

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

Board Meeting Minutes
February 6, 2024 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman*
Joe Bryce*
Bill Cole
Lee Coplan
Artis Hampshire-Cowan
Manervia Riddick
Justin Williams*

Maryland Stadium Authority

Michael Frenz	Rachelina Bonacci
Vernon Conaway	Kristy Taylor
Gary McGuigan	Joe March*
Bruce Benshoof*	Amy Mataban*
Terry Hasseltine	John Samoryk
Jeff Provenzano	Cynthia Hahn
Dawn Abshire	Bart Shifler
Phil Hutson	Al Tyler
Yai Waite	Kelly Smulovitz
Altha Weaver	Jocelyn Grogan Jones
Nick Caronna	

Call to Order:

Chairman Thompson called the meeting to order at 12:00 PM.

Approvals

Minutes

Approval of the open meeting minutes for January 2, 2024

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Approval of amended ad hoc meeting minutes for December 18, 2023

Motion to Approve: Mr. Cole

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Contracts

Built To Learn

Presentation by Mr. Johnson

Talbot County Project MOU

Mr. Johnson recommended approval of a MOU with Talbot County, the Talbot County School Board and MSA for school construction projects.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Built To Learn

Presentation by Ms. Waite

Construction Management Services-Baltimore City College High School

Ms. Waite recommended approval of a contract with Walters Relocation Inc. for moving and relocation services for Frederick Douglass High School (Relocating to Swing Space: Northwestern Building).

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

21st Century Schools

Presentation by Ms. Waite

Revised RFP-Moving & Relocation Services-Frederick Douglas High School

Ms. Waite recommended approval of a contract with Walters Relocation Inc. for moving and relocation services for Frederick Douglass High School (Relocating to Swing Space: Northwestern Building).

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

St. Mary's County Sports Complex MOU

Mr. Tyler recommended approval of a MOU between the Board of County Commissioners of St. Mary's County and the Maryland Stadium Authority to conduct a preliminary design of a new proposed sports complex in California, MD.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On Call HVAC Repairs and Maintenance

Mr. Samoryk recommended approval of a contract with Ainsworth, Inc. for HVAC repairs and preventive maintenance services at the Camden Yards Sports Complex.

Discussion – Mr. Samoryk provided an explanation of the variance in submitted bid pricing. He also clarified that the small business only restriction was removed from this bid and prevailing wage requirement was added. Confirmation of minority participation including purchasing and sub-contractors.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On Call General Painting Services

Mr. Samoryk recommended approval of a contract with Colossal Contractors, Inc. for general painting services on an as-needed basis at the Camden Yards Sports Complex.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Camden Yards Sports Complex
Presentation by Mr. Conaway
Emergency Medical Services

Mr. Conway recommended the third of four renewal options for the Emergency Medical Services Agreement at Oriole Park at Camden Yards between MSA and the Mayor and City Council of Baltimore.

Discussion –None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

M&T Bank Stadium Improvements
Presentation by Mr. Samoryk
Furniture, Fixtures and Equipment

Mr. Samoryk recommended approval of a contract with Price Modern, LLC, to provide furniture, fixtures and equipment for the initial phase of the M&T Bank Stadium.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Stanalonis, Williams, Thompson

M&T Bank Stadium Improvements
Presentation by Mr. Hutson

M&T Bank Stadium Guaranteed Maximum Price #4

Mr. Hutson recommended approval of a Guaranteed Maximum Price #4 package with Gilbane Building Company for a portion of the M&T Stadium improvements.

Discussion – Confirmation of None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Stanalonis, Williams, Thompson

Maryland Sports Commission

Presentation by Mr. Hasseltine

Michael Erin Busch/Youth Amateur Sports Grant Funds Approval

Mr. Hasseltine recommended approval of financial support for the list of youth and amateur events requesting grant funding and meeting requirement guidelines.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

**Maryland Stadium Authority
Presentation by Mr. Caronna
2023 Internal Audit Plan & Risk Assessment**

Mr. Caronna recommended approval of the Internal Audit Plan and Risk Assessment for calendar year 2024.

Motion to Consider: Ms. Riddick

Second: Mr. Coplan

Discussion – None

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson

Informational

Executive Director’s Report - Mr. Frenz

- Mr. Frenz provided a Budget Hearing update where the issues included:
 - Length of the proposed ground lease with Orioles relative to the length of the stadium lease. Answer: no ground lease terms currently exist with upon lease extension.
 - Fair market value of foregone warehouse cash flows relative to ground lease rent. Answer: it is premature to perform this analysis given unknowns regarding potential development and ground lease terms.
 - Potential Ravens’ parity claim involving Orioles’ ground lease and operational responsibilities. Answer: once changes take effect the Ravens would have the right to invoke parity claims.
 - Tax implications of potential Orioles’ lease changes. Answer: tax implications are uncertain and are the province of other entities in the state and city.
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Security Report – Mr. Conaway

- Mr. Conaway shared the success of security during the AFC championship game.
- The concerns regarding unauthorized drones flying during games were expressed and Mr. Conaway announced that charges were filed against the drone owner and the possibility of a substantial fine or incarceration.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Chiller Plant Glycol Drain

Maryland Stadium Authority

- MD Time Software Support

Oriole Park at Camden Yards

- AB&B Termite and Pest Control
- STH Fire Pump Repairs

Baltimore City Schools

- Montebello Elementary/Middle School, Building Commissioning Services

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Closeout,

- Govans Elementary School, Building Commissioning Services Closeout,
- Owner Controlled Insurance Program Extension II, Alliant Insurance Services

Capital Project Development Group

- Department of Legislative Services, Scope Changes, The Whiting-Turner Contracting Company
- Department of Legislative Services, Scope Changes, The Whiting-Turner Contracting Company

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed 2 schools in design.
- Built To Learn – MOUs with 10 counties representing 22 projects.
- Racing – On hold.
- DLS Building: construction continues on schedule.
- CORE: 1,288 notices to proceed; 1,239 properties completed and turned over to Baltimore city.
- Baltimore Convention Center – continue to negotiate MOU.
- Hagerstown Multi-Sport Center on schedule (early May 2024).
- Frostburg State University – conceptual design in process.
- Ocean City Indoor Outdoor Sports Complex – will proceed upon funding.
- MLS Next Stadium – potential site report was released.
- Baseball Stadiums – Bowie and Purdue are in concept design – Aberdeen – negotiated MOU – Frederick – design and build kick off soon – Charles County entering design build soon.
- Anne Arundel County Arts and Conference Center study is underway – spring 2024.
- Ocean City parking study is proceeding.
- St. Mary’s County Sports Complex - Phase 2 Study remains in MOU negotiation.
- Blue Line – Field house negotiation with architect.

Warehouse Tenant Update

- Ms. Abshire confirmed that all tenants are current with rents and provided a financial accounting of tenant payments.

Audit Committee Report

- Internal audit report provided by Mr. Caronna.
- Mr. Caronna explained the delay in external audits for 2019, 2020 and 2021.

Maryland Sports Monthly Update

- Michael Erin Bush Grant portal is operating with robust entries.
- Maryland Sports will participate in the Maryland Recreation and Parks Association conference held in April. Will provide information regard sports tourism.
- 5 Star and Cycling classic heightening corporate sponsorships.

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Chairman Thompson shared the positive comments expressed about Maryland Stadium Authority during the Budget Hearings.

Motion to adjourn: Mr. Attman

Second: Mr. Coplan

Vote: Unanimous