

**Maryland Food Center Authority
Board of Directors Meeting**

7801 Oceano Avenue
Jessup, Maryland 20794
June 27, 2024

Present:

Gail Yeiser, Chair
Gerardo Martinez
Susan Summers
Ryan Phillips
April Richardson
Carlton Brown
Kerry Greer
Stephanie Jerger

Pam DiPietro, for the Honorable Brooke Lierman, Comptroller

Wendy Scott-Napier, for Atif Chaudry, Secretary, Department of General Services

Mark Powell, for Kevin Atticks, Secretary, Department of Agriculture

Myriem Seabron, Assistant Attorney General

Dr. Donald J. Darnall, Executive Director, MFCA
Angela Hopkins, Senior Director of Real Estate and Finance, MFCA
Gary Decker, Director of Market Operations
Trevett Freeman, Senior Accountant, MFCA
Peggy Torre, Executive Projects Coordinator, MFCA

Meeting Convened

Ms. Gail Yeiser called the members of the Board of Directors of the Maryland Food Center Authority (MFCA) to order at 9:00 a.m. on June 27, 2024.

I. Regular Session

A. Approval of Minutes

- A motion was made by Ms. Susan Summers to accept the Minutes from the March 2024 meeting. Seconded by Ms. Kerry Greer and unanimously approved.

B. MFCA Updates

- Dr. Donald Darnall introduced Stephanie Jerger, the new Board member, and highlighted her extensive experience in the organic food industry. The Board welcomed her as a valuable addition.

- Dr. Donald Darnall provided an overview of a meeting he attended at the Maryland State Bar Association convention, noting how some of the issues discussed were relevant to the MFCA's market operations.

- Ms. Angela Hopkins reviewed the Developer's Agreement for the development behind the Maryland Market Center. All involved parties are now contributing their proportionate share. Howard County is holding a cash surety in the amount of \$1.2 million from MFCA until the project's completion. Mr. Gary Decker updated the Board on the remaining Forest Conservation work that is delaying the completion of the project.

- Ms. Angela Hopkins informed the Board that the annual MFCA audit is currently in progress.

- Ms. Angela Hopkins reported that the MFCA terminated the lease of a tenant at the Maryland Market Center. The unit will be renovated, with the intention of offering a lease to a company on the waitlist. MFCA also terminated a lease at the Rock Hall Clam House and that space will be available for leasing soon.

- Ms. Angela Hopkins advised the Board that MFCA’s IT Policy and Document Retention Policies are nearing completion. MFCA staff underwent a three-week training on Document Retention, conducted by the Maryland State Archives.

- Ms. Angela Hopkins presented a new lease for Sea-Cap, Inc., outlining the changes from the previous lease. A motion to approve the lease, with a correction on page 2 (from 8-2 to B-2), and to submit it to the Maryland Board of Public Works for approval, was made by Ms. Kerry Greer and seconded by Ms. Susan Summers. After discussion, the motion was passed unanimously.

- Dr. Donald Darnall updated the Board on the Produce Market Expansion Project, expressing hope that bidding could begin within the next six months, assuming there are no unforeseen problems.

C. Statement of Revenue and Expenses affecting private tenants and users of Authority Projects – 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. A motion was made by Mr. Ryan Phillips and seconded by Ms. Kerry Greer, and passed unanimously.

II. Executive Session Ms Gail Yeiser requested a motion to move into Executive Session under General Provisions Article §3-305(b) “To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the state.”, as well as ending the Regular Session and to adjourn the Regular Session portion of the meeting. The motion was made by Ms. Kerry Greer, seconded by Mr. Susan Summers, and unanimously approved.