Port Deposit

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

- ☐ **Section A - Sustainable Community Renewal Applicant Information**
 - [Applicant Information](#)
- ☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
 - [Part 1: Qualitative Assessment](#)
 - [Part 2: Competitive Funding](#)
- ☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
 - [Action Plan](#)
- ☐ **Section D – Sustainable Communities Workgroup Roster**
- ☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
 - [Disclosure Authorization](#)
- ☐ **Section F – Additional Files:** The following contents should be included:
 - If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
 - Photos (jpeg format) of your aforementioned accomplished projects of the last five years

SGSC Approved - 2.24

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:		Port Deposit	
Name of Applicant:		Town of Port Deposit	
Applicant's Federal Identification Number:		56-6003626	
Applicant's Street Address:		64 South Main Street	
City: Port Deposit	County: Cecil	State: MD	Zip Code: 21904
Phone Number: 410-378-2121	Fax Number: 410-378-9104	Web Address: Port Deposit Port Deposit, Maryland	

Sustainable Community Application Local Contact:

Name: Vicky Rinkerman		Title: Town Administrator	

Sustainable Community Contact for Application Status:

Name: Vicky Rinkerman		Title: Town Administrator	

Other Sustainable Community Contacts:

Name: N/A		Title:	
Address:	City:	State:	Zip Code:
Phone Number:	Fax Number:	E-mail Address:	

(1) Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? No changes to our Sustainable Community boundary.
- (2) If yes, Include the following in as an attachment:
 - a. PDF or JPEG of modified Sustainable Communities boundary map,
 - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (3) Approximate number of acres of entire SC Area: 290-acres

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(4) Existing federal, state or local designations:

- ☐ Main Street ☒ National Register Historic District ☒ Local Historic District
☐ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District ☐ BRAC
☐ State Designated TOD ☐ Other(s):

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The Town of Port Deposit amended the Sustainable Community boundary in 2015 to include a 53-acre parcel of the 1200-acre Bainbridge property to take advantage of the historic tax credits, economic development opportunities through Community Legacy, and neighborhood revitalization resources through the Program. The Bainbridge property was not included in the original application. The amended boundary now includes the 50 +/- acre Tome School campus and historic buildings that are part of the Bainbridge property. The development of the balance of the Bainbridge property will be business and industrial, which will provide employment opportunities.

The demographic trends have not changed in the last 5 years. The 2020 Census population was 625, down from the last count of 650, and the trends relative to age, race, household size and income, etc. have not changed. Elected officials continue to seek a revitalization strategy to address vacant/abandoned homes and infill development on buildable lots.

Phase I development of 430-acres of the Bainbridge property was approved and buildings have been completed on two of the four lots. The Port Deposit Planning Commission has approved a concept plan for Phase II. The town anticipates the development of the Bainbridge property will directly impact future demographic trends. The business and industrial development of the property will bring new employment opportunities to the region, as well as boost economic development and neighborhood revitalization in the historic downtown area.

(2) Organizational Structure, Experience and Public Input:

(3) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

Several elected officials have changed over the past five years with a new Mayor Wayne Tome, Jr. and Councilwoman Randa Thiele. Appointed committee and board members, volunteers and residents continue to serve the town, including the members of the Sustainable Community Workgroup (SCW) to update the SC plan. Members on the SCW are a diverse group of elected officials, residents, business owners, president of a non-profit organization and town employees.

Over the past five years, town officials and staff have worked with this workgroup and other members of the community to complete several of the objectives outlined in the Sustainable Community Plan. Additionally, the town created a workgroup to develop the Hopkins Quarry Park Master Plan. This 67-acre property located on the north side of town was purchased by the town approximately ten years ago and it is our intent to create a unique recreational experience with rock climbing, mountain biking and a hiking trail that will become a regional destination. The proposed park improvements will be phased-in over time as resources become available.

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Community Connecting Us (CCU), a local non-profit organization that was founded in 2017, opened a community center in Nesbitt Hall on N. Main Street in 2019. The organization serves the needs of our community through after-school classes for youth, youth and adult educational, wellness, and art and crafts classes, food drives, community forums on public safety issues, as well as other relevant and important issues challenging the community, etc. The organization has partnered with the town to sponsor an annual “Pirate Takeover Event” in Marina Park that brought 2500 people to Port Deposit in 2023. When the Port Deposit branch of the Cecil County Public Library closed its doors, CCU partnered with them to continue the free library services through CCU that included a new computer lab in the center and a bookmobile on a weekly basis. The leadership of this organization has partnered with the elected officials to become a valued asset to this community. Additionally, the town has worked with the local business community to restore the Port Deposit Chamber of Commerce organization. The town anticipates this organization will work with elected officials to promote the business community and economic development. The town anticipates both organizations will continue to contribute to the rebuilding of this community and will help change the future of the Town.

(4) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

The strengths guiding implementation of the Sustainable Community Plan has been the dedication and commitment of the elected officials and input from community members to:

- continue to develop neighborhood revitalization strategies to address repetitive tax sale properties, vacant properties and absentee landlords;
- improving tourism and the quality of life for residents with developing new recreational park strategies for Marina Park and new master plan for the 67-acre Hopkins Quarry property;
- continuing the commitment to improve stormwater issues and reduce the risk of flooding on Main Street;
- continuing to partner with and seek opportunities to build community with Community Connecting Us and Port Deposit Chamber of Commerce;
- continuing the successful façade improvement program to assist property owners with exterior home improvements;
- hiring a full-time person for public works and code enforcement;
- supporting a codification project for review and revision to our codes to deter building neglect; and
- partnering with other Cecil County municipalities to hire a grant writer to provide assistance with grant applications and management through the DHCD Circuit Rider program.

Over the past five years, the town has been challenged with the code enforcement position and several people were hired and left the part-time position. In May 2023, the town hired an individual for a full-time Public Works and Code Enforcement Administrator position. The town anticipates being able to maintain this full-time position and the person hired will perform the duties of both positions. The town continues to work on a codification project to review current building, property maintenance, and nuisance regulations to adopt revised regulations that will help eliminate building/property neglect and deterioration.

The challenges of implementation of the SC Plan has been limited staff and volunteers, and financial resources to implement some of the objectives. Port Deposit has four full-time staff members, two public works employees, and one part-time grant writer. Limited financial resources and staff has made it difficult to research and apply for grant opportunities over the last five years. This has been

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partially addressed with the addition of a shared grant writer between several Cecil County municipalities. Town staff has worked diligently with local organizations and businesses to build a base of community volunteers, who serve at the Visitor Center, to assist with developing town events, festivals, and community activities. Successful completion of several of the objectives from the last plan has been challenging due to the lack of resources and/or cooperation from needed partners.

- (5) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Residents and other stakeholders in the community provided input to the Sustainable Communities Action Plan update through public meetings and during updates as provided at Town Council meetings. Port Deposit finished a 10-year Comprehensive Plan update that was adopted at the November 7, 2023 Council meeting. The revised plan consolidated information and set realistic goals and objectives for the next twenty years. The Zoning Ordinance is being reviewed and will be revised to match the new zoning designations and other objectives from the new comprehensive plan.

The existing local plans that were used to develop the Sustainable Community Action Plan are the following:

2023 Comprehensive Plan;

2015 Flood Risk Management Plan prepared by the U.S. Army Corp of Engineers;

2018 Marina Park Master Waterfront Plan;

2020 Geotechnical Evaluation for Flood Closure Study by AECOM; and

2023 Hopkins Quarry Park Master Plan;

The town will also use input from elected officials, and members of the Working Waterfront Committee and the Revitalization and Economic Development Committee, who were appointed by the Mayor in 2022. This group has been working on the town revitalization town to address vacant and abandoned buildings and vacant lots.

- (6) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Department of Housing and Community Development – The Town would like continued support from DHCD with funding for historic renovations and restorations. Renovation and restoration of historic buildings cost more to complete and maintain compared to modern buildings. The town has received four \$50,000 facade improvement program grants; however, the town has only been able to provide grants for five or six projects per year out of fourteen to fifteen applications per year. We have a waiting list of property owners with viable exterior projects. An increase in funding provided for this program would be beneficial to the town.

State Highway Administration and Maryland Department of Transportation – MD Route 222 serves as the Town's Main Street in a small town that is on the National Historic Register. The Town would like MDOT/SHA to complete the promised stormwater improvement project on Main Street that has been delayed until 2027-28. The town was advised that MDOT/SHA has included a streetscape project with the stormwater project that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic

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culture and character will support heritage tourism, economic development and community revitalization.

Maryland Historic Trust – The Town would like technical assistance from MHT with developing strategic plans to address abandoned/vacant historic buildings throughout the town. There are several significant historic properties that are at risk for demolition by neglect. Assistance with developing a plan that would incorporate available grant and program opportunities to restore and preserve the historic structures would be beneficial to the property owner and community.

SECTION B - SUSTAINABLE COMMUNITY RENEWAL

REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1:

Outcome: Increase economic activity in the town through community-based assets.

Projects: Increase business opportunities for pop-up and seasonal concessionaries.

The Mayor and Council amended the Zoning Ordinance in 2019 to permit seasonal business and/or use through an application and permitting process to allow small businesses that do not have a storefront to do pop-up business in public areas throughout town, such as the sidewalk where room was available, parks, promenade, parking lots and on private property. This also permitted food trucks and businesses along Main Street to utilize the sidewalk in front of the business to display merchandise, conduct craft or art demonstrations, etc.

Some success stories: A small t-shirt company partnered with a local coffee shop on the weekends to display and sell t-shirts outside the business. A local food truck would use the parking lot of the public works building on S. Main Street two weekends a month. A small company that made fishing lures set up out of the back of his truck on weekends in Marina Park where boaters use the boat launch all summer. Our local restaurant, Granite Run Taproom, uses 3 parking places in front of his business to set up six outdoor tables with umbrellas during the summer and bands play outside on the sidewalk. Lee's Landing restaurant on the river was able to utilize an area of the public promenade along the river for tables to increase the waterfront dining area.

Additionally, our new community organization, Community Connecting Us, started a small business loan program for local entrepreneurs considering starting a new business in the community. CCU partnered with the Cecil County Public Library to offer the free small business program that provides information on everything required to start a small business.

Partners: Elected officials, Planning Commission members, Community Connecting Us, Cecil County Public Library, local businesses, small business owners, and entrepreneurs.

Impact: Local storefront businesses have been able to utilize outdoor space in front of the business to display merchandise, increase service area, or provide a craft or art demonstration that has increased visitors and economic development in the town. Other local small businesses that do not have a storefront were given the opportunity to do pop-up business areas through partnerships with storefront businesses and by utilizing other public areas giving them an opportunity to grow and provide a diverse range of "shopping" areas and options for residents and visitors.

Accomplishment 2:

Outcome: Successful economic development on the 1,150 +/- Bainbridge property.

Projects: Increase the workforce and employment opportunities for Port Deposit and surrounding community from commercial/industrial property development.

Developing a commercial and industrial zoning district was a huge undertaking for the small town of Port Deposit. Elected officials started the process with adopting a Comprehensive Plan amendment in 2019 that changed the Bainbridge Mixed Use Planning Area to the Bainbridge Employment Area (Business & Industrial). This land use classification designated this property as the Town's primary employment area with consideration to create a new zoning classification that would include, but not be limited to industrial uses, offices & office parks, research & development facilities, warehousing, manufacturing facilities, workforce development & training facilities and some small commercial (retail) uses primarily to serve the employment area and not the regional retail market. The Comprehensive Plan amendment was adopted on November 5, 2019 and went into effect on November 25, 2019.

In 2020, several ordinances to amend the Port Deposit Zoning Ordinance to remove all references to the BX Bainbridge Mixed Use District and replace it with the Business & Industrial Employment Zoning District and amend the Zoning Map with the new designation were reviewed by the Planning Commission with the recommendation for adoption. Town Council adopted the amendments that became effective March 9, 2020. The revisions created a new zoning district for the Bainbridge property to permit uses that would create new employment opportunities for the community.

The Town worked with the Bainbridge Development Corporation and the developer to permit this property to be developed in phases. The Planning Commission reviewed and approved the site and subdivision plans for Phase I in September 2021 to develop 430 acres of the property to include four industrial lots, buildings, associated roadways, site access, associated roadways, and site amenities including parking, landscaping, utilities and stormwater management. In November

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2023 the developer completed construction of a warehouse on two of the four lots and they continue to market potential uses for the other two lots. The Planning Commission has reviewed a concept plan for Phase II development.

Partners: Elected officials, Planning Commission members, Bainbridge Development Corporation, Developer MTPM, Developer MRP Bainbridge LLC, Cecil County Government, MDP, MDE, DNR, Cecil College, Susquehanna Workforce Network

Impact: Economic development through new businesses and new job opportunities for the town and surrounding community. Additional property tax revenue that will be used for town projects and programs. Beneficial mid to large company business partners to support our town and local community through partnerships and financial support for events, programs and projects.

Accomplishment 3:

Outcome: Improve public parks and recreational opportunities.

Projects: Provide additional recreational amenities in public parks.

In 2017, the town received a Working Waterfronts grant from the Department of Natural Resources to develop a master plan for the maritime district, expansion of Marina Park and integration with historic Old Town Port Deposit. The 2018 Port Deposit Master Waterfront Plan has helped the Town to plan for an expansion to our existing waterfront park frontage; increase public access, accommodation and use of existing recreational facilities; integrate regional greenways; integrate planned bicycle and pedestrian improvements along Main Street (MD 222). The Waterfront Master Plan is also an economic development plan since the park has direct access to the Susquehanna River and includes goals to connect the park with the historic downtown area by identifying and connecting new modes of transportation and shared parking facilities needed to support expansion of economic development and recreational opportunities for residents and visitors.

To implement the Master Waterfront Plan, the town was awarded a \$600,000 for a Transportation Alternatives and Recreational Trail Program grant through the Wilmington Area Planning Council and MD Department of Transportation for the Marina Park – Scenic Overlook, Promenade, Pier and Living Shoreline Development Project in 2023. This funding is for park improvements to complete the design of a safe, resilient boat ramp, pedestrian access, and vehicle parking for visitors using the Lower Susquehanna Scenic Byway and Captain John Smith Water Trail. This grant will provide design and engineering plans for Marina Park improvements that the town will use to apply for various State grants to improve the recreational uses, experience and quality of life for our residents and visitors. Additionally, the town partnered with our local community organization, Community Connecting Us, to sponsor and hold an annual Port Deposit Pirate Takeover Event in Marina Park. The 2023 event drew approximately 2500 people to town to enjoy the festivities of the event.

Additionally, the wastewater treatment plant located in Marina Park on the waterfront was relocated on the east side of the railroad tracks. The old plant was demolished and the area restored to a gravel driveway and grass; and the town resolved the ownership issue for parcel 95 when the property owner donated the property in Marina Park to the town.

In 2002, the 67-acre Hopkins Quarry property was purchased with Maryland Program Open Space funds extending the town boundary along Route 222 on the north side of town from the railroad underpass to Canal Road. In 2023, the firm of Lardner/Klein Landscape Architects completed a Hopkins Quarry Recreational Master Plan after several meetings with the public, elected officials and staff. The master plan provides an opportunity for the town to develop a unique and exceptional regional park for the community based on the natural features, topography and historical significance of the property. The goal is to design and create a recreational experience for residents and visitors that would provide hiking trails with scenic views of the Susquehanna River, rock climbing, zip line, and bicycle pump track that utilizes the natural resources available on the property for recreational purposes that will promote new growth, strengthen economic opportunities, and diversify the local economy. There may also be an opportunity for the town to acquire Rock Run Park, located across from the Hopkins Quarry property, from Exelon with direct access to the Susquehanna River that would enhance and add additional water access opportunities to expand recreational activities putting Port Deposit on the map as an exciting destination spot for heritage tourism and recreational adventures.

Partners: Elected officials, Volunteers, Residents, Community Connecting Us, DNR, MDE, DHCD, MDT/SHA, WILMAPCO, Constellation Energy, and other professional organizations as needed for development.

Impact: Economic development through heritage tourism and recreational opportunities that support the business community and our local economy. Improves the local economy and the quality of life for our residents, and draws people to our community and surrounding area.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Implement flood mitigation strategies from the Flood Risk Management Plan prepared by the U.S. Army Corp of Engineers. Completion of the SHA stormwater management project. Ensure temporary floodgate study is completed. If temporary flood gates can be installed at the railroad underpass, move forward with a plan for design and installation.

Narrative: Storm drain/stormwater Main Street project - The State Highway Administration spent over five years planning and developing the storm drain improvement project on Route 222 (Main Street). Construction on the two-year project started in 2017. In August 2018, the storm drain project was terminated for convenience due to issues encountered during the first phase of construction on North Main Street. It is our understanding that the project will require additional right-of-way acquisitions and plats, field borings, test pits, and coordination with Norfolk Southern Railroad officials. The project is now under review and being re-designed through SHA. Due to the initial work that was started and not completed in 2017 on the first outfall and associated storm drain lines and culverts on North Main Street, the Town has experienced an increase in water drainage issues and flooding in this area.

SHA has advised the town that the project is at 30% design completion and they forecast funding for this project will be allocated in 2027. In addition to the storm drain project, SHA will provide funding for a streetscape project, which will be beneficial to meet the town's goal for replacing existing sidewalks and installing new sidewalks where needed along Main Street to improve connectivity between downtown and the waterfront for pedestrians and bicycles if feasible. While this project remains a high priority for the town relative to our goal to reduce flood risk, it is out of our control and we are at the mercy of the MD Department of Transportation.

Temporary Floodgate Engineering Study for railroad underpasses - In 2021, the town submitted an application through the Maryland Department of Emergency Management Agency for a Federal Emergency Management Agency Building Resilient Infrastructure and Communities (BRIC) grant to continue the engineering and design study required to determine the type of flood closure structure to install at the Norfolk Southern Railroad underpasses at Vannort Drive and Netters Alley off N. Main Street and determine improvements needed for the railroad embankment to function as a levee. The grant was denied based on the information provided and found to be neither technically feasible nor cost effective.

In 2021, the town submitted a Letter of Intent to the United States Army Corp of Engineers (USACE) seeking funding through the CAP Program to complete the design, permitting, and construction of flood control structures. Part of the study is to determine the potential treatment of the Norfolk Southern railroad embankment to function as a levee and further explore suitable flood closure structures for the underpasses at Vannort Drive and Netters Alley. The town was informed in 2023 that this project received a favorable recommendation for CAP funding that warrants further continued analysis of the project. The town will need to continue to support the USACE and find the resources necessary to see this project through to completion.

The town will continue to explore all options for funding available to implement the flood mitigation strategy to install flood closure structures at the railroad underpasses. This project would reduce the impact of floods to our historic structures, improve property values, and improve the quality of life for our residents.

Outcome: Increase economic activity in the town through community-based assets. New Veteran's Memorial Garden in Marina Park.

Narrative: The placement of a Veteran's Memorial Garden in Marina Park is being reconsidered with the development of the Bainbridge property. Due to plans that now will reserve 20 to 30 acres of Bainbridge property for town use at the Route 222 entrance and the proposed Port of Deposit State Park on the Tome School campus site located just west of the entrance, a better location for the Veteran's Memorial Garden would be inclusion with the memorial for the Bainbridge Naval Training Center. The proposed garden would include the placement of the brinks engraved with names of veterans. This would draw attention and increase activity to this site.

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Outcome: Improve boat access to the Town from the Susquehanna River. Increase in visitors accessing town via Susquehanna River.

Narrative: The town has not been able to coordinate with the other towns or the Lower Susquehanna Heritage Greenway to explore the feasibility of using the public boat dock for a water taxi service between towns. This has not been a priority.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): <ul style="list-style-type: none"> Façade Improvement Program since 2016 Tome Gas House Restoration Project 	DHCD	370,000	Since 2016, Annual Community Legacy grant for Façade Improvement Program	
		150,000	Tome Gas House Restoration Project	
Strategic Demolition Fund (SDF):	DHCD		No funding received. Town has discussed using this fund; however, we have not been able to meet the requirements.	
Community Safety & Enhancement Program:	MDOT		No funding received.	
Maryland Bikeways Program:	MDOT		No funding received.	
Sidewalk Retrofit Program:	MDOT		No funding received.	
Water Quality Revolving Loan Fund:	MDE		No funding received.	

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Other Funding Programs: *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.*

*Please add more rows if necessary

United States Department of Agriculture	USDA	800,000	Granite Ave/Race St. Stormwater Drainage Project	
Community Development Block Grant	DHCD	800,000	Granite Ave/Race St. Stormwater Drainage Project	
Transportation Alternative and Recreational Trails Program	MDOT	600,000	Marina Park – Scenic Overlook, Promenade, Pier & Living Shoreline Development Project	
Transportation Enhancement Program		584,998	Tome Gas House Restoration Project	
Floodplain Management Services Program	US Army Corp of Engineers, Baltimore District	100,000	Susquehanna River Watershed Study for Town of Port Deposit	
Continuing Authorities Program (CAP) Section 205	US Army Corp of Engineers, Baltimore District	100,000	Feasibility phase for flood mitigation project for the placement of flood closures at the Norfolk Southern Railroad underpasses at Vannort Dr. and Netters Alley. This project is moving to the Implementation Phase.	
MD Heritage Areas Funding	MHAA	22,500 107,416 153,500	Tome Steps restoration Phase 1 & Phase II Adams Hall (Town Hall) restoration Phase I & Phase II Tome Gas House Restoration Phase I, Phase II & Phase III	
Parks and Playground Funding	DNR	206,038 42,489 67,186	Marina Park Comfort Station Basketball Court Park Improvements Dog Park installation in Rice Tot Lot Park	
Chesapeake & Coastal Services		50,000	Working Waterfront Master Plan	
Chesapeake Bay Trust		28,500	Tome Gas House Living Shoreline for turtle habitat	

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

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Many small towns do not have a Planner or Planning Department with resources to research and create innovative plans to address public and community needs for housing, historic repair/restoration, transportation, recreation, economic development, etc. It would be beneficial to be able to hire a part-time person to assist the Planning Commission and elected officials with plan development and available funding sources.

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SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Town of Port Deposit
2023 Sustainable Community Re-Designation

Example Section

Strengths

- Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)

Weaknesses

- Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

Desired Outcomes and Progress Measures

Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.

Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?

Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.
Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas

Strategies and Action Items

Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.

Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.
Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.
Example Action 2: Conduct outreach program to determine barriers to code compliance.
Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.
Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.

Implementation Partners

Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowner's association

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding, stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths

- Towson University Research and Education Center and Turtle Habitat (living shoreline) for endangered Northern Map Turtle
- Second largest population of bald eagles in the United States
- Refuse recycling program
- Part of the Lower Susquehanna Heritage Greenway Trail, Captain John Smith National Historic Trail and Star-Spangled Banner National Historic Trail
- Natural beauty and scenic vistas of the Susquehanna River waterfront
- Annual clean-up (High Five & LSHG)
- Alternative Energy Green Infrastructure - Solar

Weaknesses

- Vulnerability to flooding from storms and Conowingo Dam
- Vulnerability to flooding from stormwater runoff
- Norfolk Southern Railroad line runs between the waterfront and Main Street
- Illegal trash dumping
- Inadequate infrastructure to address nuisance flooding
- River debris (limited resources and funding for consistent river clean-up), throughout the year

Desired Outcomes and Progress Measures

Outcome 1: Implement flood mitigation strategies from the Flood Risk Management Plan prepared by the U.S. Army Corp of Engineers.

Progress Measures: Complete the stormwater drainage improvements on Main Street to include the installation of new storm drains and culverts, flap gate installation on existing outfalls, and 2 new outfalls

Complete the implementation phase of the study for the proposed flood closure structures at the Norfolk Southern Railroad underpasses.

Strategies and Action Items

Strategy A: Ensure SHA stays on track with the re-design of this project and provides quarterly updates on their progress. SHA terminated this project for convenience in 2018 due to issues encountered with culvert and outfall improvements on N. Main Street. Project is being redesigned by SHA and is at 30% completion. SHA has also included funding for a streetscape project in conjunction with the storm drain improvement project.

Strategy B: Maintain communication with State Delegation and SHA officials to ensure completion of project

Strategy C: Flood Closure Structures at Vannort Drive and Netters Alley. Army Corp of Engineers provided funding through the CAP Program for the feasibility phase of the project. The feasibility study was successfully completed and the study is progressing to the implementation phase.

Implementation Partners

State Highway Administration
MD Department of Transportation
Water Witch Fire Company
Norfolk Southern Railroad
Exelon Corporation
State Delegation members
FEMA
MEMA
MDE
DNR
Army Corp of Engineers
Residents

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Partner with Water Witch Fire Company to develop and implement an interior pumping plan for low-lying areas along Main Street to remove water during a flood event, or flash flood, etc.	Strategy D: Interior Pumping Plan. This outcome will be required if the flood closure structures are approved at the underpasses. Meet with Water Witch Fire Company officials to determine low-lying areas along Main Street and develop an interior pumping plan to remove the water when necessary (during a flood event, flash flood, etc.)	
<p>Outcome 2: Increase resiliency and enhance appearance and functionality of Marina Park.</p> <p>Progress Measures: Complete the design and engineering plans for Marina Park improvements as per Strategy B.</p>	<p>Strategy A: Using funding from MDOT Transportation Alternatives and Recreational Trail Program to develop design and engineering plans for Marina Park improvements that will increase resiliency and enhance the functionality and appearance of the park.</p> <p>Strategy B: Develop design and engineering plans for the following:</p> <ul style="list-style-type: none"> Resolve circulation conflicts between boating, fishing, playground and general park users Establish parking to access the scenic overlook to the Susquehanna River Restore and/or reconfigure existing concrete bulkhead for pedestrian use, such as fishing, river watching, walking, etc. Move boat launch further south in the park to reduce pedestrian and vehicle conflict and congestion Retain existing and recommend improvements of the informal park characteristics (parking, grass, trees, access to the waterfront, picnic tables, etc.) Increase the amount of soft-landing access for kayaks, canoes, etc., and minimize the conflict between motorized and paddle boating Address nuisance flooding issues along the promenade cause by riverine flooding and protect nesting areas for the Northern Map Turtle Reduce sedimentation and improve water circulation and quality behind the jetty and public boat dock Reduce river debris from accumulating on the living shoreline in front of the turtle habitat area Reconfigure playground area to reduce nuisance flooding and provide room for a pathway to the Visitor Center/Northern Map Turtle Research Center 	<p>Volunteers</p> <p>Delmarva Power</p> <p>State Highway Administration</p> <p>MD Dept of Transportation</p> <p>Norfolk Southern Railroad</p> <p>DNR</p> <p>DHCD</p> <p>MDE</p> <p>MDOT</p> <p>Towson University Staff</p> <p>Consultant</p>
<p>Outcome 3. Investigate and develop solar alternative energy project on the Bainbridge property.</p> <p>Progress Measure: Implement a solar alternative energy project on the landfill if feasible.</p>	<p>Strategy A. Work with the Bainbridge Development Corporation to utilize the landfill area on the Bainbridge property for an alternative energy solar project.</p> <p>Strategy B. Determine if providing alternative energy projects on the industrial buildings is feasible in Phase II property development.</p>	<p>Elected Officials</p> <p>Bainbridge Development Corporation</p> <p>Bainbridge developers</p> <p>MDE</p> <p>Planning Commission</p>

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths

- Lower Susquehanna Heritage Greenway and Heritage Tourism (LSHG)
- Bainbridge development
- Commercial development in neighboring town – Chesapeake Overlook
- Unique restaurant options
- Seasonal business use opportunities
- Boat access
- National Register of Historic Places – Port Deposit Historic District
- Seasonal events

Weaknesses

- Lack of ADA-compliant buildings, sidewalks and stairs
- Insufficient parking for residents and visitors during the summer
- Lack of business expansion opportunities
- Vacant lots and abandoned properties
- Risk of riverine flooding from storm events

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase economic activity in the town through community-based assets.</p> <p>Progress Measures: Increase the number of new businesses that open in town.</p> <p>Increase the number of events that are held in town.</p>	<p>Strategy A: Continue to build community with Community Connecting Us and utilize their small business program that offers loans to small business entrepreneurs and artists to increase the number of small business ventures in town.</p> <p>Strategy B: Continue to advertise and promote the Town’s Seasonal Business and Use Program that allows “pop-up” opportunities for current businesses and new businesses to utilize public and private space throughout town. This program is great for small businesses that do not need, or are not big enough to rent a storefront.</p> <p>Strategy C: Partner with Community Connecting Us and Port Deposit Chamber of Commerce to continue the two-day annual Port Deposit Pirate Takeover Event and Christmas Tree Lighting event and develop new events, downtown and in Marina Park, that will draw visitors to our town.</p>	<p>National Park Service</p> <p>Lower Susquehanna Heritage Greenway</p> <p>MD Office of Tourism</p> <p>Cecil County Economic Development and Tourism</p> <p>Cecil County Office of Small Business Dev.</p> <p>Cecil County Arts Council</p> <p>Bainbridge Museum</p> <p>Paw Paw Museum</p> <p>Port Deposit VFW & American Legion</p> <p>MDOT/SHA</p> <p>Norfolk Southern Railroad</p> <p>Community Connecting Us</p> <p>Port Deposit Chamber of Commerce</p> <p>Towson University</p> <p>Local businesses and volunteers</p>

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<p>Outcome 2. Successful economic development on the 1,150-acre +/- Bainbridge property. Successful development of the 50-acre +/- historic Tome School site of the Bainbridge property.</p> <p>Progress Measures: Increase potential business and industrial uses in the Business & Industrial zoning district to expand business and industrial opportunities and types of employment available.</p> <p>Increase employment opportunities for Port Deposit and surrounding community from commercial/industrial property development.</p> <p>Successful development of the 50-acre +/- historic Tome School site to support heritage tourism.</p>	<p>Strategy A: Continue to work with the BDC and developer to explore additional business and industrial uses and amend the existing zoning ordinance for the Bainbridge property to ensure all potential uses of the property are permitted under the Business & Industrial zoning district.</p> <p>Strategy B: Explore feasibility of increasing employment opportunities for residents and the surrounding community by coordinating workforce training for employment.</p> <p>Strategy C: Create a town development plan for the historic Tome School and Snow Hill property with the Bainbridge Development Corporation and MHT that preserves the historic culture and significance of the site and provides recreational, educational, cultural, and economic opportunities that support heritage tourism. Consider the Port of Deposit State Park only if the proposal supports the Town's vision for the property to include more amenities than just passive recreation and the historic restoration of Snow Hill and restoration and repurposing of the Tome School buildings approved by the Maryland Historic Trust.</p>	<p>Town Planning Commission Bainbridge Development Corporation / developer Cecil County Economic Development Office Susquehanna Workforce Network Cecil County Public Library Cecil College DNR MHT</p>
<p>Outcome 3: Increase tourism and economic activity in the town through cooperative regional marketing.</p> <p>Progress Measures: Regional connections designated between Visitor Center and historic trails.</p> <p>Increase in number of tourism visitors through expansion of heritage and nature-based (eco) tourism.</p>	<p>Strategy A: Continue to work with the Lower Susquehanna Heritage Greenway organization to designate the Visitor Center & Research and Education Center as anchor site for Captain John Smith National Historic Trail (CAJO).</p> <p>Strategy B: Install National Park Service (NPS) kiosk with CAJO graphics used for two of the three panels. The third panel would show local attractions and services.</p> <p>Strategy C: Continue to work with partner organizations to use the National Historic Trail and National Scenic Byways designations (Captain John Smith, Star Spangled Banner) and Lower Susquehanna Heritage Greenway Trail and Lower Susquehanna River Trail to market Town as a regional attraction.</p> <p>Strategy D: Develop educational program with Towson University to create a nature-based ecotourism component. Partner with local heritage partner to expand historic/educational component. These activities would be incorporated with the operation of the Visitor Center.</p>	<p>National Park Service Lower Susquehanna Heritage Greenway Port Deposit Heritage Corporation MD Office of Tourism Cecil County Tourism MDOT/SHA Towson University Exelon Corporation Cecil County Public Library Bainbridge Museum Paw Paw Museum Local businesses and volunteers</p>

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths		Weaknesses
<ul style="list-style-type: none"> Waterfront promenade for pedestrians Access to town through Susquehanna River Proximity to Interstate 95 Part of National Trail system – LSHG, Captain John Smith National Historic Trail, Star-Spangled Banner National Historic Trail Waterfront Promenade Marina Park and Main Street Connection Improvements 		<ul style="list-style-type: none"> No access to public transportation No bicycle lanes Limited linkage and access between Main Street and waterfront Sidewalks that are not ADA compliant Damaged sidewalks Missing sidewalk connections Tractor-trailers on Main Street (MD Route 222) – posted restrictions are ignored by truck drivers Automated enforcement for tractor-trailers using Route 222 Limited public parking during summer months
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improved connections and linkages between the waterfront and Main Street</p> <p>Progress Measures: Increase number of pedestrian and bicycle connections and linkages from the waterfront and Main Street.</p>	<p>Strategy A: Use the recommendations from the 2018 Master Working Waterfront Plan and grant funding from the SHA Transportation Alternatives and Recreational Trail Program to develop final design and engineering plans to improve pedestrian and bicycle linkages between Marina Park and downtown Port Deposit.</p> <p>Strategy B: Continue to work with SHA on the re-design of the stormwater drainage project on Main Street to evaluate and consider bicycle lanes and traffic calming practices to reduce speeding and illegal tractor-trailers on Route 222 (Main Street). Funding is anticipated to be provided for construction in 2027.</p> <p>Strategy C: Continue to work with SHA on the streetscape project for sidewalk reconstruction and/or modifications in conjunction with the stormwater drainage project. Port Deposit must ensure that SHA considers compromises due to the historic significance of granite sidewalks and curbing and does not consider replacing all granite sidewalks due to restoration costs and code compliance. Funding is anticipated to be provided for construction in 2027.</p>	<p>MDOT/SHA Maryland Historic Trust Lower Susquehanna Heritage Greenway Norfolk Southern Railroad Tome's Landing Condominium Association Local businesses State Delegation</p>

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<p>Outcome 2: Improve vehicle, pedestrian and bicycle safety along Main Street.</p> <p>Progress Measures: Signage to alert drivers of potential safety issues at the entrance of Marina Park.</p> <p>Reduce tractor-trailer traffic on restricted Route 222 (Main Street) and speeding for pedestrian safety.</p> <p>New sidewalk linkage along the west side of Main Street from 43 S. Main Street to the Marina Park entrance and new signage for Marina Park entrance, sign opportunities for TAC, CAJO and LSHG, pedestrian wayfinding system.</p>	<p>Strategy A: Utilize the 2023 SHA Transportation Alternatives and Recreational Trails funding to develop plans to install pedestrian and vehicle signage that warns drivers of safety concerns in advance of the entrance to Marina Park and Visitor Center on Route 222 due to the restricted view of the entrance.</p> <p>Strategy B: Continue to work with the Cecil County Sheriff's Office, Maryland State Police and the Maryland Transit Authority to determine if the town may install license plate cameras for automated enforcement of tractor-trailers illegally using the truck-restricted Route 222 (Main Street). Explore other ways to implement traffic calming strategies, and speed restrictions and enforcement to reduce speeding and improve public safety.</p> <p>Strategy C: Utilize the 2023 SHA Transportation Alternatives and Recreational Trails funding to design and engineer new sidewalk linkages along the west side of S. Main Street.</p> <p>Strategy D: Identify and design new signage for Marina Park and directional signs for pedestrians from Marina Park/Visitor Center to Main Street/Central Business District via waterfront promenade and/or Main Street. Incorporate historic sites and historic audio walking tour.</p>	<p>National Park Service Lower Susquehanna Heritage Greenway Port Deposit Heritage Corporation Port Deposit Chamber of Commerce Paw Paw Museum Bainbridge Museum Local businesses MD Office of Tourism Cecil County Tourism MDOT/SHA Townson University Exelon Corporation Cecil County Sheriff's Office Maryland State Police Maryland Transit Authority Police State Delegation members</p>
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Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths		Weaknesses	
<ul style="list-style-type: none"> • Façade improvement and community revitalization programs provide grants for building renovations/restoration • Inventory of contributing and non-contributing historic buildings • Vacant buildable lots for in-fill development • Vacant homes available for “fix and flip” opportunities • Code enforcement 		<ul style="list-style-type: none"> • Sixty percent of properties are rental/investment properties with absentee landlords • Short-term rental properties are increasing • Low property values due to building conditions and rental properties • Repetitive flooding to historic structure • Cyclical tax sale properties with expensive redemption fees • Cost of improvements to meet historic and floodplain regulations • Cost of flood insurance 	
Desired Outcomes and Progress Measures	Strategies and Action Items		Implementation Partners
<p>Outcome 1: Provide grant assistance to property owners for rehabilitation and restoration projects.</p> <p>Progress Measures: Number of projects successfully completed with grant funds provided through DHCD Community Legacy grant to homeowners for historic exterior renovation/restoration projects.</p> <p>Reduce the number of properties in cyclical tax sale process that have been redeemed and dedicated for restoration and/or demolition and new construction.</p> <p>Increase the number of restored historic homes that have been abandoned and are in poor condition that are “saved” through the Port Deposit Heritage Corporation.</p>	<p>Strategy A: Continue to utilize DHCD Community Legacy funds for the successful Façade Improvement Grant Program to assist property owners with historic exterior renovation/restoration projects.</p> <p>Strategy B: Work with Cecil County Government to develop a strategy for the town to reduce number of properties in a cyclical tax sale process through an agreement that reduces the accumulated property taxes and interest owed over a ten-year period that has generated redemption fees that are higher than the current value of the property.</p> <p>Strategy C: Work with the Port Deposit Heritage Corporation to partner on grants through the Maryland Historic Trust for historic restoration of significant historic structures.</p>		<p>Elected Officials Property owners Port Deposit Heritage Corporation Cecil County Government Cecil County Historical Society DHCD</p>

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<p>Outcome 2: Enforce property maintenance regulations to address nuisance issues and property clean-up.</p> <p>Progress Measures: Decrease the time it takes to enforce property maintenance regulations that would require property owners to fix nuisance issues (painting, exterior repairs, etc.)</p> <p>Implement flood mitigation strategies to reduce repetitive flooding on Main Street.</p> <p>Reduce the risk of flood damage to historic properties from flood events.</p>	<p>Strategy A: Continue to work to complete the codification project and ensure property maintenance regulations require property owners to fix nuisance issues before the property becomes an “eyesore” to the community.</p> <p>Strategy B: Continue to work to complete flood mitigation strategies designated through the Flood Risk Management Plan provided by the Army Corp of Engineers.</p> <p>Strategy C: Once flood mitigation strategies are implemented, seek to participate in the National Flood Insurance Program Community Rating System to help homeowners reduce their cost of flood insurance.</p>	<p>Elected Officials Town Code Officer Town Legal Counsel FEMA MEMA Army Corp of Engineers Cecil County Government</p>
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Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths		Weaknesses
<ul style="list-style-type: none"> • Low crime rate • Cultural and historic assets include Town history, granite buildings, Paw Paw Museum and Bainbridge Naval Training Center Museum attractions • Access to Susquehanna River waterfront and water activities (public boat launch, boating, fishing, scenic vistas) • Community Connecting Us (CCU) • New Pocket Rock Park and Public Art Projects • New recreational park opportunities including new Hopkins Quarry Park • Public Events 		<ul style="list-style-type: none"> • Lack of identity and pride in the community • Forty percent (40%) homeowners and sixty percent (60%) rental properties • Norfolk Southern Railroad between Main Street and waterfront • Historic Tome Methodist Church building – Community Connecting Us owns the building
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Develop more recreational opportunities, community and cultural opportunities, and forums and events.</p> <p>Progress Measures: Increase the number of pocket parks in the community.</p> <p>Complete the design and engineering plans for Marina Park improvements and seek various State grants available to small communities for the</p>	<p>Strategy A: Continue to identify and meet community recreational needs through improvements to current town parks and seeking opportunities for new public parks for individuals, families and pets.</p> <p>Strategy B: Using the Pocket Rock Park concept that created a small rock garden park in parking lot 2, find other areas in the town to develop a small-scale unique park.</p> <p>Strategy C: Utilize the grant funds through SHA to complete the design and engineering plans for Marina Park improvements – see Environment Section, Strategy B.</p>	<p>Elected Officials Residents Volunteers Volunteer organizations Community Connecting Us Residents Local businesses Port Deposit Chamber of Commerce Lower Susquehanna Heritage Greenway</p>

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recreational, waterway and environmental improvements.		Consultants DNR
<p>Outcome 2: Maintain and develop new access to community services that include public health, education, community culture and the day-to-day life of community residents.</p> <p>Program Measures: Increase the quantity and diversity of essential services offered to support youth and adults in our community and surrounding area.</p>	<p>Strategy A: Continue to partner with Community Connecting Us to support all the programs and initiatives developed that provide essential services to meet the needs of our community and surrounding area.</p> <p>Strategy B: Restore and re-purpose the historic Tome Methodist Church building for the “Community Culture and Wellness Center” as part of the Community Connecting Us complex that includes the church building, historic Nesbitt Hall (current community center) and a home once used as the parsonage. This iconic 2-story building would provide additional meeting and community space to expand services provided to the community.</p>	<p>Elected Officials Community Connecting Us Volunteers Residents Local Businesses Port Deposit Chamber of Commerce Cecil County Government MHT Other non-profit organizations Cecil County Public Library Cecil County Public Schools</p>
<p>Outcome 3: Maintain and develop new event opportunities to support heritage tourism and area businesses.</p> <p>Progress Measures: Maintain current events and develop new events. Monitor the attendance at community events to improve community involvement.</p> <p>Update and continue the self-guided historic cell phone tour.</p>	<p>Strategy A: Partner with Community Connecting Us, Port Deposit Chamber of Commerce, and volunteers to continue the two-day Port Deposit Pirate Takeover in Marina Park and the Holiday Tree Lighting in December. Support the bi-annual historic candlelight tour sponsored by the Port Deposit Heritage Corporation and Paw Paw Museum.</p> <p>Strategy B: Partner with the Port Deposit Chamber of Commerce to update and continue the self-guided historic cell phone tour that provides education to residents and visitors on Port Deposit history and local historic sites, and consider other options that may include using QR Codes, Business directories, etc.</p>	<p>Volunteers Residents Community Connecting Us Port Deposit Chamber of Commerce Bainbridge Museum Paw Paw Museum Port Deposit Heritage Corporation Water Witch Fire Company Water Witch Ladies Auxiliary Port Deposit VFW Lower Susquehanna Heritage Greenway Port Deposit VFW Other non-profit organizations</p>

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents. Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths		Weaknesses	
<ul style="list-style-type: none"> • Codification of codes to strengthen and update regulations • Bainbridge development Phase I completed • Flood mitigation projects in progress (storm drains on Main Street and temporary flood gates at RR underpasses) • Hired a Full-time Public Works and Code Administrative employee • Hired a Part-time Circuit Rider through the Maryland Town Manager Circuit Rider Grant Program • Relocation of Public Works building • Updated Comprehensive Plan – 2023 • Updated Zoning Ordinance - 2024 		<ul style="list-style-type: none"> • Town is in an AE floodplain zone and critical area • Small lot sized and building challenges (granite cliff to the east, compliance with floodplain and critical area regulations) • Limited available on-site parking on numerous residential properties (must use public parking lots) • No certified staff for planning, plans review, floodplain and critical area management 	
Desired Outcomes and Progress Measures	Strategies and Action Items		Implementation Partners
<p>Outcome 1: Complete the codification to update and strengthen the codes, specifically property maintenance, and zoning ordinance amendments to reflect Comprehensive Plan amendments and correct inconsistencies.</p> <p>Performance Measure: Increase in property maintenance issues being addressed in a timely manner.</p>	<p>Strategy A: Staff must continue to complete the codification project for the Codes to update and strengthen enforcement.</p> <p>Strategy B: Complete the update to the Zoning Ordinance that will match the amendments from the completed 10-year review of the Comprehensive Plan. Work with the consultant to ensure that inconsistencies in the document are resolved to reduce issues with interpretation and equal enforcement.</p>		<p>Elected Officials Planning Commission Town staff Property owners Cecil County Government Consultant</p>
<p>Outcome 2: Ensure consistent enforcement of the floodplain and critical area regulations.</p> <p>Performance Measures: Utilize a consultant or on-call basis certified floodplain manager to assist with enforcing floodplain management and critical area regulations for substantial improvement.</p> <p>Complete the Substantial Improvement/Substantial Damage Administrative procedures to define a process for enforcing the floodplain regulations.</p>	<p>Strategy C: Complete the Substantial Improvement/Substantial Damage Administrative procedures. Ensure information is provided to residents regarding historic, floodplain and critical area regulations and enforcement of the regulations is consistent.</p>		<p>Elected Officials Planning Commission Town staff Property owners MEMA FEMA Consultant Maryland Town Manager Program for floodplain and/or critical area Circuit Rider</p>

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Develop a process to contact property owners to discuss the floodplain and critical area regulations through an initial letter and forms.		
<p>Outcome 3: Support Bainbridge property Phase II development that includes the relocation of the Public Works building/garage from S. Main Street location.</p> <p>Performance Measures: Support and approve Phase II development of the Bainbridge property through the zoning process.</p> <p>Secure the size and location of the property donation and explore options to support non-profit organizations and heritage tourism.</p> <p>Discuss options to repurpose the S. Main Street property located at the entrance to Marina Park relative to supporting the proposed park entrance improvements from the Working Waterfronts Plan.</p>	Strategy D: Work with the Bainbridge developer to define and secure the property located off the Route 222 entrance to the Bainbridge property to be donated to the Town.	<p>Elected Officials Town Staff Bainbridge Development Corporation MTPM Bainbridge Developer Paw Paw Museum Bainbridge Museum Community Connecting Us Water Witch Fire Company</p>