

**Maryland Port Commission  
Open Session Minutes  
December 3, 2019**

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The Three Hundred and Sixtieth Session of the Maryland Port Commission was called to order at 3:30 pm by Secretary Rahn at the World Trade Center, 401 E. Pratt Street, Maryland Room, 21st Floor, Baltimore, Maryland 21202. The Commission met in Open Session from 3:30 until 3:40 pm and again from 4:10 pm until 4:48 pm.

**Present:** Secretary Rahn and Commissioners Dandy, Dean, Huber, Lunn and Richardson

**Staff:** Jim White (Executive Director), Dave Thomas (Deputy Director), Bob Munroe (MPA Principal Counsel), Richard Scher (Director of Communications), Kristen Fidler (Director of Harbor Development), Dave Espie (Director of Security), Brian Miller (Director of Operations), Jim Dwyer (Director of Planning), John Thornton (Manager of Procurement), Daren Dean (Manager, World Trade Center Management), John Martin (Martin Associates) and Chris Nichols (Executive Office).

**Minutes of the Three Hundred and Fifty Eighth Open Session Meeting**

Commissioner Dean moved to approve the Open Session Minutes of the Three Hundred and Fifty Eighth Port Commission meeting. Commissioner Richardson seconded the motion. The minutes were approved unanimously without discussion.

**Move into Closed Session**

At 3:40 pm, in accordance with State Government Article, Section 10-508 (a)(4), Annotated Code of Maryland, Commissioner Lunn moved that the Commission meet in Closed Session, and Commissioner Dean seconded the motion. The motion was approved unanimously. See attached Closing Statement. The Commission met in Closed Session from 3:40 pm until 4:10 pm. Jim White (Executive Director), Bob Munroe (MPA Principal Counsel), and Chris Nichols (Executive Office) were present. The Closed Session ended at 4:10 pm and the meeting returned to Open Session. During the Closed Session, the Commission voted to put together a committee to evaluate and implement the procurement of an executive search firm or other consultant entity to find a successor to Mr. White in the event that he decided to resign his position as the Executive Director of the MPA.

**Competitive Assessment of Terminal and Infrastructure Investments, John Martin, Martin Associates**

Mr. Martin provided an assessment of Port of Baltimore competitive ports spending to include a summary of capital investments by port:

New York New Jersey	\$6.4 billion
Philadelphia	\$752 million
Wilmington, DE	\$574 million

Virginia	\$1.06 billion
Charleston	\$3 billion
Savannah	\$501 million
<b>BALTIMORE</b>	<b>\$287.8 million</b> (not including Howard St. Tunnel)

Mr. Martin reiterated the recurring theme at competing ports is rail infrastructure.

**World Trade Center Baltimore Update, Daren Dean, Manager of World Trade Center Management**

Ms. Dean provided the annual report on the activities of the World Trade Center Baltimore. Highlights of Ms. Dean’s presentation included the following:

- Executed 14 lease documents over past 24 months, totaling 32,764 RSF with a total gross revenue value of \$3,937,615.
- Obtained a dedicated broker, MacKenzie Commercial Real Estate Services, three-year contract began on April 1, 2019.
- CBS, new building services provider, began 5-year contract on November 1, 2019.
- WTC Capacity remains at 80%

Capital Projects

- 21<sup>st</sup> and 28<sup>th</sup> floor renovations.
- 18<sup>th</sup> floor common area.
- Replaced transformers throughout the building.
- Renovated eight tenant suites.

Upcoming Capital Projects

- Short-term parking area and expansion joint repairs.
- 16<sup>th</sup> floor common corridor renovation.
- Replace door system at entrance of building.
- Replace security desk console in main lobby.
- Several renovations of tenant suites.

**Contracts for Approval, John Thornton, Manager of Procurement**

Mr. Thornton requested approval for the following contracts:

1. **Contract #518827B and C**– Miscellaneous Engineering Services; Johnson and Mirmiran & Thompson, Inc., Hunt Valley, MD (Contract B), Moffat and Nichol, Baltimore, MD (Contract C); Term: 01/09/2020 - 01/08/2025; \$7M NTE Contract B and \$6.5M Contract C - \$13.5M NTE Total Aggregate Value.

Motion to approve made by Commissioner Dandy, seconded by Commissioner Lunn and approved unanimously by the Commission.

2. **Contract 515925** – Cox Creek Expanded Dredged Material Containment Facility (DMCF) Construction (Modification #2); Maryland Environmental Service, Millersville, MD; Term: 07/01/2020 - 06/30/2025 (Modification #2).

Motion to approve made by Commissioner Huber, seconded by Commissioner Dandy and approved unanimously by the Commission.

### **Adjournment**

There being no further business, a motion to adjourn was made by Commissioner Dean and seconded by Commissioner Dandy. The motion carried unanimously. The meeting adjourned at 4:48 pm.