

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

7801 Oceano Avenue
Jessup, Maryland 20794
September 19, 2024

Present:

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

Alex Butler, for the Honorable Brooke Lierman, Comptroller

Wendy Scott-Scott Napier, for Atif Chaudhry, 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, MFCA
Peggy Torre, Executive Projects Coordinator, MFCA
Trevett Freeman, Senior Accountant, MFCA

Meeting Convened

Ms. Gail Yeiser called Members of the Board of Directors of the Maryland Food Center Authority (MFCA) to order at 9:00 a.m. on September 19, 2024.

I. Regular Session

A. Approval of Minutes

- A motion was made by Mr. Ryan Phillips to approve the Minutes of the June 27, 2024 meeting. The motion was seconded by Ms. Susan Summers and unanimously approved.

(Exhibit 1)

B. MFCA Updates

- Dr. Donald Darnall updated the Board on the Produce Market Dock Expansion Project. The MFCA recently met with the Architects and Engineers to finalize the design options. The project is progressing well, and the MFCA is collaborating with Howard County for their input.

- Dr. Darnall advised the Board that NAFCO is no longer interested in leasing the Truck Wash. However, NAFCO would like to be considered for future opportunities if the Board decides to allow significant modifications to the building for alternative use, or if the Board decides to sell the Truck Wash.

- Dr. Donald Darnall mentioned that a trip to the Rock Hall Claim House is tentatively planned for late spring 2025. A potential date will be provided by the March 2025 meeting. The trip will not count as an official Board meeting, as we will not be able to livestream.

- Ms. Angela Hopkins reviewed the Tenant Survey results with the Board. The survey aimed to gather tenant feedback on MFCA services and assess how well last year's concerns were addressed. Tenant satisfaction improved from last year, with excellent ratings in all areas except for security, where satisfaction was moderate. Survey results are submitted annually to the State via the Managing for Results report.

- Ms. Angela Hopkins advised the Board the annual audit is in progress, with financial statements expected to be completed on schedule.
- Ms. Angela Hopkins reported that the Board compensation checks were distributed at the beginning of September. She reminded Board members to cash the checks promptly, as they expire after six months, and to notify Ms. Peggy Torre of any address changes.
- Ms. Angela Hopkins reviewed the Seacap lease. The MFCA Board previously approved the lease, which was subsequently approved by the Board of Public Works and executed. The lease went into effect on September 1, 2024.
- Ms. Angela Hopkins reminded the Board that the budget will be presented for approval at the November meeting and encouraged in-person attendance from Board members.

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 to accept was made by Ms. Stephanie Jerger, seconded by Ms. April Richardson, and approved unanimously.

Motion to adjourn was made by Mr. Ryan Phillips, seconded by Mr. Carlton Brown, and unanimously approved.