

Maryland Food Center Authority

via ZOOM

**7801 Oceano Avenue
Jessup, Maryland 20794**

March 4, 2021

Present:

Steve Fanaroff, Chair

April Richardson

Gail Yeiser

Ryan Phillips

Irina Falletta

Kelly Greer

Carlton Brown

Jerome Klasmeier, Assistant Comptroller, for
The Honorable Peter Franchot

Wendy Scott-Napier, Assistant Secretary, for Ellington Churchill, Secretary, Department of
General Services

Mark Powell, Ag Marketing Specialist, Maryland's Best, for Joseph Bartenfelder, Secretary,
Department of Agriculture

Dr. Darren Jarboe, for Dr. Craig Beyrouthy, Dean and Director, University of Maryland, College
of Agriculture and Natural Resources

Mark Petrauskas, Assistant Attorney General

Dr. Donald J. Darnall, Executive Director, MFCA

Angela Hopkins, Senior Director of Finance and Leasing, MFCA

Gary Decker, Director of Market Operations

Peggy Torre, Executive Projects Coordinator, MFCA

Trevett Freeman, Senior Accountant

Meeting Convened

Dr. Donald Darnall called Members of the Board of Directors of the Maryland Food
Center Authority (MFCA) to order at 9:00 a.m. on March 4, 2021.

I. Regular Session

A. Approval of Minutes from the November 19, 2020 and December 15, 2020

- A motion was made by Mr. Jerry Klasmeier to accept the Minutes from the November 19, 2020 and December 15, 2020 Authority Meetings, seconded by Ms. Gail Yeiser and unanimously approved.

Exhibit: Minutes of the November 19, 2020 and December 15, 2020 Authority Meetings.

B. MFCA Updates

- Ms. Angela Hopkins advised the Board the Legislative Audit started on March 1, 2021. It usually takes at least six months from start to when they issue a report with any findings. Ms. Hopkins will update the Board once they are finished, and we have received their report.

- Ms. Angela Hopkins reviewed the vacancy list that was sent to the Board members prior to the meeting. The vacancy rate remained the same from the last meeting at 91%. We had all units leased, but we now have four units coming back to us. The tenant that was leasing these units has been forced to liquidate due to the pandemic occurring right after they opened their doors. They are hoping that another company they own might be able to retain one unit to use for cold storage. We really like this company; they were great tenants, so we are sad to see them go. We reached out to the Howard County Department of Economic Development and Maryland Department of Agriculture to see if there was any kind of assistance that might be available to them.

- Dr. Donald Darnall shared a video of the progression of the BioEnergy Devco biodigester being developed on property leased from the Authority. The video was filmed around November 2020, so they are much further along now, but this should give everyone an idea of the progress they are making. Dr. Donald Darnall suggested that BioEnergy Devco reach out to NAFCO to see if they can supply some of the energy needs for their new facility.

- Dr. Donald Darnall explained to the Board we advised NAFCO we would not exercise our option in the lease which allowed us to lease back 34K sq ft of space to operate a cold storage facility. After a lot of research, it was determined that if we decided to build this sort of facility, it would be better suited at the Produce Market. It was also determined that during the pandemic, it would not be a good idea to go forward with that project. We intend to reassess building this type of cold storage facility at the Produce Market once the pandemic no longer is impacting real estate the way it is today.

- Mr. Steve Fanaroff asked for a Covid update and how we plan to move forward once restrictions are eased. Dr. Donald Darnall explained that our Security Guards and Maintenance workers have worked throughout the pandemic. We did set up a credit card payment system at the Guard Houses to collect entrance fees using an intercom system. We also purchased a sanitizing fogger that enables us to sanitize the Guard Houses and the Administration offices on a regular basis. The Administration Staff has been coming and going to the Administration offices throughout the pandemic as well. The Administrative Staff staggers these trips to the office to make sure we do not have more than a couple of people in the office at any one time, in accordance with the Governor's Executive order. The Legislative Audit is being conducted electronically, as much as possible, with an occasional need for someone to retrieve an item from the office to share electronically with the auditors. All personnel continue to wear

masks as per the CDC guidelines. Many of our staff have received the first shot of the Moderna vaccination, with a large number scheduled to receive their second shot next week. We have advised our tenants to follow CDC guidelines.

C. Statement of Revenue and Expenses affecting private tenants and users of Authority Projects for December 2020 affecting private tenants and users of the Maryland Wholesale Produce Market and the Maryland Market Center were reviewed by the Board. Both markets have been made aware of these statements. After discussion, a motion was made by Mr. Carlton Brown to accept the R & D's and was seconded by Mr. Ryan Phillips, with all in agreement.

Motion to adjourn was made by Mrs. Carlton Brown, seconded by Dr. Darren Jarboe and unanimously approved.