

**Maryland Stadium Authority**  
**BOARD MEETING MINUTES**  
**Tuesday, December 5, 2017**

Revised on 2/7/2018  
for Approval 3/6/2018

**OPEN MEETING**

**Attendants:**

**In Person:**

Thomas Kelso, Chair  
Leonard Attman\*\*  
Joseph Bryce  
Gary Mangum  
Manervia Riddick\*  
James Smith

**Conference Line:**

Jodi Stanalonis  
Manervia Riddick\*

\*Manervia Riddick joined the meeting in person at 3:09 p.m. and was on the conference line until then.

\*\*Leonard Attman Joined the meeting at 3:14 p.m.

**Counsel:**

Cynthia Hahn

**MSA Staff:**

Michael Frenz	John Samoryk	Vern Conaway
David Raith	Phil Hutson	Rachelina Bonacci
Jeff Provenzano	Eric Johnson	Linda Pohuski
Gary McGuigan	Kelly Smulovitz	

**Other:**

Ed Gunts

Chairman Kelso called the meeting to order at 3:03 p.m.

**Approvals**

**Minutes**

Chairman Kelso asked for a motion to consider the November 7, Board open meeting minutes.

**Motion to Consider: Mr. Smith**  
**Second: Ms. Stanalonis**

Hearing no questions or changes, Mr. Kelso asked for a motion to approve.

**Motion to Approve: Mr. Bryce**  
**Second: Ms. Staloni**  
**Unanimous**

## Approvals

### Contracts

#### Presentation by John Samoryk and Phil Hutson

#### Camden Yards Sports Complex - MTA / MARC Camden Station Replacement

The contracts for design services and construction management services were presented together.

Mr. Samoryk recommended the award of the contract to AECOM Technical Services, Inc. in an amount not to exceed \$523,000 for design services. He provided the procurement overview. In accordance with the July 31, 2017 MOU between MSA and MTA, MSA is managing the MTA/MARC Camden Station Replacement located on MSA's property at the Camden Yards Sports Complex. The project is fully funded by MTA.

Mr. Hutson added design, construction and federal grant funding detail based on the July MOU.

Mr. Samoryk recommended a contract to Barton Marlow Company for pre-construction services in the amount of \$30,000. The intent is to award Barton Marlow a GMP contract for construction management services if they perform well. During the procurement process specific elements of the proposed costs were used to determine the financial ranking. Financial information proposed was based on an estimated construction value of \$5 million.

**Motion to Consider: Mr. Smith**  
**Second: Mr. Bryce**

\*Ms. Riddick joined the meeting in person at this point.

Discussion: The Angelos family has been notified and has expressed an interest in the project and process.

**Motion to Approve: Ms. Staloni**  
**Second: Mr. Smith**  
**Unanimous**

#### Presentation by Jeff Provenzano

#### Oriole Park and Warehouse - Architectural Fixed Seating Material

Mr. Provenzano recommended a purchase order to Irwin Seating Company in the amount of \$89, 229. 80 for seat replacement parts at OPCY. Irwin Seating acquired American Seating, the original manufacturer and is the only supplier of these proprietary components.

**Motion to Consider: Mr. Smith**  
**Second: Mr. Mangum**

Discussion: This is a sole source 3-year contract to a manufacturer of proprietary parts for the original seats at OPCY. They are the only vendor for these products which have a life span of 25 to 30 years.

**Motion to Approve: Mr. Smith**  
**Second: Mr. Riddick**  
**Unanimous**

**Presentation by Eric Johnson**  
**Baltimore City Public Schools - Bill of Materials: Furniture, Fixtures and Equipment**

Mr. Johnson recommended the bill of materials for Arundel Elementary/Middle School and Pimlico Elementary School FF&E together. Both contracts came in below estimates. The purchase order for Arundel is to School Specialty's in the amount of \$967,769.31 including a 10% owner contingency. The Pimlico purchase order is to Douron, Inc. in the amount of \$985,729.23, including a 10% owner contingency.

Both PO's relate to design, furnishing, delivery, and installation of FF&E of all year 1 projects under the blanket purchase order approved by the Board January 10, 2017.

\*\* Mr. Attman Joined the meeting during this presentation.

**Motion to Consider: Mr. Smith**  
**Second: Ms. Riddick**

Discussion: It was noted that pricing differences and changes would not need to come back to the Board because the blanket PO is in effect.

**Motion to Approve: Ms. Riddick**  
**Second: Mr. Smith**  
**Unanimous**

**Maryland Stadium Authority - Financial Advisor Services**

Mr. Samoryk and Mr. Raith recommended a 3-year contract with Wye River Group, Inc to provide financial services to MSA with 2 one-year renewal options. The amount requested is for \$125,000 to cover reasonably anticipated needs during the initial 3 years.

**Motion to Consider: Mr. Smith**  
**Second: Ms. Riddick**

Discussion: The Board discussed the procurement process and types of financial assistance.

**Motion to Approve: Mr. Attman**  
**Second: Mr. Smith**  
**Unanimous**

**Informational**

### **Executive Director's Report**

Mr. Frenz reported that the ribbon boards above the M&T ticket windows have been activated for the promotion of M&T events. Outside advertising will not be permitted.

Gary McGuigan has been appointed as an *ex officio* member of the commission to study the potential of the Pikesville armory. The first meeting has not been called.

Maryland Sports' foundation policies will be reviewed by the Ethics Commission at their next meeting on December 21st.

A notice to proceed has been issued for the 4\* event at Fair Hill.

Mr. Frenz and Mr. Hasseltine went to Houston last month for the 2026 World Cup bid between North America and Morocco. MTBS will go forward in the US bid, along with 31 others. If the US gets the rights in June; by 2021, 8-12 US cities will be picked.

Mr. Frenz also reported that funding for the the Pimlico Phase 2 study has been identified and the State Center final study draft has been sent to DGS for approval.

### **Monthly Report of Small Procurements and Change Orders**

Mr. Samoryk reported on one contract modification and three small purchase orders: The contact modification was for refurbishment of elevator "G" in the Warehouse at CY. The additional PO's were for two M&T Bank Stadium maintenance vehicles under the DGS statewide blanket PO. There were also two items at OPCY which were a replacement rollup door ramp #2 and temporary staffing services from Office Team.

### **Quarterly Report of Small Procurement and Change Orders for BCPS and C.O.R.E.**

Mr. McGuigan reported on four small procurements for A&E Contract modifications at the following schools: Arlington Elementary, Cherry Hill Elementary/Middle, Forest Park High School, and John Eager Howard Elementary.

### **Baltimore City Public Schools and C.O.R.E. Update**

Mr. McGuigan reported that 142 C.O.R.E demolition projects have been completed, 20 more have been started, a notice to proceed has been issued on 45 with additional notice to proceed expected on another 70-71 by year end. BCPS has 2 more schools scheduled to open this month, 5 schools are in planning and 5 additional are in design.

### **Leasing Report**

Mr. Raith provided a detailed verbal report on rent payments, one late payment with extenuating circumstances, and several potential Warehouse tenants.

### **Financial Report**

Mr. Raith reported on MSA's October's revenues and expenses. He included an update on the bond market and MSA bond activity.

Chairman Kelso commented on the new budget form being used in board reports and his appreciation for the department managers follow-through.

### **Maryland Sports Monthly Update**

Mr. Frenz provided the Maryland Sports update with Mr. Hasseltine attending the US Sports Congress. He reported on the status of the 2026 World Cup, the Military Bowl, and gave an update on the USEF & FEI status regarding Fair.

### **Security Report**

Mr. Conaway reported CYSC has received no credible threats and the threat levels have not changed. Attendance numbers have experienced some recent decline, but regarding security MSA always plans for a full house of 70,000 fans.

Mr. Kelso thanked the Board and staff and asked for a motion to adjourn at 3:50 p.m.

**Motion to Adjourn: Mr. Smith**

**Second: Mr. Mangum**

**Unanimous**