

**Maryland Stadium Authority**  
**333 W. Camden Street, Suite 500, Baltimore, Maryland 21201**  
**Executive Boardroom**

**Minutes**  
**Board of Directors Meeting**  
**June 2, 2020**  
**12:00 PM**

**OPEN MEETING**

**Attendance by Conference Line**

**Board**

Thomas Kelso  
Joe Bryce  
Leonard Attman  
Gary Mangum  
Carolyn Mozell  
Manervia Riddick\*  
Jodi Stalalonis

**Maryland Stadium Authority**

|                 |                      |                   |
|-----------------|----------------------|-------------------|
| Michael Frenz** | Phil Hutson          | Daniel Brann      |
| David Raith     | Eric Johnson         | Terry Hasseltine  |
| Gary McGuigan   | Carmina Perez-Fowler | Rachelina Bonacci |
| Jeff Provenzano | Vernon Conaway       | Joe March         |
| John Samoryk    | Jocelyn Grogan-Jones | Linda Pohuski     |

\*Joined at 12:09 PM

\*\*Present in Executive Boardroom

**Counsel**

Cynthia Hahn  
Amy Mataban

**Call to order at 12:04 PM**

Chairman Kelso called the meeting to order and asked for a motion to approve the minutes.

Announcements: Chairman Kelso noted today's meeting would be accessible live, from the MSA website and he informed the board that next month's meeting would be viewable by video from the webpage.

**Approvals**

Minutes - May 5, 2020 Open Meeting

**Motion to Consider: Mr. Bryce**

**Second: Ms. Stalalonis**

Discussion - None

**Motion to Approve: Mr. Attman**

**Second: Ms. Stalalonis**

**Maryland Stadium Authority**  
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**Board of Directors Meeting Minutes, June 2, 2020, 12 noon**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Stalalonis, Kelso**

Minutes - May 15, 2020 Ad Hoc Open Meeting

**Motion to Consider: Ms. Stalalonis**

**Second: Mr. Bryce**

Discussion - None

**Motion to Approve: Mr. Mangum**

**Second: Ms. Stalalonis**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Stalalonis, Kelso**

\*Ms. Riddick joined the meeting at 12:09 PM

**Contracts**

**M&T Bank Stadium**

**Sprinkler System Modification**

**Presentation by Mr. Hutson**

Mr. Hutson recommended approval of a change order to the Continental Fire Sprinkler Company contract in the amount of \$352,883.13. The work associated with the change order is the replacement of one hundred percent of the dry piping in the sprinkler system pipeline at M&T Bank Stadium. The original scope of work estimated that fifty percent of the dry pipe would need to be replaced. Once the contractor was able to fully investigate the condition of the existing piping, it was determined in consultation with the engineer of record and MSA that a full replacement was necessary.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Mozell**

Discussion - None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Stalalonis, Kelso**

**Baltimore City Public Schools**

**Robert W. Coleman Elementary School - Testing & Inspection Services**

**Presentation by Ms. Perez-Fowler**

Ms. Perez-Fowler recommended a professional services contract to Hillis-Carnes Engineering Associates, Inc. (Hillis-Carnes) in the not-to-exceed amount of \$46,734 to provide testing and inspection services for Robert W. Coleman Elementary School. Six firms were selected to participate from the request for proposal submissions. Hillis-Carnes had the highest overall score and offered the lowest fee.

**Maryland Stadium Authority**  
**333 W. Camden Street, Suite 500, Baltimore, Executive Boardroom**  
**Board of Directors Meeting Minutes, June 2, 2020, 12 noon**

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

Discussion - None

**Motion to Approve: Mr. Attman**  
**Second: Ms. Riddick**  
**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Riddick, Staltonis, Kelso**

Calverton Elementary School - Memorandum of Understanding (MOU)  
Baltimore City - Recreation Center Demolition  
Presentation by Mr. Johnson

Mr. Johnson recommended approval of a memorandum of understanding between Baltimore City Recreation and Parks and the MSA to demolish an abandoned recreation center and outdoor pool located on the Calverton school site.

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

Discussion - None

**Motion to Approve: Mr. Bryce**  
**Second: Ms. Mozell**  
**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Riddick, Staltonis, Kelso**

Baltimore City Public Schools Series 2020A-C

- Bond Purchase Agreement
- Supplemental Trust Indenture
- Preliminary Official Statement
- Escrow Agreement
- MSA Resolution
- Zions Bank Trustee Fee

Presentation by Mr. Raith

Mr. Raith summarized and recommended documents for the Baltimore City Public Schools Construction and Revitalization Program Revenue Bond Series 2020 A-C.

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

Discussion - Mr. Raith informed the board on bond financing details including the total amount requested vs. new money with 2016 and 2018 Series refunds. His summary included market condition changes in taxable and tax exempt rates, spread, and adjusted anticipated savings.

**Maryland Stadium Authority**  
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**Board of Directors Meeting Minutes, June 2, 2020, 12 noon**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso**

**Informational**

Executive Director's Report:

MSA currently conducts the CDC and the Administration's recommended medical screening questionnaire with persons wishing to enter the Warehouse, and restricts elevator passenger numbers, requires face masks, physical distancing, and on June 4 will begin temperature screenings. A separate Warehouse entrance is being created for University Orthopedics staff and clients.

Mr. Frenz shared Governor Hogan's choice for his new Chief of Staff, Roy McGrath. Mr. McGrath was formerly a Deputy Chief of Staff (DCOS) with MSA in his portfolio. Mr. Frenz also thanked Ms. Bonacci for providing MSA's required daily updates on COVID-19 to our current DCOS.

The World Central Kitchens emergency Saturday food distribution at CYSC ended May 30, with thanks to Mr. Shifler and Conaway who provided logistical support.

The land sale at Stadium Place, approved by the board in February, will be on the June 3, BPW agenda.

Chairman Kelso noted that the Orioles may hold spring training and no-fan games at Oriole Park.

**Security Report**

Mr. Conaway reported that the security team continues to keep the complex safe and secure by following the CDC and Governor's office protocols for access. Reopening plans are being discussed with various teams.

**Audit Committee Report**

Ms. Riddick, Audit Committee Chair, introduced Mr. Brann, who reported on the May 21, meeting. Two internal audits and 1 external audit were reviewed with the board. Mr. Brann also reported that the 2019 schedule of audits is complete and the 2020 schedule is on target for an on-time completion.

**Report of Small Procurements and Change Orders**

Mr. Samoryk reported five small procurements:

**CYSC**

Pedestrian Spine Renovations - CO#5 - Gilbane Building Company

**MSA**

Replacement of Virtual Machine Host - Provantage LLC

**M&T Bank Stadium**

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**Board of Directors Meeting Minutes, June 2, 2020, 12 noon**

Extended Warranty for Prismview Ross Video Display Controls - Ross Video Inc.  
Fire Sprinkler System Modifications - CO #1 - Continental Fire Sprinkler Company  
Warehouse  
Construction Manager for Warehouse Improvements GMP #1 - CO #5 - J. Vinton Schafer & Sons

Mr. McGuigan reported on two CPDG Small Procurements and Change Orders:

BCPS

Robert Poole Building, Misc. Changes - CAM Construction Company Inc.  
Robert Poole Building, Misc. Changes - CAM Construction Company, Inc,

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

Mr. McGuigan reported:

BCPS: 14 open, 8 in construction, 5 in design, 1 in feasibility study proceeding to design and procurement

CORE: 951 notices to proceed, 775, demolished and turned over to the city, 127 procurement completed for demolition, 9 in procurement, 40 haz/mat completed, 1 warehouse completed, and 2 schools in demolition procurement

Mr. McGuigan also noted that one school is scheduled to open on schedule for the fall of 2020.

Leasing Report

Mr. Raith reported rent collection issues with six tenants. Two have now paid, he is working with two tenants, and two are seeking a rent adjustment based on the board's parameters at the last meeting.

Financial Report

Mr. Raith reported from the Statement of Revenues and Expenditures for the Maryland Stadium Authority Consolidated, Camden Yards, and Baltimore City Public Schools Construction for the period ending April 2020. Current revenues meet projections, but June declines are anticipated.

Maryland Sports Monthly Update

Mr. Hasseltine reported the Maryland Cycling Classic has been postponed to 2021, but the event has also secured United Health Care as the presenting sponsor. Maryland Sports worked with the state Department of Commerce on interim guidelines for the return of youth sports. Also, Mr. Hasseltine, at the request of the Administration has worked with numerous stakeholders to develop a report that may be used as an evaluation and resource tool for the return to play of youth and amateur sports. The first draft has been submitted for review and comment and will be present to the board when complete.

BaltimoreMD2026.us World Cup support website soft launch over the weekend.

Maryland 5 Star status updates expected in the coming week.

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Chairman Kelso asked the board to go in to a closed meeting for the purpose of consulting with counsel to obtain legal advice and consult with staff, consultants or other individuals on the status of pending and potential litigation as allowed by 3-305(b)( 7 ) and ( 8 ) of the Open Meetings Act.

**Motion to adjourn the open meeting at 12:43PM: Mr. Attman**

**Second: Ms. Riddick**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso**

**Motion to open the closed meeting at 12:43 PM: Mr. Bryce**

**Second: Mr. Mangum**

**Approved by Roll Call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso**

**Closed Meeting**  
**Summary Statement**

12:43 PM

Motion to adjourn the open meeting at 12:43PM: Mr. Attman

Second: Ms. Riddick

Unanimous by roll call

Motion to open the closed meeting at 12:43 PM: Mr. Bryce

Second: Mr. Mangum

Unanimous by roll call

Location - MSA Executive Boardroom

Attendance by phone:

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

MSA: Michael Frenz\*, Jeff Provenzano, Terry Hasseltine, Linda Pohuski

AAG: Cynthia Hahn, Amy Mataban

\* attended in the MSA Executive Boardroom

Mr. Kelso called the meeting to order at 12:43 PM for the purpose of consulting with AAG Cynthia Hahn and Executive Director Michael Frenz on the status of pending and potential litigation matters against MSA and to receive legal advice on these matters as allowed by 3-305(b)( 7 ) and ( 8 ) of the Open Meetings Act.

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Ms. Hahn reported on pending litigation against MSA and facts related to a matter involving potential litigation. The Board did not take any action during the closed meeting and no other matters were discussed.

The motion to close the meeting at 12:52 PM was made by Mr. Attman and seconded by Ms. Riddick and passed unanimously.

**Motion to close the closed meeting and adjourn at 12:52PM: Mr. Attman**

**Second: Ms. Riddick**

**Approval by unanimous Ayes**