

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

7801 Oceano Avenue
Jessup, Maryland 20794
March 20, 2025

Present:

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

Ben Seigel, 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

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

Myriem Seabron, Assistant Attorney General

Dr. Donald J. Darnall, Executive Director, MFCA
Angela Hopkins, Senior Director of Real Estate and Finance, MFCA
Mary Wilkerson, Director of Real Estate and Finance, MFCA
Gary Decker, Director of Market Operations
Trevett Freeman, Senior Accountant, MFCA
Peggy Torre, Secretary/Treasurer, Board of Directors, 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 March 20, 2025.

I. Regular Session

A. Approval of Minutes

- A motion was made by Ms. Susan Summers to accept the Minutes from the November 14, 2024 and January 15, 2025 meetings. The motion was seconded by Ms. Wendy Scott-Napier and unanimously approved.

B. MFCA Updates

Dr. Donald Darnall provided an update and requested an increase in the amount previously approved for Task Order No. 5 with George Vaeth Associates, Inc. (GVA). The proposed increase is due to the following additional requirements:

We need to increase the amount of the previously approved Task Order No. 5 for GVA (George Vaeth, Associates, Inc. The fee increases are due to:

- *\$13,860.00 for field test pits, recommended by the civil engineer in the area where the new water line will cross existing utilities.*
- *\$4,620.00 for forest conservation work mandated by the County due to the expanded paved areas around the site perimeter to enhance truck maneuverability and safety. when MFCA increased the paved area around the site perimeter to ensure maximum truck maneuvering space and safety.*
- *\$44,600.00 for:*
 - 1) *Additional work by the mechanical/electrical engineers to meet tenant requirements for reducing cooling temperatures to 34 degrees (from initially assumed higher temperatures.*
 - 2) *Installation of a dry pipe sprinkler system for the 34-degree spaces.*
 - 3) *Design and integration of a smoke detection and occupant notification system in tenant spaces, as required by Howard County. This design enables the building to be classified as a single-story facility with an enclosed mezzanine, avoiding costly fire separation construction required for a two-story classification.*
 - 4) *Breaking the project into three phases with separate bid packages.*

- A motion was made by Ms. Kerry Greer to increase Task Order No. 5 from the previously approved amount of \$526,135.00 to \$589,215.00. This will be an increase of \$63,080.00 due to the revised scope of the project (see attached Exhibit (2112-Amendment3)). The motion was seconded by Mr. Ryan Phillips and unanimously approved.

- Ms. Angela Hopkins advised the Board that the Legislative Audit has been completed. She and Dr. Donald Darnall will participate in an upcoming exit interview. Findings will be shared with the Board at the next meeting.

- Mr. Gary Decker provided a brief update on the MMC. Six units were recently returned. MFCA will issue a bid for MMC renovations and will present it to the Board for approval at that time.

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 approve the statements was made by Ms. Kerry Greer and seconded by Ms. April Richardson, and unanimously approved.

II. **Executive Session** Ms. Gail Yeiser requested a motion to move into Executive Session under General Provisions Article §3-305(b) “To consult with counsel to obtain legal advice”, “consult with staff, consultants, or other individuals about pending or potential litigation” and “discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or any other personnel matter that affects

one of more specific individuals.” At the end of Executive Session, a motion will be made to adjourn, and the meeting will end without returning to Open Session. The motion was made by Mr. Gerardo Martinez, seconded by Dr. Darren Jarboe, and unanimously approved.