

# *PenMar Development Corporation*



## *Annual Activities Report & Audited Annual Financials*

*Fiscal Year Ending:  
June 30, 2016*

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*Dori J. Nipps*

*Executive Director*

# *Board of Directors*

**Sam Cool-Chairman**

**Brian Flook-Vice Chairperson**

**Tim Henry-Treasurer**

**Dori J. Nipps-Secretary**

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## **Ex-Officio Board Members**

**Michael Gill, Maryland Secretary of Commerce**

**Robert C. Brennan, Executive Director, MEDCO**

**Kassie Lewis, Director of Business Development, Washington County**

This report for Fiscal Year 2016 is submitted herewith, along with audited Financial Statements of the PenMar Development Corporation (PMDC) as required by Chapter 306, Acts of 2008, Code Economic Development, Article, sec. 11-520 of the *Annotated Code of the Public General Laws of Maryland*.

This will be our last Annual Report. On September 20, 2016, the Fort Ritchie property will transfer to Washington County Government. In January 2017, legislation will be introduced to dissolve PenMar Development Corporation. We will submit a final report of the corporation in January of 2017.

## ***Purpose***

The PenMar Development Corporation was established as a public instrumentality of the State in May 1997 (Chapter 737, Acts of 1997). Its purpose is to oversee the development for civilian uses of Fort Ritchie, a U.S. Army installation which closed in 1998.

## ***Corporation Overview***

PenMar has five full-time and four part-time staff. Three full-time and four part-time staff are responsible for the maintenance of the buildings, roads, water plant and electric and water/sewer distribution systems. PenMar utilizes state prison inmates to assist with the landscaping and maintenance of Fort Ritchie. One full-time staff acts as residential housing manager. One part-time staff acts as Coordinator for Lakeside Hall, the former officers' club. The Executive Director oversees all operations. PenMar retains David Rawle of the Office of the Attorney General, Department of Commerce for legal counsel.

Lakeside Hall, the former officers' club, is used for wedding receptions and other special events. The chapel is leased to a small Baptist congregation. Several of the other buildings are leased for storage and office space.

PenMar applied, and received a \$100,000 grant from the Maryland Department of Housing and Community Development to repair 1,850 linear feet of sewer collection line. Work was completed in June 2016.

In October 2015, the PenMar Board of Directors engaged Jones Lang LaSalle (JLL) to broker the property for sale. In March 2016, Washington County government approached PenMar to request the transfer of the property to them. Washington County will be acting as the Master Developer for Fort Ritchie.

In January 2017, legislation will be introduced to dissolve PenMar Development Corporation. All corporate papers and historic archival materials from the time of the Buena Vista Ice Company,

Maryland National Guard use and the transfer to the U. S. Army in the 1950's, will be transferred to the Maryland State Archives or other appropriate repositories.

There is still a desire to have a museum on the property in the future and for the museum to loan Fort Ritchie materials from the Maryland State Archives. Some materials pertaining to the Buena Vista Ice Company, the Maryland National Guard and WWII eras are being scanned by the Washington County Free Library and will be accessible by the public by way of the Library's web site.

## *Community Overview*

Fort Ritchie continue to be a hub for community activities such as bass fishing tournaments, heritage festivals, bicycle races, triathlon & duathlon races, Boy Scout camporees, an 8-week summer youth day camp, radio-controlled boat races on the lakes, American Legion activities, local church picnics, car shows, a Polar Plunge on New Year's Day, and as a site for a statewide Maryland Special Olympics bicycling event.

The property is open to the public and we welcome people who want to walk their dogs, jog or sit by the lakes to enjoy the outdoors.

### **Fort Ritchie Community Center (FRCC)**

A 20,000 sq. ft. community center was constructed in 2008 and opened to the public in September of 2008. It currently has 1,000 members and serves the community with various programs including an eight-week summer camp for children and programs for the local senior population. The building is leased to FRCC, Inc., a non-profit organization.

## *History*

Fort Ritchie began in 1926 as a brigade training area for the Maryland National Guard. Named to honor Governor Albert C. Ritchie, Camp Ritchie was activated in June 1942 as a Military Intelligence Training Center of the U.S. War Department. From 1945 to 1948, the post again was used as a training station for the Maryland National Guard. To support the Alternate Joint Communications Center in Pennsylvania, the U.S. Army acquired the Fort in 1948. Later, headquarters for the Communications Command Continental United States of the U.S. Army transferred from Alexandria, Virginia, to Fort Ritchie in 1971. The Fort ceased operating as a military installation on September 30, 1998.

In 1997, state legislation was passed creating PenMar Development Corporation (PMDC) to act as the Local Redevelopment Authority (LRA) for Fort Ritchie. Instead of redeveloping the property,

PMDC sold the property to Corporate Office Properties Trust (COPT) in phases with the last phase transferring in 2007. During the time COPT was in possession of the property, there was a lawsuit against COPT, PMDC and the US Army. In November of 2009 the federal courts issued a stop work order on the project, therefore not allowing any development to occur.

In April 2011, COPT took a \$28M impairment loss on the Fort Ritchie project. In October 2011, COPT stated they had lost interest in developing the property. COPT then informed PMDC they planned on shuttering the property, putting up a fence and closing out all leases for the 200 plus people living on the property and the commercial leases by the fall of 2012. COPT did offer an alternative, and asked if PMDC would be interested in taking back the property. The PenMar Board of Directors believed they still had an obligation to create jobs and generate tax revenues and PMDC began negotiations with COPT. On January 10, 2012, a letter of intent was signed by both parties and the purchase and sales agreement was signed on February 13, 2012. After a 90-day due diligence period, PenMar, after consultation with Washington County government officials, State of Maryland and U.S. elected officials, resumed ownership of the property on July 24, 2012.

In March 2016, PenMar was approached by Washington County Government requesting the transfer of the Fort Ritchie property to the county. The county will act as the master developer. In July 2016 an MOU was signed between PenMar and Washington County for the transfer to the county in September 2016.

## *Property Assets*

### Infrastructure

- Property consists of 600 acres, 300 acres wooded and the other 300 in developable open land with buildings, 28 acres of parade ground and 20+ acres of lakes.
- \$5 million electric substation owned by Potomac Edison. Current capacity is 34.5-12.47 KV 21/28/35 MVA LTC transformer, with transmission coming from two separate grids. Expandable to four 34.5-12.47 KV. Redundant capabilities-currently not being utilized.
- State-licensed water plant with a potential average output of 270,000 gallons of potable water per day. Two reservoirs, one 300,000 gallons and the other 1,000,000 gallons. Water supplied by wells. Water is treated at the Fort Ritchie plant, which has a capability of treating 300,000 gallons per day. Fort Ritchie supplies water to Site C, a federal communication site, and provides water and sewer service to the Maryland National Guard facility on Ritchie Road and Camp Louise, a Jewish girls' camp located adjacent to Fort Ritchie.
- Waste water treatment is done by the adjacent Winebrenner Treatment Plant owned by Washington County. Current EDUs are more than sufficient to treat water expected in the

2006 redevelopment plan by COPT and will be sufficient for future development on the property by PenMar.

- Rail access is adjacent to the property.
- Cell tower on the property is owned by PMDC and leased to Liberty Towers.
- All roadways are private. PMDC receives some snow removal assistance by Washington County.

### **Commercial-Buildings**

- Building 517-PX-30,000 sq. ft.
- Building 518-Commissary-41,000 sq. ft. (partially leased)
- Warehouse Building 837-28,000 sq. ft.
- Warehouse Building 839-5,200 sq. ft.
- SCIF (sensitive compartmented information facility) Office Buildings 607-9,800 sq. ft. and Building 152-26,000 sq. ft.
- Classroom Building 304-3,000 sq. ft.
- Storage Building 401-5,600 sq. ft.
- Event and Banquet Venue, Lakeside Hall-17,000 sq. ft.
- Chapel-5,000 sq. ft.-Leased in April 2013-New roof installed in January 2013.
- Office Building 504-Leased in April 2013
- Other buildings of varying sizes available for fit-out. Some of them gutted. Two of the buildings received new roofs in January 2013.

### **Residential Housing**

- 98% of the 96 duplex or townhome units were leased as of June 30.

## ***Environmental Issues***

- The Army continues to monitor the contamination under the motor pool, with reports every 5 years on the progress of the sodium permanganate to reduce the degreaser which leached into the ground in the mechanic's pit. The next Army review is due in November of 2016.
- Unexploded ordnances have been cleared to four feet in open areas and to one foot in forested areas.
- The Army has a continuing obligation to investigate any areas not already cleared when buildings are demolished.