

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Minutes
Tuesday, December 4, 2018 3:00 PM

OPEN MEETING

Attendance

Board

In Person

Chairman Kelso
Mr. Attman
Mr. Bryce
Mr. Mangum
Ms. Riddick
Mr. Smith
Ms. Stanalonis

MSA

Michael Frenz	Al Tyler
John Samoryk	Gary McGuigan
Carmina Perez-Fowler	Eric Johnson
Vern Conaway	Jocelyn Grogan-Jones
Jeff Provenzano	Rachelina Bonacci
Phil Hutson	Linda Pohuski

Counsel

Cynthia Hahn
Amy Mataban

Other

Secretary Mike Gill – Maryland Department of Commerce
Karen Glenn-Hood – Maryland Department of Commerce
Holden Wilen – Baltimore Business Journal

Call to Order

Chairman Kelso called the meeting to order at 3:10 PM and introduced Secretary Mike Gill.

Presentation

Maryland Department of Commerce by Secretary Gill

Approvals

Minutes

Chairman Kelso introduced the November 8, 2018 Board meeting minutes and asked for a motion to consider.

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Motion to Consider: Mr. Attman
Second: Ms. Stalonis

He asked if there were any questions, changes or corrections. Hearing none, he asked for a motion to approve.

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

MSA

Presentation by Mr. McGuigan

Supplement to MSA’s procurement policies to address change orders as required by the Change Order Fairness Act codified in State Finance & Procurement (“SFP”) Article § 15-112.

Mr. McGuigan briefed the Board on proposed Supplement.

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

Discussion: The purpose of the proposed supplement to the current MSA procurement policies is to address broader policy issues related to change order guidelines required by SFP § 15-112, to which MSA is specifically subject. As MSA is exempt from most of the State’s procurement laws set forth in SFP and its related regulations, the Board declined to approve the proposed policy supplement to provide more time to better understand the impact of SFP § 15-112 on MSA, and its current contracting model and methods.

Motion to postpone the proposed supplement for one month: Mr. Attman
Second: Mr. Smith
Unanimous

Presentation by Mr. Raith

Baltimore Orioles Warehouse Office Lease

Mr. Raith recommended a first floor Warehouse lease with the Baltimore Orioles Limited Partnership for expanded office space. The Orioles plan to expand their ticketing and marketing operations. Lease terms were disclosed.

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

Discussion: Mr. Raith repeated the lease terms for the Board.

Motion to Approve: Mr. Bryce

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Second: Mr. Attman
Unanimous

Contracts

Camden Yards Sports Complex
Presentations by Mr. Provenzano
Stadium Janitorial Services- 1st Renewal
Solid Waste Removal and Recycling Services- 1st Renewal

Mr. Provenzano presented the two recommendations together.

Aramark Sports Entertainment Services, LLC (“Aramark”)– The recommendation is for the first of two one-year options with Aramark under the contract that went into effect January 31, 2016. This is a not-to exceed amount of \$5,266,472 for one year of stadium janitorial services for both Oriole Park and M&T Bank Stadium.

Waste Management of Maryland, Inc. (“WMMD”) – The recommendation is for the first of two one-year options with WMMD to provide solid waste removal and recycling services at Camden Yards Sports Complex (“CYSC”) under the contract that went into effect January 31, 2016. The amount is not-to-exceed \$390,243 to meet anticipated service requirements.

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

Discussion: None

Motion to Approve: Mr. Bryce
Second: Mr. Smith
Unanimous

Presentation by Mr. Conaway
Uniformed Security Services

Mr. Conaway recommended a contract with Universal Protection Service, LLC d/b/a Allied Universal Security Services. The contract term is for 3 years with 2 one-year renewal options. The approval request is for the initial 3-year term in an amount not-to-exceed \$6,923,058.

The total contract, if both renewal options are exercised, is not-to-exceed \$11,749,027.

Motion to Consider: Ms. Riddick
Second: Ms. Staltonis

Discussion: Mr. Conaway shared additional provisions of the contract. An estimated 90,000 hours will be utilized to provide 24/7 uniformed security services for Oriole Park, M&T Bank Stadium, and any special events. The estimated 800 to 900 unarmed, trained security officers will supplement, not replace participation by numerous other levels of law enforcement and

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security agencies. The security officers will be additional observers to help cover more area and allow for earlier identification of possible problems.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Unanimous

BCPS

Presentation by Mr. Johnson

Walter P Carter/ Lois T. Murray Elementary/Middle School

GMP #1 Early Release Package

Mr. Johnson recommended a contract amendment to the Whiting-Turner Contracting Company in the amount of \$902,260 related to the BCPS school replacement. The early release GMP package includes abatement, demolition, selective site work, and site service outlined in the CM's GMP submission.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

Discussion: None

Motion to Approve: Mr. Attman

Second: Mr. Smith

Unanimous

Presentation by Ms. Perez-Fowler

Walter P Carter/ Lois T. Murray Elementary/Middle School

Testing and Inspection Services

Ms. Perez-Fowler recommended a contract in the amount of \$202,316.50 to provided testing and inspection services. The procurement process was outlined for the Board.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion: None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Unanimous

Informational

Executive Director's Report

Mr. Frenz updated the Board on the progress of M&T Bank Stadium renovations and shared the positive response from fans on the opening of the escalator in the stadium's northwest section.

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Mr. Frenz reported on meetings with Maryland Secretary of State, John Wobensmith and with the Department of Agriculture – Rural Development that may lead to future collaborations. He also reported on meetings scheduled with the new COO for the Orioles, John Vidalin, and bi-monthly meetings with the Cambridge Waterfront Development Commission on the Eastern Shore.

Mr. Frenz and the Board acknowledged and praised Ashley Cottrell on receiving a third award this year for her work at Maryland Sports and MSA. The Maryland Daily Record Leading Women recognition plaque awarded to Ms. Cottrell was on display.

Security Report

Mr. Conaway told the Board there were no new threats or incidents at CYSC. Last week, Mr. Conaway attended a cabinet level resilience retreat sponsored by the Governor's office. He also reported on the active shooter preparedness classes being offered to MSA staff and tenants. Over 100 people have been trained with additional classes planned.

Report of Small Procurements and Change Orders

Mr. McGuigan submitted one small procurement and one change order, as follows:
Cherry Hill E/M School, Sculpture Restoration, Mary Ann E. Mears - \$49,500.
John E. Howard Elem. School, Grounded Electric Compression Costs, J. Vinton Schaefer & Sons, Inc. \$125,000

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

Mr. McGuigan provided the following updates:
BCPS – 9 schools are open, 5 under construction, 5 in design, 9 in planning and procurement.
CORE – 672 sites awarded, 289 completed, 102 in demolition, 170 in hazmat phase

Leasing Report

Mr. Raith updated the Board on four leases or potential leases in the Warehouse. The Real Estate Broker contract will be presented to the Board in January. Approximately 17,000 sq. ft. of Warehouse space is currently available.

Financial Report

Mr. Raith reported the revenues and expenses for October 2018.

Maryland Sports Monthly Update

Ms. Bonacci provided the report on behalf of Mr. Hasseltine. The Board was updated on grant distribution and the progress of the MSA annual report. The CIAA bid presentation in Charlotte, N.C. occurs on December 5, 2018. Ms. Bonacci reiterated the accolades of Mr. Frenz on the recognition of Ms. Cottrell's work.

At the conclusion of the informational updates, Chairman Kelso asked for a motion to close the open meeting at 4:30 PM.

Motion to close the open meeting: Mr. Smith

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**Second: Mr. Attman
Unanimous**

Chairman Kelso asked for a motion to open the closed meeting at 4:30 PM.

**Motion to open the closed meeting: Ms. Riddick
Second: Mr. Attman
Unanimous**

Ms. Hahn reported on 2 items and Mr. McGuigan reported on one item. No action was taken during the closed meeting.

Mr. Kelso asked for a motion to close the closed meeting at 5:11 PM.

**Motion to close the closed meeting: Mr. Attman
Second: Ms. Staloni
Unanimous**

Mr. Kelso asked for a motion to open the open meeting at 5:11 PM.

Motion to open the open meeting: Mr. Smith

**Second: Mr. Attman
Unanimous**

Chairman Kelso asked to adjourn at 5:11 PM.

**Motion to Adjourn: Mr. Attman
Second: Mr. Bryce
Unanimous**