

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

Board Meeting
Minutes
June 1, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Lenny Attman
Joe Bryce
Mike Huber (arrived late unable to vote)
Gary Mangum
Manervia Riddick
Jodi Stalalonis

Maryland Stadium Authority

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

Counsel

Bruce Benshoof

*Present in Executive Conference Room
All other participants attended using teleconferencing

Call to Order:

Chairman Kelso called the meeting to order at 12:05 PM.

Approvals

Minutes

Introduction of the open meeting minutes for May 4, 2021 and May 18, 2021.

Motion to Consider: Mr. Bryce

Second: Ms. Stalalonis

Discussion - None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

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Affirming: Bryce, Mangum, Staltonis, Kelso

Contracts

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Mr. Provenzano recommended the following contract approvals.

- **Parking Management Services – Contract Modification**
The modification of the MSA parking service contract with SP Plus Corporation, authorizing additional funding in the amount of \$241,400. This funding is needed to cover the required support of the mass vaccination clinic at M&T Bank Stadium through July 15, 2021. The full amount of these funds will be reimbursed to MSA by the Maryland Department of Health and University of Maryland Medical System.
- **Stadium Janitorial Services – Contract Modification**
MSA modification of the janitorial services contract with Aramark Sports and Entertainment Services, LLC to authorize additional funding in the amount of \$377,500. The additional funding is needed to cover the services that were required to support the mass vaccination clinic at M&T Bank Stadium through July 15, 2021. The full amount of these funds will be reimbursed to MSA by the State.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion – None

Motion to Approve: Ms. Staltonis

Second: Mr. Bryce

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

M&T Bank Stadium

Presentation by Mr. Provenzano

Evertz Extended Warranty Service Agreement

Mr. Provenzano recommended approval of a contract with Evertz to provide extended warranty and service coverage for the Evertz control room equipment at M&T Bank Stadium. The extended service agreement will include annual subscription licenses, parts and labor cost for hardware and service equipment loans for the duration of any required repairs. The proposed agreement is for a one-year period beginning July 1, 2021 through June 30, 2022. The cost of \$133,714.50 will be reimbursed by the Ravens through the operations and maintenance budget for M&T Bank Stadium.

Motion to Consider: Mr. Bryce

Second: Ms. Staltonis

Discussion – None

Motion to Approve: Ms. Staltonis

Second: Mr. Bryce

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

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Presentation by Mr. Hutson

On-Call Waterproofing and Restoration Consulting Services – First Renewal

Mr. Hutson recommended MSA exercise the first renewal option for the contract with Building Envelope Consultants and Scientists, LLC to provide on-call waterproofing and restoration consulting services on an as needed basis. The renewal term will be June 11, 2021 through June 10, 2022. This is the first of two renewal options that is available to MSA under the existing contract dated June 11, 2018. Authorization is requested in the amount of \$50,000 to meet anticipated requirements for the renewal term.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Informational

Executive Director's Report- Mr. Frenz

- Mr. Frenz and Mr. Kelso appeared before the State Transparency and Accountability Reform Commission on May 17, 2021. The questionnaire from the commission was discussed and the committee will provide any recommendations for independent agencies in December 2021
- The Office of Legislative Office Audits report should be released soon and will be reported to the Board.
- Capacity restrictions will be lifted at Orioles Park at Camden Yards on June 1, 2021.
- MSA employees will return to the office on July 1, 2021.
- The July Board meeting will be held in person.
- Mass Vaccination Site Update:
 - Last day for Pfizer first doses is June 10.
 - Beyond June 10, will only be giving 2nd dose of Pfizer vaccine.
 - In June, will be closed every Sunday and Monday.
 - Clinic hours 6/1 - 6/15: 9 am – 5 pm, last appointment 4:30.
 - Clinic hours 6/16 – 7/1: 9 am – 2 pm, last appointment 1:45.
 - Clinic hours 7/2: 9 am – 12 pm, last appointment 11:45.
 - Orioles day game hours remain 9 am – 1 pm
 - Demobilization to start July 6th.

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- UNITE HERE Local 7 held their fourth food relief event at the Camden Yards Sports Complex.
- MSA Congratulates Lenny Attman on his induction into the Baltimore Jewish Hall of Fame on May 13.

Security Report- Mr. Conaway

- No significant security or safety issues at the complex since the last board meeting.
- Security will be adjusted as stadium visitation is increased.
- Discussions are underway with the NFL and Ravens regarding opening the 2021 football season.

Report of Small Procurements and Change Orders

Orioles Park at Camden Yards

- High Rise Windows and Glass Cleaning Services
JDG Management dba City Wide of Central Maryland (First Renewal Option)

M & T Bank Stadium

- Fire Alarm Network Command Center Upgrade
Siemens Industry Inc. (First Renewal Option)
- Supply and Maintenance of Portable Toilets
KP Enterprises (First Renewal Option)

BCPS

- BCS, John Ruhrah Elementary/Middle School, Furniture, Fixtures and Equipment Closeout, School Specialty, LLC (**\$104,255.81**)
- BCS, Northwood Elementary School, Pre-construction Services Closeout, James G. Davis Construction Corporation (**\$70,000**)

CPDG

- CPDG, Fair Hill, Rummel, Klepper & Kahl, Horse Path Erosion Control\$20,000

Capital Projects Group Update – Mr. McGuigan

- BCPS: 17 schools open, 6 schools scheduled to open this summer, 1 school scheduled to open in December, 4 in design or construction.
- State Schools Program: Negotiations for MOU are proceeding and should be brought to the Board for approval within the next several months.
- Ocean City Convention Center: In construction and on schedule for end of 2021 opening.
- Racing Projects Initiative: Negotiations, planning and due diligence continue with the complex agreement with stakeholders of Pimlico, Laurel and stakeholders, and architects. The two year design effort is underway for both facilities.

DLS Building: The building has moved from schematic design to design development with an expectation that employees will be out of the building for two legislative sessions with building to begin in April 2022.

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CORE: 1038 notices to proceed; 809 units demolished; remainder in demolition or HAZMAT.

Baltimore Convention Center: East side study is approaching completion including conversations with Visit Baltimore and convention center staff.

Prince George's County Proposed Tennis Complex: Feasibility study is being reviewed and should be complete soon.

Coppin State Public Safety Building: MOU completed; scheduling kick off meeting with stakeholders in the near future.

Leasing Report

All tenants are current with rents. One tenant has requested updated market rates for expiring lease. Leasing communications continue with State agencies and private tenants looking for September 2021 move in.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

Maryland Sports Update

Mr. Hasseltine informed the board of the following:

- Maryland State Legislature provided full funding for FY 2022 of the youth and amateur sports grant program and the Maryland 5 Star and World Cup site visit.
- Maryland 5 Star at Fair Hill (Inaugural Event Dates: October 14-17, 2021)
 - Sponsorship has increased along with financial commitments.
 - Maryland 5 Star team working through multiple operation plans based on fans, some fans and no fans based on COVID protocols.
 - 5 Star Team went to Kentucky Three Day in April per USEF request.
 - Continue to work with key constituent groups for a successful inaugural event in October 2021.
- Maryland Cycling Classis (Inaugural Event Dates: September 3-5, 2021)
 - Sponsorship has increased along with the finalization of routes and logistics.
 - Build community legacy plan and other activations i.e. Prologue, Bridges of Hope Ride and community festival.

Motion to Adjourn: Mr. Attman

Second: Mr. Bryce

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