

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

**7801 Oceano Avenue
Jessup, Maryland 20794
June 11, 2026**

Present:

Gail Yeiser, Chair
Stephanie Jerger, Vice-Chair
Gerardo Martinez
Monica LaPenta
Wayne Richard
Kerry Greer

Ben Seigel, for the Honorable Brooke Lierman, Comptroller

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

Kevin Atticks, Secretary, Department of Agriculture

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

Myriem Seabron, Assistant Attorney General

Katie Zenk, Executive Director, MFCA
Gary Decker, Director of Market Operations
Misty McGlone, Director of Finance
Anja Lindner, Director of Administration, MFCA
Peggy Torre, Chief of Staff, MFCA, Secretary/Treasurer MFCA BOD

Guest: Susan Summers, former BOD member

Meeting Convened

Ms. Gail Yeiser called the meeting of the Board of Directors of the Maryland Food Center Authority (MFCA) to order at 9:00 a.m. on June 11, 2026.

I. Regular Session

A. Approval of Minutes

Ms. Wendy Scott-Napier made a motion to approve the minutes of the March 19, 2026, meeting. Dr. Darren Jarboe seconded the motion, which was unanimously approved.

B. MFCA Updates

- Ms. Gail Yeiser thanked Ms. Kerry Greer and Ms. Susan Summers for their many years of service and contributions to the Board. She then introduced the Board's new member, Mr. Wayne Richard.
- Ms. Katie Zenk introduced Ms. Misty McGlone as MFCA's new Director of Finance. Ms. McGlone is a CPA with significant finance and accounting experience, and the organization is pleased to welcome her to the team.
- Ms. Katie Zenk gave a presentation containing general updates. She reported that two market tours have recently taken place. One was coordinated with the Department of Commerce for a visiting delegation from China, and the other was held with Howard County District 3 Councilwoman Christiana Rigby. Ms. Zenk advised the Board that she had updated the employee performance evaluation. She also reported that MFCA had re-engaged with the World Union of Wholesale Markets

(WUWM). Ms. Zenk briefly reviewed the new State of Maryland Family and Medical Leave Act and explained how MFCA planned to implement it for staff.

- Ms. Katie Zenk updated the Board on the strategic planning process. MFCA had completed a comprehensive accounting and finance review, including an in-depth review of lease terms, agreements, and compliance. MFCA continued to work toward its goals of formal stakeholder engagement and completing a demand study and needs assessment. Once the Director of Real Estate position was filled, the organization expected that this addition, together with the new Director of Finance, would allow it to advance these goals more quickly. The Director of Real Estate position closes on July 15. The link would be shared with all Board members so they could distribute it within their networks. The new hire's priority would be to begin reviewing leases, many of which expire on June 30, 2027. Ms. Gail Yeiser stated that she would like to form a three-member Board Lease Committee as an ad hoc committee. Ms. Kerry Greer made a motion to establish a Board Lease Review Committee. Dr. Darren Jarboe seconded the motion, which was unanimously approved. Wendy Scott-Napier volunteered to serve on the Committee and Ms. Gail Yeiser requested other interested board members to be in touch with her.

- Ms. Katie Zenk provided updates on several capital improvement projects. She reported that the Maryland Market Center Renovation project was nearing final inspection. She reminded the Board that portions of the original scope had been removed from the project, with the goal of completing that work after the permits were closed out. The plan was to combine that work with other capital investments in the facility. Ms. Zenk then updated the Board on the Produce Market project. Because the space is fully occupied, MFCA was proceeding thoughtfully in light of lessons learned at the Maryland Market Center. MFCA was awaiting revisions from the engineering company while developing a comprehensive plan to manage tenant disruptions during the project. Ms. Zenk also noted that the current procurement policy required selection of the lowest bidder. Based on discussions with other independent agencies regarding best-value procurement, MFCA recognized the need to revise its procurement policy. Staff will provide proposals to the Board once they have been developed.
- Ms. Katie Zenk reviewed the Tenant Advisory Board (TAB) processes with the Board of Directors. She stated that the TAB serves as the formal communication mechanism with tenants, as established in the leases. The TAB is an advisory body through which MFCA consults tenants on material matters affecting market operations. Ms. Katie Zenk uses information from TAB meetings to update the MFCA Board of Directors

on tenant concerns and issues. She advised the Board that TAB meetings were being held at the Produce Market and that MFCA had begun organizing TAB meetings for Maryland Market Center (MMC) tenants. Ms. Zenk explained the process in detail, including tenants' right to appeal a disputed decision to the MFCA Board of Directors within 45 days. She also reported that MFCA had updated and formalized the TAB meeting process for both markets.

- Ms. Katie Zenk reviewed parking guidelines at the Produce Market and explained that tenants had requested a change to the existing policy. Currently, non-tenant haulers with tenant sponsorship pay \$300 per **year** for market registration, which offsets service expenses. The Produce Market TAB proposed increasing registration for all non-tenant haulers and sponsored customers who park in the market to \$250 per **month**. A majority of tenants voted to support the proposal. Ms. Zenk then discussed "Blue Line" parking. Under the current policy, MFCA has license agreements with outside trucking companies for 13 parking spaces at \$200 per month. Those revenues do not offset tenant service expenses. The Produce Market TAB proposed terminating the agreements and making the spaces available for parking under the proposed policy. A majority of Produce Market tenants supported the proposal. Ms. Zenk stated that administrative staff planned to reject or modify it because canceling license or lease agreements between

individual companies and the Authority at the request of other tenants could set significant new precedent. She acknowledged that the license fees might need to be increased to avoid undercutting the tenant-proposed parking fees. She proposed increasing the fees to \$250 to match the other proposed parking fees and committing those revenues to capital improvement projects, even though the funds would not offset tenant service expenses. Ms. Zenk advised that any change would require sufficient notice and compliance with the terms of the current lease and license agreements.

- Ms. Katie Zenk reviewed the tenant canvassing procedure. Under the current Market Rules, each unit receives one vote. The Produce Market TAB approved this policy change in November 2016. Accordingly, a tenant with six units receives six votes, while a tenant with one unit receives one vote. Ms. Zenk received a petition from 19 of the 28 Produce Market companies requesting reconsideration of the policy in favor of one vote per company. Under that approach, each company would receive one vote regardless of the number of units it occupied. Ms. Zenk stated that, in her opinion, a concern raised by 19 tenants warranted discussion. The proposal was discussed at the most recent Produce Market TAB meeting, where the TAB voted against changing the rule. The proposal was then submitted to all tenants for a vote, and the majority of votes cast (counted by unit under the current rule) opposed

the change. Ms. Zenk explained that larger tenants argued that they paid substantially more in service expenses and rent than smaller tenants and would therefore be disproportionately affected by fee changes and Operating Costs. Smaller tenants maintained that participation was ineffective when only a few companies could control decisions. Ms. Zenk requested the Board's input and advised that the Market Rules could be changed at any time following consultation with the TAB. Secretary Kevin Atticks requested a breakdown of the total number of tenants and the number of units held by each tenant. Ms. Zenk reported that the Produce Market had 28 companies and 101 units. Of those companies, 10 had one unit and six had two units. The smallest 16 companies collectively held 22 votes, while the four largest companies held 41 votes. Ms. Kerry Greer expressed concern that a majority of tenants, when counted by unit, had opposed the proposal. Dr. Darren Jarboe asked how many units the second-largest company held, and Ms. Zenk responded that it held 11. Mr. Ben Seigel asked whether the number of units counted for voting purposes could be capped. Ms. Stephanie Jerger suggested that staff return to the tenants to identify alternatives to one vote per unit or one vote per tenant, which could provide smaller tenants with greater equity and support their continued viability. Secretary Kevin Atticks stated that different options could encourage small tenants to join and grow while still giving some

deference to larger tenants. The Board directed staff to return to the tenants and advise them that the Board wanted them to consider alternatives to the proposals currently presented.

- Ms. Stephanie Jerger reviewed with the Board the documents that the Performance Review Committee proposed to use for future evaluations of the Executive Director. Because no formal process currently existed, Board approval was required. Ms. Wendy Scott-Napier made a motion to approve the Executive Director performance review process as presented and to authorize the Performance Review Committee to make minor revisions as needed. Ms. Kerry Greer seconded the motion, which was unanimously approved.

C. Statement of Revenue and Expenses Affecting Private Tenants and Users of Authority Projects – Ms. Misty McGlone reviewed the March 2026 and revised October 2025 Statements of Revenue and Expenses affecting private tenants and users of the Maryland Wholesale Produce Market and the Maryland Market Center with the Board. Both markets had been made aware of the statements. Dr. Darren Jarboe made a motion to accept March 2026 and revised October 2025 Statements of Revenue and Expenses. Ms. Monica LaPenta seconded the motion, which was unanimously approved.

II. Executive Session Ms. Gail Yeiser requested a motion to end the Regular Session and move into Executive Session under General Provisions Article §3-305(b) “consult with counsel to obtain legal advice.” and “consult with staff, consultants, or other individuals about pending or potential litigation.” At the end of Executive Session and motion will be made to adjourn and the meeting will conclude. The motion was made by Mr. Gerardo Martinez and seconded by Ms. Wendy Scott-Napier and unanimously approved.