

Maryland Port Commission
Open Session Minutes
January 8, 2019

The Three Hundred and Forty Ninth Session of the Maryland Port Commission was called to order at 9:03 am by Deputy Secretary Jim Ports at the World Trade Center, 401 E. Pratt Street, Stanton Room, 20th Floor, Baltimore, Maryland 21202. The Commission met in Open Session from 9:03 am until 9:38 am.

Present: Deputy Secretary Jim Ports, Commissioners Dandy, Dean, Huber (phone), Lunn, Richardson (phone) and Tilley (phone).

Staff: James White (Executive Director), Bob Munroe (MPA Chief Counsel), Dave Thomas (Deputy Executive Director), Chris Correale (Director of Harbor Development), Mike Miller (Director of Maritime Commercial Management), Steve Johnson (Director of Engineering), Wonza Spann Nicholas (Director of Finance), Rick Powers (Director of Marketing), Brian Miller (Director of Operations), Richard Scher (Director of Communications), John Thornton (Manager of Procurement) and Christina Nichols (Executive Office).

Minutes of the Three Hundred Forty Eighth Open and Closed Session Meetings

Commissioner Dandy moved to approve the Open and Closed Session Minutes of the Three Hundred and Forty Eighth Port Commission meeting, Commissioner Dunn seconded the motion. The minutes were approved unanimously without discussion.

Facilities Lease Update, Mike Miller, Director of Maritime Commercial Management

Mr. Miller provided an update from last year's presentation to the Maryland Port Commission on the following:

- Review of leased property
 - South Locust Point – 94% leased
 - South Locust Point Cruise Terminal
 - Royal Caribbean Lines 2020
 - Carnival Cruise Lines 2020
 - North Locust Point – 100% leased
 - Masonville and Fairfield Marine Terminals – 100% leased
 - Seagirt Marine Terminal – 100% leased
 - Point Breeze Expansion – 100% leased
 - Point Breeze Creekside Property overflow acreage available
 - Marine Repair Services 12 acres
 - Dundalk Marine Terminal – 97% leased
 - Hawkins Point Marine Terminal – 100% leased
- Acquisitions

- FMC – 103+/- acres
- Llyondell/St. Helena – 17 +/- acres
- Crystal – 170+/- acres
- Seagirt Marine Terminal
 - Current capacity of approximately 750,000 containers per year.
 - Expanding the terminal will increase capacity to approximately 950,000 containers per year.
 - Completion of berth 3, development of Canton Warehouse property, and demolition of 2400 & 2500 Broening Highway will contribute to increased capacity. Projected capacity increase of 200,000 containers per year.
 - This allows for continued growth in cargo volumes through 2031.
- Point Breeze Business Park
 - MPA acquired Point Breeze in 2017.
 - 2200, 2300, 2400, 2500 and adjacent parking lot on Broening Highway, approximately +/- 103 acres and 1.9 million sf. of warehouse space.
 - 2200 and 2300 warehouses sold to Rukert Terminals to stay as maritime use.
 - Expansion of Lease and Concession
 - PAC leased 2400 and 2500 as extension lease and concession agreement.
 - PAC to invest in demolition of warehouses to expand marine terminal.
 - Additional acreage for increased cargo needs
 - Parking lot adds 20+ acres of overflow acreage for Dundalk Marine Terminal.
- Brand New Chassis Depot
 - Joint venture between Marine Repair Services and Ports America Chesapeake opened December 2018.
 - 10-year lease
 - New state-of-the-art facility.
 - \$1M+ investment from private funding through partnership.
 - Frees up space on terminal and expedites turn times for trucks.
 - Located within a mile of both terminal gates.
 - 12 acres on Broening Highway.

Contracts for Approval

John Thornton, Manager of Procurement, requested approval for the following contracts:

1. Contract #518023R – Dunmar Building HVAC Upgrades and Renovations; Fresh Air Concepts, LLC, Linthicum, MD; 2/7/19 – 10/6/19; \$1,125,714

A motion to approve was made by Commissioner Dean, seconded by Commissioner Dandy and approved unanimously by the Commission.

2. Contract #518825R – Agency Wide Building Repair 2; Denver-Elek, Inc., Essex, MD; 2/21/19 – 2/20/24; \$10,216,034

A motion to approve was made by Commissioner Dandy, seconded by Commissioner Lunn and approved unanimously by the Commission.

Move into Closed Session

At 9:38 am, in accordance with State Government Article, Section 10-508 (a)(4), Annotated Code of Maryland, Commissioner Dean moved that the Commission meet in Closed Session, and Commissioner Dandy seconded the motion. The motion was approved unanimously. See attached closing statement. The Commission met in Closed Session from 9:38 am until 10:00 am. Staff attending: Jim White (Executive Director), Bob Munroe (MPA Chief Counsel), and Christina Nichols (Executive Office).

The following topics were discussed during the Business Update; Howard Street Tunnel Update, the following topics were discussing during the MPC Employee Compensation; Employee Compensation. No votes were taken. The Closed Session ended at 10:00 am and the meeting returned to Open Session.

Adjournment

There being no further business, a motion to adjourn was made by Commissioner Lunn and seconded by Commissioner Dean. The motion carried unanimously. The meeting adjourned at 10:00 am.