**Maryland Economic Development Corporation**

**August Board of Directors Meeting Minutes**

Meeting Date: September 15, 2025

Meeting Location: 7 St. Paul Street | Baltimore, MD 21202

& Virtual (MS Teams)

**Board Members**:

Present: The following board members were in attendance, The Honorable Harry Crocker, Secretary; Eric Costello; Scott Dorsey, Chair; The Honorable Jessica Fitzwater; Omar Karim; Dr. Gina Merritt; Jaclyn Hartman (attending on behalf of Department of Transportation); Andy Navarrete; J. Thomas Sadowski, Jr., Secretary; and Jessica Underwood, Esq.

Absent: Lester Davis; Andy Fish; Keasha Haythe, and Jim Soltesz.

**Others Present in-person**:

MEDCO Team Members: Thierry Adrien, Francine Brinker, Taronda Cross, Izara Crown, Candace Dodson-Reed, Jared Engel, John Genakos, Nick Henninger-Ayoub, Debbie Hontz, Sarah Horta, Donny James, Ruth Johnson, Blake Longley, Matthew Lucas, Daniel McCrea, Heleana McFadden, Jim Miller, Katie Parks, April Perry, Wyatt Shiflett, Armand Walters, Michele Whelley, and Danielle Wildman.

MEDCO Guest Present in-person: Michael Schollart, Attorney & Stakeholder, Heather Grimm, Vice President of PPR Strategies

**Proceedings**:

Following the announcement that a quorum was reached, the meeting of the MEDCO Board of Directors was called to order by J. Thomas Sadowski, Secretary, on September 15, 2025, 10:35 am (EST) The board meeting was recorded live and is posted on the MEDCO website ([www.medco-corp.com](https://medco-corp.com/))

J. Thomas Sadowski, Executive Director, welcomed meeting attendees and gave the following updates:

* A Resolution for MDOT & MDGS will need a vote from the board.
* Minutes of August 18, 2025, board meeting would need approval.
* MEDCO staff from each department would provide the board with overview of their units’ function and their respective roles.

 **Meeting called to order at 10:35 am (EST)**

Katie Parks, Director of Community Development:

**Resolution**: **MEDCO to provide consulting services to the Maryland Department of Transportation and Maryland Department of General Services for adoption by the board of directors**.

* MEDCO is putting together a financial feasibility and implementation strategy.
* Going out to market to look for a qualified consultant team.
* Transitional services as needed to get site ready.
* No public announcement currently.
* Consultant team selected has a 30% MBE engagement goal.

Jaclyn Hartman expressed excitement for MEDCO’s aid in making this a transformational project and appreciates everyone’s help on the project.

J. Thomas Sadowski informed the board there has been lot of work performed on this project and applauds how all the right stakeholders are at the table to take decisive action. The last tenant was moved out of State Center into METRO West project, which resulted in a Bond transaction of $200M, now the site is available for redevelopment.

Scott Dorsey shared the last time there were discussions about state center’s redevelopment Martin O’Malley was Mayor of Baltimore, MD. This project will help energize that part of the city and this approach will assure the redevelopment of State Center is beneficial to the immediate and surrounding communities.

Katie Parks agreed that State Center project has a long history, but this time around the utilization of public-private partnerships should result in the ultimate redevelopment of that site.

The Honorable Jessica Fitzwater asked for clarification on the role MEDCO will play in the project.

Katie Parks shared that MEDCO would provide wrap-around services for the project, supporting the creation of a feasible financial approach and development plan, and potentially offer project management support via MEDCO’s real estate & construction team, if needed.

J. Thomas Sadowski mentioned that MEDCO’s role fits well within its advisory services unit, where we get in early on the project, offer the right expertise and help conceptualize the best ath forward—from finance to construction.

Scott Dorsey, Chair, added that MEDCO was created for this exact purpose and the goal is to make something good happen.

Omar Kamir asked Katie Parks to provide who was awarded the contract and what was the scope of the project.

Katie Parks agreed to share:

1. Who was awarded.
2. Who was included in the team.
3. The amount of the contract.

A motion to approve the Resolution was made by Scott Dorsey, Chair, the motion was seconded by Andy Navarette, approved. Resolution adopted as written. **Jaclyn Hartman asked if the records would reflect that Maryland Department of Transportation abstained from voting.**  **Noted.**

Scott Dorsey, Chair, asked for the approval of meeting minutes of August 18, 2025. Motioned: \_\_\_\_\_\_\_\_\_, seconded: \_\_\_\_\_\_\_\_\_\_\_\_\_, unanimously approved. Minutes Approved.

The MEDCO Board of Directors meeting ended at approximately \_\_\_\_\_\_\_. The next board meeting is scheduled for October 20, 2025.

JTS/tc \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_