

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

Board Meeting
Minutes
October 7, 2020
12:00 PM

OPEN MEETING

Attendance

Board

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

Maryland Stadium Authority

Michael Frenz*	Carmina Perez-Fowler
David Raith*	Eric Johnson
Gary McGuigan	Rachelina Bonacci
Jocelyn Grogan Jones	Joseph March
Vernon Conaway*	Kristy Taylor
John Samoryk	Linda Pohuski
Jeff Provenzano	

Counsel

Bruce Benshoof

Other

Brian Hackenberg – Skyline 15 Technology Solutions

*In-person - Executive Boardroom

**Arrived 12:12 PM

Call to Order: 12:01 PM by Chairman Kelso

Approvals

Minutes

Introduction of the September 1, 2020 open and closed meeting minutes.

Motion to Consider: Mr. Attman

Second: Ms. Stalalonis

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Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Staloni

Affirming: Attman, Bryce, Mangum, Riddick, Staloni, Kelso

Contracts

Camden Yards Sports Complex

Presentation by Mr. Conaway

On-Call Contract - Explosive Detection Canine Team Services

Mr. Conaway recommended a contract with K2 Solutions, Inc. (K2) to deploy explosive detection canine services on an on-call time and materials as needed basis at the MSA owned and operated parking facilities and the Camden Yards Sports Complex. The proposed term is three (3) years with two (2) renewal options. K2 submitted the lowest responsive and responsible bid of the five (5) bids received for a not-to-exceed amount of \$390,450 for the initial term.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

Discussion – The on-call services are supplemental to existing providers during events.

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Affirming: Attman, Bryce, Mangum, Riddick, Staloni, Kelso

M&T Bank Stadium

Presentation by Mr. Provenzano

Extended Warranty for Control Room Equipment

Mr. Provenzano recommended approval of a sole source contract with Ross Video, Inc. (Ross) to provide an extended warranty for the unified video control room equipment at M&T Bank Stadium in connection with the stadium upgrades completed by the Baltimore Ravens. Ross is the only provider of the product warranty, replacement parts and proprietary support. This agreement extends the warranty that expired June 2020. The proposed term would begin in October, 2020 and expires on June 30, 2023, with MSA retaining two one-year options to renew. The total five-year cost would be \$576,642, which is fully reimbursable by the Baltimore Ravens through the operations and maintenance budget. \$337,800.40 is requested in the not-to-exceed amount for the initial term

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

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Affirming: Attman, Bryce, Mangum, Riddick, Stalonis, Kelso

Baltimore City Public Schools

**Ms. Mozell joined the meeting during this presentation.

Presentation by Ms. Perez-Fowler

Highlandtown Elementary/Middle School - Building Commissioning Services

Ms. Perez-Fowler recommended approval of a professional services contract to Brinjac Engineering, Inc. (Brinjac) for \$52,620 to provide building commissioning services for Highlandtown Elementary/Middle School. Based on the RFQ eleven firms participated in the project pool. Eight firms were short-listed after submitting technical proposals. Brinjac tied with the highest overall score and offered the lowest fee.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Attman

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stalonis, Kelso

Maryland Stadium Authority

Presentation by Ms. Perez-Fowler

Project CORE - Hazardous Material Surveying & Reporting Services

Ms. Perez-Fowler recommended approval of a contract for \$52,489.50 to KCI Technologies, Inc. (KCI) to provide hazardous materials surveying and reporting services for C.O.R.E. projects. Eleven firms submitted technical proposals. One firm was deemed non-responsive based on the RFP. Technical clarifications were requested from the remaining ten firms. The committee then requested financial proposals from seven firms. KCI had the highest overall score and the lowest fee.

Motion to Consider: Mr. Attman

Second: Ms. Stalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Mangum, Mozell, Riddick, Stalonis, Kelso

Abstaining: Mr. Bryce

Presentation by Mr. McGuigan

Ocean City Convention Center Contract Modification - Second Chiller Addition

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Mr. McGuigan recommended approval of a contract amendment with Barton Malow Company in the amount of \$436,484.44 to remove one existing 700-ton chiller and install a new 700-ton chiller as part of Phase III – Ocean City Convention Center Renovation and Expansion project. The cost for this work was procured by Barton Malow as part of the competitive sealed bids used to generate the guaranteed maximum price under Add Alternate No. 2 – Chiller Replacement. The item was bid as an alternate until unknown risks with the subsurface conditions could be evaluated.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Chiller #2 was competitively bid as part of the project, but held as an alternative item for potential future replacement until other costs were established. Chiller #2 will be a 60/40 split between the state and town.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Staltonis, Kelso

Warehouse Office Leases

Presentation by Mr. Raith

Resolution - Maryland Stadium Authority - 3rd floor Capital Projects Development Group

Mr. Raith presented a resolution to allow CPDG to continue to occupy the 3rd floor Warehouse office space allocated between MSA and BCPS construction program personnel. The current rate is \$25.59 per square foot. This resolution also allows MSA to charge office rent to other major projects based on the allocation of space being dedicated to the project. Finally, the resolution will allow Mr. McGuigan and Mr. Raith to re-allocate space as needed based on utilization.

Motion to Consider: Ms. Mozell

Second: Ms. Staltonis

Discussion – The resolution is for a 3-year fixed rate lease with a cap of \$25.59 per square foot. AAG Bruce Benshoof was asked to redraft the resolution to exclude the annual 3% increases.

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Staltonis, Kelso

Presentation by Mr. Raith

Warehouse Office Lease and Grant Agreement - Sports and Entertainment Corp of MD

Mr. Raith recommended a Warehouse Office Lease for 3,000 square feet on the 8th floor of the north warehouse and a grant request to subsidize the rent payments over the three years in the amount of \$175,500.

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

Discussion – This is a 3 year grant, after which time a new agreement could be negotiated.

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

Affirming: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis, Kelso

Informational

Executive Director's Report

- Annual legislative and executive leader updates have begun, thus far meetings have occurred with House Speaker Jones, Senate President Ferguson and Committee Chairs McIntosh and Guzzone, as well as Treasurer Kopp, Comptroller Franchot, and Baltimore City Delegation leaders Delegate Smith and Senator Hayes. Baltimore City Council President Scott has also been updated.
- The baseball season is over and two football games have been played without incident. Kudos to Jeff Provenzano and Vern Conaway and their teams for their support to the Orioles and Ravens during this difficult pandemic sports season.
- CYSC was the site of drive-in electric dance music shows on 9/23 and 9/24 with about 300 cars using our designated parking lots for the events.
- This year's MSA Day-To-Serve is Friday, 10/9 in Oriole Garden near the South Warehouse, next to the War Memorial. Twenty MSA volunteers and the National Wildlife Federation will install 600 plants that help to attract native birds, including Orioles.
- Unite Here Local 7 will hold a food giveaway for hospitality workers Friday, 10/9. This will be a repeat of the July 9th and 10th events.
- Severance paid to the departing MES executive director has made recent local news. Based on a record search of past 15 years, MSA has paid no bonuses or severance.

Security Report

Baseball ended and the football season commenced with no safety or security incidents. The season opener allowed no fans. The last game and the upcoming Bengals game allows for up to 250 fans, mostly from the households of players, coaches or team staff. The Ravens/Steelers game scheduled for October 23, is rescheduled to November 1, due to some players from other teams testing positive for Covid-19.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Electrical Substation Maintenance - Contract Modification No. 1 - EnerG Test, LLC

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- On-Call General Trades Contract - Colossal Contractors

M&T Bank Stadium

- Daktronics, Inc. Extended Service Agreement and Maintenance

Warehouse

- Janitorial Cleaning - Contract Modification No. 1 - Sentral Building LLC

BCPS

- Arlington Elementary School, Building Commissioning Services
Closeout, Kibart, Inc. (\$12,175.95)

CPDG

- Ocean City Convention Center, Design Services to Upgrade Existing
Life Safety Systems, Becker Morgan Group \$17,385
- Ocean City Convention Center, Design Services for AV System
Upgrade, Becker Morgan Group \$63,250

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

CORE: 965 notice to proceed; 773 units down and returned to the city; 127 in procurement and demolition; and 65 in HazMat evaluation.

BCPS: 15 Schools open; 9 in construction; 3 in design; and 1 in feasibility study

Also, the Governor announced savings of \$60 million as a result of efficient bond issuance and best practices project management to build additional schools.

Chairman Kelso congratulated Messrs. McGuigan and Johnson and their team for their great work on school construction and savings, as well as Mr. Raith for his work on the bond program and efficient bond issuance.

Leasing Report and Finance Report

Mr. Raith updated the status of four late Warehouse rent payments and informed the board of two tenant rent relief plans. The first quarter financial report for July, August and September will be provided for November's meeting. Other revenues are current, while internal operating expenses are reduced and tightly controlled.

Maryland Sports Update

Mr. Frenz reported Mr. Hasseltine and his team are spending a lot of their energy working toward securing World Cup 2026 games and training facilities throughout the state. They have received financial support and other resources from companies statewide. You are encouraged to visit the website where there is an opportunity to sign in and show your support.

Call for Adjournment: 12:42 PM

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

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Unanimously affirmed by voice vote.