

**Maryland Stadium Authority  
333 W. Camden Street  
Executive Boardroom  
Baltimore, MD 21201**

**Ad Hoc Board Meeting  
Minutes  
March 24, 2020  
8:30 AM**

**OPEN MEETING**

**Attendance**

**Board**

Thomas Kelso  
Leonard Attman  
Joe Bryce  
Gary Mangum  
Carolyn Mozell  
Manervia Riddick  
Jodi Stanalonis

**Maryland Stadium Authority (MSA)**

Michael Frenz  
Gary McGuigan  
Eric Johnson  
Al Tyler  
Linda Pohuski

**Counsel**

Cynthia Hahn  
Amy Mataban

**Other**

None

**Call to Order:**

Chairman Kelso called the meeting to order at 8:32 AM and asked Mr. Frenz to update the Board on the MSA response to the Governor's COVID-19 recommendations and yesterday's statewide Order for non-essential business closure.

Mr. Frenz reported:

- The majority of employees are telecommuting with only emergency essential and mission critical employees on-site.
- Security, facilities, and construction are ongoing.
- No employees of MSA have exhibited flu-like symptoms.
- Orioles and Ravens are telecommuting.

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- Most other tenants are telecommuting. 3 exceptions are businesses considered essential: two law firms and one medical firm.
- MSA last week implemented the requirements of the Governor's Executive Order regarding access to state buildings by screening with, among others, the question, "In the past week, do you know if you have been in close (less than 6 feet), prolonged contact (more than 2-3 minutes) with someone with fever, cough, shortness of breath, flu-like symptoms, or a diagnosis of COVID-19?"
  - 1 tenant employee answered in the affirmative. MSA denied access to this employee and followed up with the tenant.
  - Upon inquiry, the tenant advised us that the employee's spouse and child had exhibited flu-like symptoms but had not been tested for COVID-19. The tenant advised that the employee's family members had not been present at the Warehouse at any time.
  - The tenant also advised that two additional employees were out of the office with cold and flu-like symptoms, but that they have not been tested for COVID-19.
  - MSA had the tenant's South Warehouse space, elevators and adjacent common areas sanitized and deep cleaned. We continue to monitor access to the building and are strictly enforcing the State's new screening protocols for access to the building.
- MSA learned last night, a day porter did not report to work Monday due to flu like symptoms. He was last in the warehouse on Friday. Mr. Frenz and Mr. Shifler, MSA facilities, have asked Sentral, the janitorial service for the warehouse, to send a completely new crew to clean the offices plus clean and sanitize all the bathrooms the porter would have been in along with the common areas or they will be asked to step down for two weeks.
- Two evening shift construction workers were sent home Monday night when they answered yes to the question (stated above) in the Governor's Order. Both had immediate family members with flu-like symptoms.

**Approvals:**

**State Center Redevelopment and Appraisal - Memorandum of Understanding (MOU)**  
**Presentation by Mr. Tyler**

Mr. Tyler recommended the MOU between the Department of General Services ("DGS") and MSA for MSA to obtain an appraisal of the State Center site to determine its current and market value from a Request for Information to explore potential development options in Baltimore, MD.

The MOU formalizes MSA's relationship and expected role on the project, as negotiated and approved by the Secretary of DGS. The Board approved the study on January 27, 2020. Initial funding shall not exceed \$130,000 and the project will be fully funded by DGS.

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

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Discussion None

**Motion to Approve: Mr. Attman  
Second: Mr. Mangum  
Unanimous by roll call**

Robert Coleman Elementary School  
Guaranteed Maximum Price (GMP) # 1 Early Release Package  
James Mosher Elementary School  
GMP # 1 Early Release Package

(2 agenda items taken together)

James Mosher Elementary School  
Mr. Johnson recommended approval of \$3,630,204.71 to Dustin Construction, Inc. LLC (CM) for the renovation of James Mosher Elementary. The GMP #1 package includes sitework, demolition/abatement, selective utility work, site services, and general requirements as outlined in the CM's GMP submission. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for this early package represents a 24.35% commitment. 23 firms were solicited for the two bid packages advertised and six sealed bids were received. The CM's fee and labor rates are in accordance with the original negotiated amounts.

Robert Coleman Elementary School  
Mr. Johnson recommended approval of \$1,693,616 to MCN Build/Southway Builders LLC (CM) for the renovation/addition of Robert Coleman Elementary. The GMP #1 package includes demolition/abatement, selective utility work, site services, and general requirements as outlined in the CM's GMP submission. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for this early package represents a 38.13% commitment.

The CM solicited and received ten bids for the four bid packages advertised. The CM's fee and labor rates are in accordance with the original negotiated amounts.

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

Discussion - None

**Motion to Approve: Mr. Attman  
Second: Ms. Staloni  
Unanimous by roll call**

**Motion to Adjourn at 8:48 AM: Mr. Attman  
Second: Mr. Bryce  
Unanimous by roll call**