

Maryland Food Center Authority

MISSION

The Maryland Food Center Authority (MFCA) enhances and provides economic growth opportunities for Maryland's agricultural, seafood, and food related industries.

VISION

An organization that will empower its employees, allowing effective contribution of their knowledge and skills, resulting in high quality services and facilities in furtherance of the mission, in exchange for continued personal growth and fulfillment through continuing education, broad industry involvement, and work diversification.

KEY GOALS, OBJECTIVES, AND PERFORMANCE MEASURES

Goal 1. To maintain safe, sanitary, and efficient facilities.

Obj. 1.1 To maximize the amount of waste that is recycled while minimizing the amount of landfill disposals.

Obj. 1.2 To maintain facilities in quality condition.

Performance Measures	2018 Act.	2019 Act.	2020 Act.	2021 Act.	2022 Act.	2023 Est.	2024 Est.
Total amount of waste generated (tons)	5,989	4,981	6,875	4,989	3,182	3,200	3,200
Percent of waste that did not go into public landfill	0.0%	0.0%	0.0%	0.0%	1.4%	11.3%	11.3%
Number of significant capital improvement projects	2	3	1	0	0	2	1
Percent of projects completed in one year or less	100.0%	100.0%	100.0%	0.0%	0.0%	100.0%	0.0%

Goal 2. To maintain open communication with customers.

Obj. 2.1 To respond to customers' issues in a timely manner.

Obj. 2.2 Conduct a survey to determine satisfaction with facilities and support services.

Performance Measures	2018 Act.	2019 Act.	2020 Act.	2021 Act.	2022 Act.	2023 Est.	2024 Est.
Total number of Priority 1 maintenance requests received	19	13	9	7	4	5	5
Percent of requests resolved within 14 days	78.9%	84.6%	100.0%	100.0%	75.0%	100.0%	100.0%
Total number of surveys received from tenants	23	20	15	18	15	15	15
Percent of unsatisfactory responses	4.3%	5.0%	0.0%	0.0%	6.7%	6.7%	6.7%

Maryland Food Center Authority

Summary of Maryland Food Center Authority

	2022 Actual	2023 Appropriation	2024 Allowance
Number of Authorized Positions	23.00	23.00	23.00
Number of Contractual Positions	1.40	1.60	1.40
Salaries, Wages and Fringe Benefits	2,307,758	2,567,580	3,048,134
Technical and Special Fees	62,756	91,097	98,286
Operating Expenses	1,076,319	1,559,008	1,756,407
Non-Budgeted Fund Expenditure	3,446,833	4,217,685	4,902,827
Total Expenditure	<u>3,446,833</u>	<u>4,217,685</u>	<u>4,902,827</u>

Maryland Food Center Authority

D30N00.41 Administration

Program Description

The Maryland Food Center Authority (MFCA) is a non-budgeted enterprise agency that is involved in numerous aspects of the agricultural and food related industries. Primary experience and expertise is in the development of high-quality, lower cost facilities and support services for the agricultural and food related businesses seeking the most up-to-date and technologically advanced working environment.

Appropriation Statement	2022 Actual	2023 Appropriation	2024 Allowance
Number of Authorized Positions	7.15	7.15	7.15
<hr/>			
01 Salaries, Wages and Fringe Benefits	1,059,109	1,142,966	1,374,087
02 Technical and Special Fees	18,115	40,000	40,000
03 Communications	15,940	23,000	23,000
04 Travel	4,630	59,500	59,500
06 Fuel and Utilities	24,461	37,000	37,000
07 Motor Vehicle Operation and Maintenance	12,576	19,300	15,598
08 Contractual Services	90,281	140,150	176,150
09 Supplies and Materials	6,834	17,300	17,300
10 Equipment - Replacement	610	5,500	23,500
11 Equipment - Additional	1,301	3,700	3,700
13 Fixed Charges	389,009	404,012	402,065
Total Operating Expenses	545,642	709,462	757,813
Total Expenditure	1,622,866	1,892,428	2,171,900
Non-Budgeted Fund Expenditure	1,622,866	1,892,428	2,171,900
Total Expenditure	1,622,866	1,892,428	2,171,900
Non-Budgeted Fund Expenditure			
D30701 Interest Income	18,709	50,000	52,803
D30702 Rental Income	1,475,582	1,789,928	2,062,264
D30706 Miscellaneous Income/Loss	128,575	52,500	56,833
Total	1,622,866	1,892,428	2,171,900

Maryland Food Center Authority

D30N00.42 Maryland Wholesale Produce Market

Program Description

The Maryland Wholesale Produce Market opened in 1976 and operates as an integral component of the Maryland Food Center Complex. The Produce Market consists of two buildings with approximately 330,000 square feet of space. The 101 individual units in the buildings continue to be leased by privately owned firms engaged in the wholesale distribution of fresh produce. Many of the companies are second and third generations of the same family-owned business. The produce dealers own and operate highly specialized companies and lease their offices, storage and dock facilities from the Maryland Food Center Authority (MFCA). Receiving/shipping terminals, handling, storage, refrigeration, and processing functions for produce are centralized in a single location. These units have had to broaden their business; several companies include value added services that necessitated changes in their facility design.

Appropriation Statement		2022 Actual	2023 Appropriation	2024 Allowance
	Number of Authorized Positions	10.15	10.15	10.15
	Number of Contractual Positions	0.70	0.80	0.70
01	Salaries, Wages and Fringe Benefits	845,937	949,362	1,122,662
02	Technical and Special Fees	24,013	27,833	29,143
03	Communications	12,413	18,125	18,130
04	Travel	447	7,800	7,800
06	Fuel and Utilities	56,723	77,000	79,000
07	Motor Vehicle Operation and Maintenance	100,434	141,284	141,880
08	Contractual Services	150,354	251,050	326,004
09	Supplies and Materials	18,844	35,300	34,200
10	Equipment - Replacement	6,321	9,100	18,100
11	Equipment - Additional	1,204	14,000	14,000
13	Fixed Charges	14,296	13,844	17,545
	Total Operating Expenses	361,036	567,503	656,659
	Total Expenditure	1,230,986	1,544,698	1,808,464
	Non-Budgeted Fund Expenditure	1,230,986	1,544,698	1,808,464
	Total Expenditure	1,230,986	1,544,698	1,808,464
Non-Budgeted Fund Expenditure				
D30702	Rental Income	851,369	1,136,677	1,349,348
D30704	Entrance Fees	379,617	408,021	459,116
	Total	1,230,986	1,544,698	1,808,464

Maryland Food Center Authority

D30N00.47 Maryland Market Center

Program Description

The Maryland Food Center Authority commenced a comprehensive redevelopment project to divide the Maryland Wholesale Seafood Market into two distinct sections – the seafood section and the non-seafood section. The consolidation of existing seafood companies to one section of the market allowed food companies other than seafood to occupy the non-seafood section of the market. The building was rebranded the Maryland Market Center to better describe the tenant mix following the consolidation of the existing seafood companies. The Maryland Market Center operates in a similar method to the Maryland Wholesale Produce Market, consolidating all of the specialized storage, refrigeration, shipping/receiving, and processing functions into one main facility expressly designed for the food industry. The 36 individual units in the building are intended to be leased by privately owned firms engaged in the wholesale distribution of fresh, frozen, and dry food products.

Appropriation Statement	2022 Actual	2023 Appropriation	2024 Allowance
Number of Authorized Positions	5.70	5.70	5.70
Number of Contractual Positions	0.70	0.80	0.70
01 Salaries, Wages and Fringe Benefits	402,712	475,252	551,385
02 Technical and Special Fees	20,628	23,264	29,143
03 Communications	9,295	12,010	12,600
04 Travel	197	2,250	2,250
06 Fuel and Utilities	13,833	22,000	29,480
07 Motor Vehicle Operation and Maintenance	45,384	80,103	79,908
08 Contractual Services	84,542	126,350	174,518
09 Supplies and Materials	7,288	22,250	23,150
10 Equipment - Replacement	2,511	7,650	9,150
11 Equipment - Additional	1,315	4,650	4,750
13 Fixed Charges	5,276	4,780	6,129
Total Operating Expenses	169,641	282,043	341,935
Total Expenditure	592,981	780,559	922,463
Non-Budgeted Fund Expenditure	592,981	780,559	922,463
Total Expenditure	592,981	780,559	922,463
Non-Budgeted Fund Expenditure			
D30702 Rental Income	517,798	638,580	761,304
D30704 Entrance Fees	75,183	141,979	161,159
Total	592,981	780,559	922,463

3 Year Position Summary

Classification Title	FY 2022 Positions	FY 2022 Expenditures	FY 2023 Positions	FY 2023 Appropriation	FY 2024 Positions	FY 2024 Allowance
D30 - Maryland Food Center Authority						
D30N0041 - Administration						
Administration	7.15	783,500	7.15	812,131	7.15	953,817
Total D30N0041	7.15	783,500	7.15	812,131	7.15	953,817
D30N0042 - Maryland Wholesale Produce Market						
Produce	10.15	403,828	10.15	468,452	10.15	598,927
Total D30N0042	10.15	403,828	10.15	468,452	10.15	598,927
D30N0047 - Maryland Market Center						
Market Center	5.70	209,182	5.70	229,998	5.70	284,973
Total D30N0047	5.70	209,182	5.70	229,998	5.70	284,973
Total D30 Maryland Food Center Authority	23.00	1,396,510	23.00	1,510,581	23.00	1,837,717