

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Minutes
September 3, 2019
12 noon

OPEN MEETING

Attendance

Board

In Person

Thomas Kelso
Leonard Attamn
Joseph Bryce
Carolyn Mazell
Conference Line
Gary Mangum
Manervia Riddick
Jodi Stanalonis

Maryland Stadium Authority (MSA)

Michael Frenz	Phil Hutson	Al Tyler
David Raith	Vern Conaway	Chris Deremeik
Gary McGuigan	Jocelyn Grogan-Jones	Linda Pohuski
Jeff Provenzano	Carmina Perez-Fowler	
John Samoryk	Terry Hasseltine	

Counsel

Cynthia Hahn
Amy Mataban

Other

Amanda Yeager, Baltimore Business Journal

Call to Order

Chairman Kelso called the meeting to order at 12:01 PM and asked for a motion to consider the open and closed minutes of August 6, 2019.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion - Ms. Riddick abstained since she did not attend the August 6, 2019 meeting.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Approving: Mangum, Stanalonis, Mozell, Attman, Bryce, Kelso

Abstain: Riddick

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Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Coating Maintenance and Repairs

Mr. Samoryk recommended a contract with Innovative Floor Systems, Inc. ("IFS") for on-call floor coating maintenance and repairs at the Camden Yards Sports Complex. The term of the proposed contract is three years. IFS submitted the lowest of four bids that were received for the not-to-exceed amount of \$475,200.

Motion to Consider: Mr. Bryce

Second: Mr. Attman

Discussion - None

Motion to Approve: Mr. Bryce

Second: Ms. Stanalonis

Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Presentation by Mr. Samoryk

Concrete Maintenance and Repairs

Mr. Samoryk recommended a contract with Structural Engineering Group, Inc. for concrete maintenance and repairs at the Camden Yards Sports Complex. The term of the proposed contract is two years for the not-to-exceed amount of \$111,395.

Motion to Consider: Mr. Attman

Second: Ms. Mozell

Discussion - This is a time and materials contract based on the estimated number of work hours. A new contract would be required if cost overruns occur.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Baltimore City Public Schools

Presentation by Ms. Perez-Fowler

Schools Construction Program Change Order

Blanket Purchase Order - Moving and Relocation Services

Ms. Perez-Fowler recommended an increase to the schools construction program blanket purchase order (BPO) agreement of \$2,000,000. The initial \$1,400,000 BPO covered 22 moving and relocation task orders, including all moves until December 2019. Due to the complexity and previously unplanned phasing of these projects, the initial request is insufficient to complete the task orders required for the remaining schools in the program.

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Motion to Consider: Mr. Bryce
Second: Ms. Mozell

Discussion - The contract has a not-to-exceed amount. There is more work than anticipated and original estimates were based on a more limited scope of work and singular moves. Errors in estimates were identified and corrected. Some projects have been phased over time at the City's request, requiring multiple moves.

Motion to Approve: Mr. Bryce
Second: Ms. Riddick
Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Maryland Stadium Authority

Presentation by Mr. Raith

Hippodrome Performing Arts Center License Agreement

Mr. Raith recommended a license agreement between the Maryland Stadium Authority, The Hippodrome Foundation and IKE Smart City, LLC (IKE) that will allow IKE to access power from inside the Hippodrome for a 10 year term to a kiosk in front of the theater on Eutaw Street. IKE will reimburse the Hippodrome quarterly for power to the kiosk. IKE is responsible for permits, as well as related power costs.

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

Discussion - The contract is not assignable without the consent of MSA. The purpose of the kiosk is to increase the ability to market and advertise Hippodrome events.

Motion to Approve: Mr. Attman
Second: Mr. Bryce
Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Presentation by Mr. Tyler

Hagerstown Proposed New Minor League Baseball Ballpark

Additional site Assessment - Phase II

Mr. Tyler Recommended a contract with the City of Hagerstown to develop a memorandum of understanding related to a proposed new multi-Use sports and events facility in Hagerstown, MD. The Phase II study will include parking analysis, environmental study, preliminary site due diligence, and cost estimate. The City of Hagerstown has committed up to \$300,000 for Phase II.

Motion to Consider: Mr. Bryce
Second: Ms. Mozell

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Discussion - The City of Hagerstown has committed to pay for the phase II study to better understand the economic viability of the project.

Motion to Approve: Mr. Bryce

Second: Ms. Mozell

Unanimous by roll call: Attman, Bryce*, Mangum, Mozell, Riddick, Stanalonis, and Kelso

***Mr. Bryce asked that the record reflect The Washington Coalition is not part of this item.**

Presentation by Mr. Tyler

Crossroads Consulting Services, LLC

On-Call consulting Contract Modification

Mr. Tyler recommended a modification to the June 2017, Crossroads Consulting Services LLC contract increasing it by \$166,000 to a new contract amount of \$816,000 to accommodate the upcoming workload between now and the end of the initial three year term set to expire in June 2020. The increase accommodates 3 additional studies including the proposal for St. Mary's County sports complex being submitted for MSA Board approval on September 3, 2019.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion - The blanket contract is based on a specific number of studies over the contract term. The blanket contract is competitively bid, not the individual studies. This modification is due to the increased number of studies requested of MSA and the contract consultants.

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Presentation by Mr. McGuigan

St. Mary's County Athletic Complex - Study Request

Mr. McGuigan recommended a contract with Crossroads Consulting Services, to perform a study at the request of the St. Mary's County Commission administrator for a market and economic study to determine the feasibility of the county developing a sports complex. The proposed sports complex includes an indoor fieldhouse and a multi-field outdoor complex that could accommodate youth and/or amateur leagues and tournaments. In the two phase study, Phase I will evaluate market demand for the proposed sports complex. Phase II will estimate potential economic and fiscal impacts at the State and county levels.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

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Discussion - The study is county centric. There is no Tri-County Council participation.

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Abstaining: Ms. Staloni, Mr. Attman

Approving by roll call: Bryce, Mangum, Mozell, Riddick, and Kelso

Presentation by Mr. Deremeik

Project C.O.R.E. Demolition Services (CORE)

Mr. Deremeik recommended a contract to Goel Services, Inc. (Goel) for CORE demolition services in the amount of \$1,024,485 pursuant to a memorandum of understanding executed between Baltimore City Department of Housing and Community Development, the Maryland Department of Housing and Community Development and the Maryland Stadium Authority. The demolition services are for the abandoned warehouse structure identified in RFP DD-005. Goal proposed the lowest of three bids.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion - This is a 4-story building encompassing half a square block. The demolition is fully funded by DHCD.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Staloni, and Kelso

Presentation by Mr. Deremeik

Project C.O.R.E. (CORE) Demolition Services - Modification to Not to Exceed Value

Mr. Deremeik recommended a contract modification for CORE demolition services with K&K Adams, Inc., Goel Services, Inc. and P&J Contracting Company, Inc. Based upon the increased scope of services and other program demands, MSA recommends increasing the not-to exceed award value by \$5,500,000 to \$20,500,000.

The two most significant changes include the addition of wall work (to include the separation of adjoining structures from those scheduled for demolition, followed by the construction of new CMU / stucco demising walls) and performance of water service/sanitary service utility abandonments. The work is fully funded by Maryland DHCD and has no impact on the MSA's operating budget.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion - The board requested confirmation that insurance limited cover the full value of the work. DHCD will fully fund the project.

Motion to Approve: Mr. Bryce

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Second: Mr. Attman

Unanimous by roll call: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, and Kelso

Informational

Executive Director's Report

Mr. Frenz reported on several recent meetings with City and State legislative leaders, including Baltimore City Mayor Jack Young, and House and Senate Capital Budget Chairs Delegate Tawanna Gaines and Senator Doug Peters, and agency leadership of the National Aquarium. Upcoming meetings and notices reported: Camden Yards Sports Complex hosting the Cambridge Waterfront Development Corporation for a presentation by the Baltimore Development Corporation and the October 2, Day to Serve event at the Baltimore Veteran Memorial when MSA will partner with the Lottery agency and the Veterans Administration.

Mr. Frenz also announced a USGBC Maryland legacy leadership award received by M&T Bank Stadium earlier this year. Additionally he noted MTBS will be lit blue September 3, for National Prostate Cancer Foundation awareness and red on October 2, honoring National Fallen Firefighters.

Security Report

Mr. Conaway reported no change in the threat level and no significant incidents during the two 2019 preseason football games. Maryland Emergency Management Agency met with stadium officials for a briefing and discussions. A multi-agency table-top exercise is planned for September in advance of a full scale exercise during 2020.

Report of Small Procurements and Change Orders

Mr. Samoryk reported on the following small procurements and change orders:

- Camden Yards Sports Complex - The Plant Connection, LLC for interior landscaping services and HEH, Inc. for concrete maintenance and repairs
- MSA - M&T Bank for trustee services
- M&T Bank Stadium - Plano-Coudon, LLC for general contracting operations to office renovations
- Oriole Park at Camden Yards - Shafer Troxell and Howe, Inc. for replacement pumps
- Warehouse - Quandel / J. Vinton Schafer and Sons, Inc for general contractor services for the elevator modernization project

Mr. McGuigan reported on the following small procurements and change orders for BCPS:

- CAM Construction - closeout change order and miscellaneous changes - Robert Poole Building,
- ECS Mid-Atlantic, LLC - vibration monitoring services - Walter P. Carter/Lois T. Murray Elementary/Middle School
- J. Vinton Schafer - closeout change order and miscellaneous changes - John E. Howard Elementary School
- CAM Construction - additional work beyond scope - Robert Poole Building

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

Mr. McGuigan reported:

Schools: 11 open, 7 in construction, 7 in design, 3 in study

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CORE: 594 complete, 265 down, 77 in demolition, in hazmat or notice to proceed process

Leasing Report

Mr. Raith reported MSA received all payments for August 2019. Updates were provided on the intent of a law firm to lease Warehouse space and the termination of the lease with a medical group. Barton Malow will conclude operations at MDOT Camden Station in September and vacate the historic Camden Station office space.

Maryland Sports Monthly Update

Mr. Hasseltine informed the Board that anticipated funding for the FY20 Youth and Amateur Sports Grant was not allocated by the legislature. He is working with the Governor's office to find a solution.

Several updates were provided:

The organizing committee for Fair Hill and 2020 CCI5* hired Jeff Newman as CEO. Latest efforts on the UCI major cycling event.

Sport and Entertainment Corporation of Maryland awaits final IRS approval.

Open meeting closed at 12:45 pm

**Closed Meeting
Summary Statement
September 3, 2019
12:46 pm**

Place: MSA, Executive Boardroom

Present:

Board Members: Thomas Kelso, Leonard Attman, Joe Bryce, Gary Mangum,* Carolyn Mozell, Manervia Riddick,* Jodi Staltonis* (*by conference line)

MSA: Michael Frenz, Phil Hutson, Linda Pohuski

Counsel: Cynthia Hahn, Amy Mataban

Call to Order:

Chairman Kelso called the closed meeting to order and asked for a vote to open the closed meeting at 12:46 PM for the purpose of consulting with counsel, Assistant Attorney General Cynthia Hahn, on pending and potential litigation matters, pursuant to Sections 3-305(b)(7) and (8) of the Open Meetings Act.

**Motion to open the closed meeting: Mr. Bryce Second: Mr. Attman
Unanimous by voice: Attman, Bryce, Mangum, Mozell, Riddick, Staltonis
and Kelso**

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Ms. Hahn reported on the status of ongoing negotiations to settle an ADA lawsuit, currently pending in federal court against MSA. She also summarized the status of the retention of outside counsel by the Office of the Attorney General to represent the interests of the State and MSA in a confidential litigation matter. The Board did not take any action on these matters.

The Chairman then asked for a motion to close the closed meeting at 1:03 PM. **Motion: Mr. Attman; Second: Mr. Bryce; Unanimous**