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P R E S E N T

GOVERNOR WILLIAM DONALD SCHAEFER, Presiding;

HONORABLE LOUIS L. GOLDSTEIN, Comptroller;

HONORABLE LUCILLE MAURER, Treasurer;

SANDRA REYNOLD, Secretary, Board of Public
Works;

CHARLES L. BENTON, Secretary, Department of
Budget and Fiscal Planning;

MARTIN W. WALSH, JR., Secretary, Department of
General Services;

MICHAEL NELSON, Assistant Secretary,
Department of Natural Resources; and,

MARION J. BOSCHERT, Administrative Assistant,
Board of Public Works.

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P R O C E E D I N G S

GOVERNOR SCHAEFER: All right. What's first?

MS. REYNOLD: Shall we convene the Board of Public Works now?

GOVERNOR SCHAEFER: All right. What's first on the Board of Public Works?

MS. REYNOLD: We'd like to have a presentation from Mr. Huesler for the Christopher Columbus Center regarding Department of General Services Item Number 12.

MR. WALSH: Governor, Item 12 on the Department of General Services budget, and other members of the Board of Public Works, is a request for Board of Public Works approval to allow the formal award of the design contract for the Christopher Columbus Center of \$5.192 million to Zeidler Roberts from Ontario, Canada.

The architectural/engineer fee is made up of a million and a half dollars of state money and 3.692 of federal funds. That represents 6.8 percent of the anticipated construction, 76 million, that will be on piers five and six. It will include all of the design, all of the engineering, in order to realize the

principal building, site work, bulkheading, and the associated parking facility.

Independent of this contract will be follow-on contracts, which the Christopher Columbus Center as a grant receiver will return in order to get Board approval for the construction manager, the prime contractor and any construction contracts as they come along.

With that, Governor, I'd like to turn this over then to the chairman of the Christopher Columbus Center, Stan Huesler.

MR. HUESLER: Thank you, Secretary Walsh. I'm Stan Huesler. I'm the board chairman of a nine-member board that was appointed in 1988 by the mayor of Baltimore and the governor of the State of Maryland to develop this project; and I'd like to very, very quickly just point out several things we have here.

We're here to really show publicly for the first time this week the conceptual design for the project, which has been done in a joint or early stage development of the project by Richard Rogers and now by

Zeidler Roberts. This is a project, \$161 million; it's on Baltimore's Inner Harbor, piers five and six. The building will have largely, almostly totally, federally funded a bulked up center of marine biotechnology on its eastern wall. The federal government has already appropriated \$31.5 million to this project. We had the single largest discretionary grant in the federal budget last year, and I think that shows that the federal money is coming to us because this reflects a national priority. Here's a chance of American leadership and creativity in science and technology that can be kept in leadership, lest the advantage overseas and be sold back to us at a profit.

Conjoined with that are other activities: maritime archaeology, which is related to the state's efforts to conserve the historic properties of the Chesapeake Bay and work with other facilities, such as the new conservation labs down at Jefferson Patterson; a teaching facility which will explore science for kids and attract them to careers in science. Kids will come in and look at this facility, and science will not only

be exciting to them, they'll probably say, "Gee, science is a pretty good field in which I can work; there's a place for me to find a future amidst working on the environment and amidst working on technological change;" and then, finally, a high-tech exhibition area, which really will give people tools and ways to find a context for science in their life.

All of this is interrelated in a Rubic's cube kind of building with Rubic's cube kind of funding. We wish we could have done it in a simpler way, but that's the way the project was spawned. And so we're here today to show this to you.

I'd like to also talk a little bit about the development team, because I think it reflects two or three very important principles: first, that we are moving ahead quickly to get Marylanders to work on this project, to get those federal funds coming now and flowing to us this year being applied to get Marylanders to work; secondly, that a large portion of this project in terms of its A/E is regionally oriented in terms of enabling businesses to move ahead; and, thirdly,

something we said right from the beginning, that we're putting this in the middle of a great American city to tackle a great American city's problems, and I think that our team demonstrates in terms of its minority and women's business provisions that we are putting our money where our mouth was when we set out with the project.

So let me introduce very quickly Bob Minutoli, who is the senior officer with Harbor Development Joint Venture, and he'll talk just a little bit about the team, and then we'll answer your questions.

MR. MINUTOLI: Good morning. Stan mentioned the economic impacts of the project in getting Marylanders to work. This chart here attempts to outline some of those impacts. This is based on information prepared by DEED in a recently updated study of the impact of the project, and what it shows is that during the construction period, which will commence in September and flow forth through December of 1994, we expect to see \$160 million of gross output from the construction project, \$65 million in income earned by

employees working on the project, approximately 2,100 full-time equivalent jobs created, and approximately \$4.1 million in state and local taxes.

Once the project opens in January 1995, we see further impacts, annual impacts, of \$72 million a year gross output, \$38 million a year in employee earnings, 1,100 jobs and \$2.6 million in state and local taxes.

One of the objectives of the board of Christopher Columbus was to funnel as much of that money back into the Maryland economy as they can, and the team that has been put together to accomplish that reflects that. I'd like to introduce with me today Dan Henson from the Henson Company, and Betty Jean Murphy from Savannah Development, who are partners in our joint venture.

Development management services are being provided to Christopher Columbus by Harbor Development Services Partnership, which is a joint venture of Rouse Columbus, Inc., Rouse Columbus, Inc. being a subsidiary of the Rouse Company; the Henson Company, which is a black-owned development company; Bacon and Company, a

woman-owned development company in Baltimore; and Savannah Development Corporation, a development company owned by a black woman.

Construction management services will be provided by another joint venture, Barton Mellow Company from Upper Marlboro, Maryland; Essex Construction Company of Oxon Hill, Maryland, which is a minority company; and the Constellation Design Group of Timonium, Maryland, which is a woman-owned company. All of these contracts are the ones that Mr. Walsh pointed out will be back up to the Board at an appropriate time for approval.

The architectural team, which is the subject of the contract that you will review today, is being led by the Zeidler Roberts Partnership from Toronto, Canada, but it does have significant local components. The associate architect for the project is Associated Baltimore Architects, which is a joint venture owned 51 percent by Amos and Bailey of Baltimore, which is a black-owned architectural firm, and 49 percent by Grieves, Worrall, Wright and O'Hatnick, also of

Baltimore.

The structural engineer for the project will be Delon Hampton and Associates, which is America's largest black-owned structural engineer. They're located in Rockville, Maryland. The mechanical, electrical and plumbing engineering services are being provided by another minority firm, H.C. Yu and Associates from Washington, D.C.

Lead civil engineer for the project is Rummel, Klepper and Kahl, whose headquarters is in Baltimore, but they will be working along with Constellation Design Group, a woman-owned firm, and Robert B. Balter Company, also a woman-owned firm in Owings Mills.

The aggregate of minority participation in this project is 42 percent, and 60 percent of the funds that will flow from that contract will be directed to the firms in the Baltimore-Washington region.

MR. HUESLER: We'd like to answer any questions.

MR. GOLDSTEIN: Who's going to be the overall manager to be sure all these different contractors

you're talking about do their work, do it properly without a lot of overruns?

MR. HUESLER: Well, the project has always been under the control of the board of Christopher Columbus Center Development Corporation.

MR. GOLDSTEIN: I understand that, but we know you've got wonderful board members, but I'm talking about somebody who's going to watch it, like Hoffman is watching the construction of the Baltimore Oriole Stadium.

MR. HUESLER: Right.

MR. GOLDSTEIN: Who's going to be the top person to watch that everything falls right in place? All these are wonderful people that you named here; but, if somebody don't coordinate it and watch it day by day, you're liable to have a lot of overruns. Where is that money going to come from?

MR. HUESLER: Our board has retained the international search firm of Cornferry International, and we are proceeding on an international executive search, very similar to the one that brought Bruce

Hoffman to the State of Maryland from New York, and we are interviewing. The first set of interviews took place last Saturday. Candidates came from all over the country, and a subcommittee of the board has been interviewing people, and we will probably have a short list of finalists, I would say, within a month. So we will be looking for a person at least of the caliber of Bruce Hoffman.

We need to do, Comptroller, not only -- we not only have to build the stadium, but we have to be the Orioles as well. So we have to be our own client in the building and --

MR. GOLDSTEIN: I understand that.

MR. HUESLER: -- recruit scientists and create the exhibitions. So we are going to get that person on board, and that person will be a person of the caliber and experience who can do exactly what you want to do, which is control the project.

MR. GOLDSTEIN: I say, if you don't have that, you know where you're going to go.

MR. HUESLER: Indeed, that's true.

MR. GOLDSTEIN: You're going to go down in the harbor.

MR. HUESLER: I can tell you as an overworked civilian I'll be very glad to get that person on board.

MR. GOLDSTEIN: I think that's very important.

MS. MAURER: Mr. Huesler, don't you normally get the coordinator on board before you figure out all your participants?

MR. HUESLER: Well, by coordinator, do you mean executive staff?

MS. MAURER: The executive director, let's use that title. You're bringing the executive director in after all the crucial decisions have been made in how you choose your development teams and how you choose all your other teams.

MR. HUESLER: I think I could answer that question two ways: One, I think that the project's being assured or a virtual reality now will offer us a chance to recruit a person of exponentially increased experience. We couldn't have gone out into the market place two years ago with a couple of schematic designs

on the back of an envelope and really found a first-rate international talent to come to run this project. We can now. So I feel that, although the delay was, perhaps, detrimental in terms of some organization, we now can go out and get a world-class person to run this. And, secondly, and I think equally importantly, the funding of this project, because it's come from three sources, has created its own inertia. We needed a longer time to bring professional people on board to carry a project from one stage of development to a second stage of development to a third stage of development.

If this had been a project that someone could have sat down two years ago and said, "Here's the budget, here's the funding source, here's the location, and here's an ascribed use," I would have agreed with you, yes. Unfortunately, we've had to build this as we go along.

MS. MAURER: Let me try to sort out what you're saying. When you're looking for worldwide, world-class, et cetera, are you looking to get the

construction done or are you looking for someone who will help with the exhibits and the programming, et cetera?

MR. HUESLER: Well, as I said, we must not only be the builders of a facility, we must be the manager of the facility once it's opened and the creators of some of the programming in the facility. I cannot emphasize too much that from the beginning all of the hard decisions that we've made on this project have been based on the fact that we created a budget, in effect, two years ago. We've not changed that budget. We've not inflated that budget, and we've lived within that budget, and we want to deliver this project on time on budget, and that's always been the board's and certainly my overriding goal.

So I think that the person who does come on board is going to come into a project that is not an unwell one. The person is going to take over a project that's well set up and be able to manage it.

MS. MAURER: What are some of the criteria of the person that you're looking for?

MR. HUESLER: I could send you the synopsis of what Cornferry International is using to recruit this person. I think that the single most important thing that we need to have, from my point of view and I think the board's point of view, is a manager who has demonstrated that he or she has run something efficiently and effectively, on budget, on time. That's crucial.

This is a highly complicated project, so what we need is a manager who can get up every morning and receive pressure from three or four different sources, manage them, control them, and move the project on. So that's the attribute that I'd be looking for, and I think that that's the attribute the board would be looking for, too.

GOVERNOR SCHAEFER: Well, Stan, without you this project would have never moved, it would have been lost time after time. You saved it personally, and I know that. I know where you've gone to revive it, breathe life back into it again. And, when it's finished, you ought to have a sign on there, "This is

Huesler's monument."

MR. HUESLER: Governor, it isn't built yet. You can do that on opening night.

GOVERNOR SCHAEFER: Now, let me get into some other things. Who's that subcommittee that's going to pick this director?

MR. HUESLER: It's a subcommittee of the board of directors, and Osborne Payne is heading it.

GOVERNOR SCHAEFER: Who?

MR. HUESLER: Osborne Payne.

GOVERNOR SCHAEFER: Who else?

MR. HUESLER: Let's see. Dr. Rita Caldwell is on that subcommittee; Nora Freeman is on that subcommittee; Rodney Little is on that subcommittee. And who's the fifth person?

MR. MINUTOLI: You're ex officio.

MR. HUESLER: I'm ex officio.

GOVERNOR SCHAEFER: So it's Osborne Payne?

MR. HUESLER: Yes.

GOVERNOR SCHAEFER: Ms. Freeman?

MR. HUESLER: Yes.

GOVERNOR SCHAEFER: Rita?

MR. HUESLER: Yes.

GOVERNOR SCHAEFER: And the other one?

MR. HUESLER: Rodney. And they're being assisted by people from out in the community. We're asking people to come in and advise.

GOVERNOR SCHAEFER: Has Rouse's contract been finished?

MR. HUESLER: I'm sorry?

GOVERNOR SCHAEFER: Has Rouse's project manager job situation been finished yet? Are they formally a part of this?

MR. HUESLER: Yes, they are formally a part of this. We have not ratified their contract in front of this Board. We're in the process of finally negotiating a complete contract with them, so that they can carry it through; but they are heading the joint venture, which is Harbor Development, which is a joint venture of Rouse Columbus, Inc., a subsidiary of the Rouse Company, which uses Rouse Company executives on an hourly basis, on a task basis, which we felt was a more effective and

efficient way to use them, on a fee development basis, and then other people who are pulled in other companies.

So there are Rouse Company people who will stay on the job in a management advisory role; that's true, yes.

GOVERNOR SCHAEFER: Had one architect who didn't work out. His fees were extremely high. What's Rouse's contract call for?

MR. HUESLER: The Rouse contract is not yet negotiated, but what's the range of it?

MR. MINUTOLI: The aggregate cost over the 3-1/2-year life of our involvement is about \$5,000,000, sir.

GOVERNOR SCHAEFER: Total?

MR. MINUTOLI: Total.

GOVERNOR SCHAEFER: With how many people on the job?

MR. MINUTOLI: We have about 11 people on the development management side and nine people on the construction management side, about 20 people.

MR. HUESLER: Twenty person equivalence.

GOVERNOR SCHAEFER: Are they going to be on the job during that three-year --

MR. MINUTOLI: Yes, sir. Yes, sir.

GOVERNOR SCHAEFER: One thing, you emphasized minority. I know Betty Jean and I know Mr. Henson. You ought to also say "highly qualified." There are some really great people there that you could do a little bit more emphasis on how good they are.

MR. HUESLER: Yes, sir.

GOVERNOR SCHAEFER: I'd just suggest that as you went down the list.

MR. HUESLER: Suggestion accepted, Governor.

MR. MINUTOLI: Yes, sir.

GOVERNOR SCHAEFER: You emphasize women and minorities. Some day we won't do that; we'll be at the point where we won't do that. We'll have just great people doing the jobs. But I'd add that one point, because you've really got some great, great people. And Mr. Henson has over a long period of time done a super job. Ms. Murphy is trying to hide back there. Great work in the project that she's done, so good.

MS. MAURER: One more question. I don't know all the people you have on your subcommittee to recommend an executive director. Are any of them experienced in construction? I know Rita Caldwell, that's the scientific approach.

MR. HUESLER: Right.

MS. MAURER: I'm just concerned if your first criterion is managing -- selecting someone who can coordinate the construction phase, that you have on that committee someone who has firsthand knowledge of construction.

MR. HUESLER: Yeah. I think that it's fair to say that our development management team is advising that subcommittee; in other words, they won't be empowered to vote, but they'll certainly be empowered to act as staff in terms of advising people and looking at resumes and pointing out the kinds of demonstrated track records on projects that will show that this person has this ability.

MS. MAURER: And, as I recall, there's no one from your board who has state affiliation choosing or to

make a recommendation; and, since the state is putting in 18 million, what do you think of the notion of adding to your subcommittee one of the people on -- one of the members of your board who also has a state function?

MR. HUESLER: Well, I should say that two of the members of the board -- I'm very careful, I try always to be very careful to balance interests. Two of the members, of the four members that the Governor appointed to the board, Dr. Rita Caldwell and Rodney Little, are members of that subcommittee. So the state is represented on all subcommittees in an equal way.

MS. MAURER: All right.

MR. HUESLER: Now, if it would give you comfort to have Ron Kreitner or Mark Wasserman more actively involved in this, we would be glad to. They are the other two members of the project.

MS. MAURER: We can discuss that.

MR. HUESLER: Okay.

GOVERNOR SCHAEFER: You were lucky to start when you started. Suppose you had to start now?

MR. HUESLER: Governor, we're very aware of

that, and we're very aware of the fact that we come to people and ask them to give us the hardest of earned resources, but we feel we've got a great project here. We feel that this is a project that we've leveraged our local support into a lot of national support, and we feel that it's an important project to get people to work. And we are lucky, Governor.

GOVERNOR SCHAEFER: What I'm getting to is this under present circumstances would be looked upon as too big, "Can we wait, wait," never have happened. You happened to get there at the absolute right time. Right now, I wonder if it could get off the ground. And the fact that you did such a great job, that you fought in Congress -- and we didn't mention Steny. Wasn't Steny the one that --

MR. HUESLER: Steny and Senator Mikulski are the two leading champions over there, but the entire Congressional delegation -- and it's fair to say they're a pretty disparate bunch of people -- all sing from the same sheet of music on this project, because they see how important it is to the state, all portions of the

state, and to the national interest; and I think we've been most fortunate.

GOVERNOR SCHAEFER: That was one of the major -- I'd like to just repeat it so it will get in the record again -- one of the major public works projects, or whatever it was, \$54 million at a time when there was very little money.

MR. HUESLER: Right.

GOVERNOR SCHAEFER: They did a superb job.

MR. GOLDSTEIN: Governor, I don't know of any greater time to have something like this in the Greater Baltimore Area. You get young people to be attracted to science and research, because we know the great oceans used to produce all kinds of fish, crabs, oysters, you name it. Now they've been overfished. So here you're going to find ways to develop new types of aquaculture. Just take food alone; people want to eat seafood. All these other projects to get these young people, bring them in here and let them see exactly what's going on, let them touch it, feel it and see it; if it only produces maybe one or two biologists, one or two great

chemists or scientists, the thing will pay for itself.

GOVERNOR SCHAEFER: Speaking of that, is Rita here?

MR. HUESLER: Rita is not. Rita is in Europe.

GOVERNOR SCHAEFER: Do you know how lucky we are to have her?

MR. GOLDSTEIN: Great lady.

GOVERNOR SCHAEFER: Would you just say one minute about how great she is.

MR. HUESLER: Governor, you're doing my job for me today. This is wonderful.

GOVERNOR SCHAEFER: I'm serious, I'm very serious.

MR. HUESLER: Putting on the record --

GOVERNOR SCHAEFER: We are so lucky to have --

MR. GOLDSTEIN: Great lady.

GOVERNOR SCHAEFER: I guess she's the leading -- she's worldwide. I'm almost stuck for words.

MR. HUESLER: Governor, she's in Paris at an international conference in which the World Bank is grappling with the whole process of marine reef

degradation; and we hope we'll have a project that will come out of that for this center. So she is the scientific moxie.

GOVERNOR SCHAEFER: Yes.

MR. GOLDSTEIN: Governor, on television the other night, the blue fin tuna -- how many of you all saw that program? The Japanese paid 45, 55, 75 thousand dollars for one fish, just one blue tuna, and now they're overfishing it because it's such a popular food in that part of the world.

MR. HUESLER: If we can get the name of that fish, let's put them in tanks in the lobby.

(Laughter.)

MR. GOLDSTEIN: Look, I've known that for years, that they buy that prized tuna fish, that blue fin tuna. Now it's being overfished. And what's going to happen the next 10 or 15 years when there's no blue fin tuna?

MR. HUESLER: All that is an essential part of our task.

MR. GOLDSTEIN: There you may be able to

produce it through aquaculture, like they do salmon right now and trout, rock, hardheads.

MR. HUESLER: Well, we thank you. We look forward to coming back in front of you again. We thank you for your guidance and your assistance.

MR. GOLDSTEIN: Okay. Thank you.

GOVERNOR SCHAEFER: Very good, Stan.

MR. HUESLER: Thank you, Governor.

MR. GOLDSTEIN: What agenda do you want to start with?

GOVERNOR SCHAEFER: All right. Where do we go now?

MS. REYNOLD: Secretary's Agenda. We have 17 items today. I'd like to withdraw Item Number 3, Item Number 15.

MR. GOLDSTEIN: 3 and 15 withdrawn. Item 15?

MS. REYNOLD: That's right.

MR. GOLDSTEIN: Governor, Items 16 and 17 are two disbarments. I don't know if we need a separate motion on those or not.

MS. REYNOLD: Yes, sir, I'd appreciate that.

MR. GOLDSTEIN: I move that we approve Item Number 16 and 17.

MS. MAURER: Second.

GOVERNOR SCHAEFER: Motion made. Hear no objection.

MR. GOLDSTEIN: And I move that we approve the remainder of the agenda except the items withdrawn.

MS. MAURER: Second.

GOVERNOR SCHAEFER: No objection. So ordered. What's next?

MS. REYNOLD: Program Open Space, seven items. I'd like to withdraw Item Number 7.

MR. GOLDSTEIN: Item Number 7.

MS. MAURER: Just cancelling encumbrances?

MS. REYNOLD: Mr. Nelson.

MR. NELSON: Yes. The transaction that we --

MS. MAURER: Change the number?

MR. NELSON: -- have under consideration involved money from Baltimore County. This was the money they were going to use for that.

MR. GOLDSTEIN: Withdrawn. I move we approve

the Open Space Agenda except Item Number 7.

MS. MAURER: Second.

GOVERNOR SCHAEFER: No objection. So ordered.

What's next?

MS. REYNOLD: No items on Budget today. So we'll go right to the University of Maryland.

MR. MYERS: Good morning. I'm Don Myers, representing the University of Maryland System. We have three items on the agenda today. AT this time, I'd like to defer Item Number 2.

MR. GOLDSTEIN: Item Number 2?

MR. MYERS: Yes, sir.

MR. GOLDSTEIN: You want to defer it or withdraw it?

MS. MAURER: When you were talking about Rita Caldwell, Governor, it's the university's pride as well.

MR. MYERS: Absolutely, yes, ma'am.

MS. MAURER: That's when you have a good university, you get the people.

MR. GOLDSTEIN: I move we approve the University of Maryland Agenda -- System -- except the

item withdrawn.

MS. MAURER: Second.

GOVERNOR SCHAEFER: No objection. So ordered.

What's next?

MR. MYERS: Thank you.

MS. REYNOLD: Public Safety.

MR. GOLDSTEIN: I move we approve the items on the Department of Public Safety and Correctional Services Agenda.

MS. MAURER: Second.

GOVERNOR SCHAEFER: No objection. So ordered.

What's next?

MS. REYNOLD: Transportation.

MR. MCALLISTER: Good morning. Brian McAllister with the Department of Transportation. This morning's agenda, we would like to withdraw Item 3-AE-MOD.

MR. GOLDSTEIN: Item 3 withdrawn. That's the only one I had any questions on. I move we approve the Department of Transportation Agenda except the item withdrawn.

GOVERNOR SCHAEFER: No objection. So ordered.

What's next?

MS. REYNOLD: General Services.

MR. GOLDSTEIN: General Services.

MR. WALSH: I'd like to withdraw four items on our agenda: Item 6-RP --

MR. GOLDSTEIN: Wait a minute. Item 6, let me get it here, Item 6.

MS. MAURER: That was the acid rain.

MR. GOLDSTEIN: That's the one up there in --

MR. WALSH: We're talking to the property owner, and it looks optimistic. Item 9.

MR. GOLDSTEIN: Item 9.

MR. WALSH: Item 10.

MR. GOLDSTEIN: One minute, let me get Item 9, withdrawn. Item 10, yes, sir.

MR. WALSH: And 11.

MR. GOLDSTEIN: Item 11, all right. I had a question on Item Number 3. Do you have anything ahead of that, Lucy?

MS. MAURER: That's Springfield Hospital?

MR. GOLDSTEIN: Yes. On Item Number 3,

Colonel Walsh, Springfield, this complex, is that where they've got those four buildings around one part of the property?

MR. WALSH: There are --

MR. GOLDSTEIN: See, are they north of the buildings that will be retained in the natural environment?

MR. WALSH: It is going to be necessary to make some movements from existing buildings that are occupied into some other existing buildings out there.

MR. GOLDSTEIN: See, there were several buildings they wanted to tear down several years ago, and we stopped that. Built like fortresses. I think it's four buildings in that complex. Is this what we're having here right now? I couldn't tell by reading the agenda item.

MR. WALSH: We're familiar with the point that you're making, and right now none of the design has been initiated on that.

MR. GOLDSTEIN: See, here we're talking about 70 acres and 13 structures.

MR. WALSH: Right.

MR. GOLDSTEIN: And this one particular area I'm talking about, I haven't been up there in about two years. There were four beautiful brick buildings in the complex, and they wanted to tear them down. Those buildings were built like fortresses. They could be rebuilt.

MR. WALSH: Yes, sir.

MR. GOLDSTEIN: I'm just wondering if that's the four we're talking about here.

MR. WALSH: We're working very closely with Public Safety and Corrections to make sure we maximize the use of those buildings.

MR. GOLDSTEIN: Do you have a layout of the buildings there?

MR. BEZANSON: Yes.

MR. GOLDSTEIN: Could we see it, please, sir.

MR. BEZANSON: Sure.

MR. GOLDSTEIN: Are you familiar with the four buildings I'm talking about?

MR. BEZANSON: I believe so. This is the

Martin Gross Complex.

MR. GOLDSTEIN: It's pretty hard to tell from that.

MR. BEZANSON: We have an aerial photograph here of the buildings. These are older buildings to be renovated.

MR. GOLDSTEIN: The ones I'm talking about are in one complex. They're beautiful brick buildings.

MR. BEZANSON: I don't believe that's -- we're not tearing down beautiful brick buildings.

MR. GOLDSTEIN: Well, I hope not.

MR. BEZANSON: No.

MR. WALSH: I have driven all over Springfield several times. We're not going to be tearing any of the buildings down that are usable in the development of this training center, I can assure you of that.

MR. GOLDSTEIN: Those buildings are built just like this State House here. You may have to go in there and repaint and fix the floors and all. All have slate roofs on them.

MR. BEZANSON: We have before you this morning

the transfer of property. That's to allow us to renovate some of those buildings.

MR. GOLDSTEIN: It's 70 acres and 13 structures. I'm familiar with this one here, but I just wanted to be sure that --

MR. WALSH: This is the first step, and we'll be back as we go to the next stage of this.

MR. BEZANSON: We'll be back as we go through buildings.

MR. GOLDSTEIN: Well, maybe we can go up there one day and look the situation over.

MR. BEZANSON: Yes, be happy to show it to you.

MS. MAURER: Is the chart you have in front of us -- does it indicate the pieces that you will be working on for the training center?

MR. BEZANSON: Yes, it does.

MS. MAURER: Including the orange ones on the outside of the perimeter road?

MR. BEZANSON: Yes. If I could clarify, this is the portion of the land that will transfer today.

This is previous land that has been approved. This adapting of the existing Martin Gross buildings is now the focus of the project rather than building new buildings. There will be some new buildings built at some point down the line, but the land that we're talking about here includes a portion of the Martin Gross Complex and some land that will remain in a natural state for a DNR lease to train them.

MS. MAURER: The chart that you're holding is just the southern part?

MR. BEZANSON: Just this portion --

MS. MAURER: Just the tip, okay.

MR. BEZANSON: -- of Springfield.

MR. GOLDSTEIN: And now it's 70 acres. I see you all have 719 acres.

MR. BEZANSON: Right.

MR. GOLDSTEIN: That was from the farm, University of Maryland farm.

MR. BEZANSON: Right. That's on developed land.

MR. GOLDSTEIN: That's all developed land.

MR. BEZANSON: Right.

MR. GOLDSTEIN: But now this 70 acres --

MR. BEZANSON: This contains the existing buildings.

MR. GOLDSTEIN: Does this join the 719 acres?

MR. BEZANSON: Yes, right here. It will be the access to that.

MR. GOLDSTEIN: So that's only one complex. But now this outline here, right here, is this the present -- what is this land right here? Is this the present --

MR. BEZANSON: This is the present 700 acres that's transferred. This is the 70 acres with the existing buildings on it.

MR. GOLDSTEIN: Right.

MR. BEZANSON: Part of the Springfield State Hospital. I'm not sure where the buildings were that you were talking about.

MR. GOLDSTEIN: Well, that's why I think we ought to go up there to see it.

MR. BEZANSON: Yeah. The Senate has asked to

see it, too, here.

MR. GOLDSTEIN: Maybe we could go up there one Monday morning.

MS. MAURER: Yes.

MR. GOLDSTEIN: To be sure we're talking about the right land. In other words, the fact that you're getting this 70 acres will not interfere with the operation of the Springfield Hospital Center?

MR. BEZANSON: No. As a matter of fact, they're vacant at the moment.

MR. GOLDSTEIN: The buildings are vacant right now?

MR. BEZANSON: Yes.

MR. GOLDSTEIN: Okay. That answers my questions. We thank you.

MR. BEZANSON: Thank you.

MR. GOLDSTEIN: On Item 8, that's the Sandy Point State Park, main house, that beautiful colonial brick house.

MR. NELSON: Yes, sir, Mr. Comptroller.

MR. GOLDSTEIN: I just want to be sure these

people have the wherewithal to carry out the renovation of this building and occupy it as a home.

MR. NELSON: Yes, sir. You raised that question on Monday. We consulted with the proposed curator. He's demonstrated -- we provided you a copy of a letter that showed how he proposes to finance that curatorship.

In addition, most curators -- over a five-year period, they have to complete the scheduled improvements. Mr. Johnson has set an ambitious goal to accomplish this in two years.

I will remind you that, if at any point during the scheduled completion Mr. Johnson fails to complete any portion of it, we can terminate the curatorship agreement. So we feel that he can do it.

He's here today to answer any questions that the Board might have of him; and, secondarily, he'd be willing to schedule a meeting with either the Treasurer or you, Mr. Comptroller, to discuss his tax situation, as you referenced at the pre-Board meeting.

MR. GOLDSTEIN: Well, the only thing I'm

interested in, you know, we had -- the Maryland garden club ladies wanted to restore that house several years ago and make it their headquarters for the state, and you all turned them down; and they had the wherewithal to do it. They had these wonderful people all over the state, would have contributed the money, and the thing would have been done a long time ago. Now we're giving it to a private individual, and I just want to be sure this private individual has the wherewithal to complete the renovation and live in the house and not spoil the architecture of it or anything else that has historical significance.

MR. NELSON: We understand your concern and agree wholeheartedly but still feel confident that Mr. Johnson can get the job done.

MR. GOLDSTEIN: Where's Mr. Johnson?

MR. JOHNSON: Here, Mr. Comptroller.

MR. GOLDSTEIN: Mr. Johnson, would you mind coming up here, please, sir.

MR. JOHNSON: Not at all, sir.

MR. GOLDSTEIN: I just want to be sure you

have the wherewithal financially to restore this house and live in it. That's your goal, isn't it?

MR. JOHNSON: Yes, sir, no problem whatsoever.

MR. GOLDSTEIN: Have you ever restored a historic home before?

MR. JOHNSON: Yes, sir, three of them.

MR. GOLDSTEIN: Whereabouts?

MR. JOHNSON: I did two in Williamsburg, and I also did the Elkridge Furnace House, which is now on the market as the Elkridge Furnace Inn. That's part of another curator project I was instrumental in doing all of the structural work and the work on the inside of that prior to using it for the Howard County Decorator Show House. So I am really versed in doing the structural portion of it back to the historic site.

The garden club has contacted me in order to be able to do the gardens on the property. We have been in negotiation with them when we get to that point that they will be able to come in and do the gardens and use it for garden tours.

MR. GOLDSTEIN: Yes. See, they wanted to come

over there several years ago and take over and fix that house up, do the gardens as a show place. So it's right there centrally located to many areas of our state, and they were turned down.

MR. JOHNSON: One of the things about this property, it will probably be in the largest limelight of any of the curator properties that are involved in this, and we understand that. We realize that the property will be open three times a year right now during the Chesapeake Bay Appreciation Day and during the Seafood Festival for actually people to come in and look at the property. This is one of the agendas that we have developed into the reconstruction of this property.

MR. GOLDSTEIN: Okay. I just want to be sure you can do the job.

MR. JOHNSON: In December, sir, when I open it, I sure hope you come and join me for the opening.

MR. GOLDSTEIN: If you invite me, I'll be glad to come.

MS. MAURER: We look forward to it.

MR. JOHNSON: Thank you, sir.

MR. GOLDSTEIN: I mean, I've been interested in this project for a long time.

MR. JOHNSON: I've seen your name on the paperwork quite a bit, sir.

MR. GOLDSTEIN: Yes, sir, because I want to see it done right.

MR. JOHNSON: Yes, sir.

MR. GOLDSTEIN: Because it's been sitting there, sitting.

MR. JOHNSON: Sure has.

MR. GOLDSTEIN: And the state's spent over \$250,000 on that house.

MR. JOHNSON: That's correct.

MR. GOLDSTEIN: You realize it, don't you?

MR. JOHNSON: Yes, sir. I have all the paperwork on that.

MR. GOLDSTEIN: Okay.

MR. JOHNSON: Thank you, sir.

MR. GOLDSTEIN: We thank you. I move we approve the agenda except the items that have been

withdrawn.

MS. MAURER: Second.

MR. GOLDSTEIN: All in favor, signify by saying "aye."

BOARD MEMBERS: Aye.

MR. GOLDSTEIN: Opposed, "no."

BOARD MEMBERS: (No response.)

MR. GOLDSTEIN: So ordered. Anything else to come?

(No response.)

MS. MAURER: Move we adjourn.

MR. GOLDSTEIN: All in favor, signify by saying "aye."

BOARD MEMBERS: Aye.

(Whereupon, at 11:25 a.m., the above-entitled meeting was adjourned.)