

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

Board Meeting
Minutes
December 7, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman*
Joe Bryce*
Michael Huber*
Gary Mangum
Jodi Stanalonis*
Manervia Riddick

Maryland Stadium Authority

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

Counsel

Bruce Benshoof

*Teleconference

Call to Order:

Chairman Kelso called the meeting to order at 12:04 PM.

Chairman Kelso recommended a closed meeting to consult with counsel or to obtain legal advice. Also to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion to Approve: Ms. Riddick

Second: Mr. Huber

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

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**Closed Meeting
Summary Statement**

December 7, 2021 - 12:06 PM

Executive Boardroom and Teleconference

Board: Thomas Kelso, Leonard Attman*, Joe Bryce*, Mike Huber*, Gary Mangum, Manervia Riddick and Jodi Stanalonis*

Staff: Michael Frenz, Kristy Taylor, Joe March*

Counsel: Bruce Benshoof

*Teleconference

Chairman Kelso requested a closed meeting, pursuant to Sections 3-305(b)(7) and (8) of the Open Meetings Act, to obtain advice of counsel and to allow for discussion of pending and/or potential litigation with counsel and staff. Chairman Kelso asked for a motion to open the closed meeting at 12:06 PM. Mr. Attman motioned to open, Ms. Riddick seconded, and the Board affirmed unanimously. AAG Bruce Benshoof then apprised the Board of the status of legal action related to a leasing matter. The Board took no action in the closed session. Motion to adjourn the closed meeting was made at 12:22 PM by Ms. Riddick and seconded by Mr. Huber and affirmed unanimously.

Call to Order:

Chairman Kelso called the December Open Meeting to order at 12:27 PM.

Mr. Kelso welcomed Mary Buckingham and Ray Winfrey as employee guests to the December board meeting.

Introduction of the open meeting minutes for the November 9, 2021.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Approvals

Minutes

Introduction of the closed meeting minutes for the November 9, 2021.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Huber

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

Contracts

21stCentury School Buildings Program

Presentation by Mr. Johnson

OCIP Program Extension

Mr. Johnson recommended a contract modification to Alliant Insurance Services, Inc. in the amount of \$4,052,203 to extend coverage of the Owner Controlled Insurance Program to coincide with the completion of the final projects for 21st Century Schools Buildings Program. This amount includes fixed coverage and brokerage fees, as well as collateral into the loss/escrow fund carried for the program. Based on historical performance, this balance should be refunded at the end of the program if this trend continues.

OCIP was forecasted to generate a savings of \$2.91 million, assuming maximum claims/losses. As of September 30, 2021, the OCIP has realized a verified savings of \$9.75 million. Due to the low claims ratios and successful performance of the program, the insurance carriers have held their rates from 2016 for the extension period which, in this current market climate, is a remarkable achievement. This is a direct result of the performance of the project management, safety, and administrative staff involved in administering the program.

Motion to Consider: Ms. Riddick

Second: Mr. Attman

Discussion – None

Motion to Approve: Mr. Mangum

Second: Mr. Huber

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

Project C.O.R.E.

Presentation by Mr. McGuigan

Project C.O.R.E MOU Funding (HB590)

Mr. McGuigan recommended approval of the Memorandum of Understanding between the Department of Housing and Community Development and the Maryland Stadium Authority to manage the demolition of properties identified in HB 590 in the 20 21. Legislative Session under the Project C.O.R.E. program. The agreement, which formalizes MSA's relationship and expected role on the project, was negotiated and approved by the Secretary of DHCD. DHCD will fully fund the acquisition, demolition, and preparation of redevelopment costs of \$ 700,000 pursuant to HB 590 of the 20 21 Legislative Session.

Motion to Consider: Mr. Mangum

Second: Ms. Riddick

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Discussion – Explanation of correction of MOU and legislative language regarding funding assignment. Confirmation that legislation sponsor is aware of change and approval item. Confirmation that the work will be performed by MSA as current Project C.O.R.E. projects.

Motion to Approve: Mr. Huber

Second: Mr. Mangum

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

Camden Yards Sports Complex

Presentation by Mr. Hutson

Authorization to Exercise Renewal Option for Lot N

Mr. Hutson recommended the exercise of the option to renew the lease for Lot N for an additional period of six years ending on July 31, 2028.

Under a lease agreement between MSA and 601 West Street, LLC and dated April 3, 1998, MSA leased the property currently designated as Lot N for an initial term of twenty-four years from August 1, 1998 through July 31, 2022. The property is southwest of M&T Bank Stadium and consists of the block bound by West Street on the north, Russell Street on the east, Ostend Street on the south, and Ridgely Street on the west. The lease agreement grants MSA the right to renew the lease for an additional six year term on the same terms and conditions as during the initial period except that the rent will increase by two percent (2%) each year during the renewal term. To exercise the renewal option, MSA must give written notice to 601 West Street, LLC at least one hundred eighty days prior to the expiration of the initial term.

The renewal term with the Ravens and they desire that, given its convenient location for M&T Bank Stadium, MSA take this action to ensure that it remains available as parking for the complex.

Motion to Consider: Ms. Riddick

Second: Mr. Attman

Discussion – None

Motion to Approve: Mr. Mangum

Second: Ms. Riddick

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

Mr. Bryce abstained.

Camden Yards Warehouse

Presentation by Mr. Hutson

Warehouse Improvements Project GMP2 – Change Order Request #3

Mr. Hutson recommended approval of the OLA tenant improvement change order in the amount of \$317,308.66. During its September 2021 meeting, this Board approved a lease with the Office of Legislative Audits for a 15,911sf space within the South Warehouse. The lease required MSA to perform tenant improvements at a projected cost of \$35 per sf. MSA hired JRS Architects through MSA's on call AE agreement to work with OLA to design the

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improvements. MSA is currently replacing the HVAC system throughout the Warehouse. In order to maintain the existing warranties and provide continuity of ongoing work, MSA solicited a proposal from JVS (current Warehouse improvements contractor) to perform the OLA tenant improvements. This path is most advantageous to MSA and is the quickest way to renovate the space.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Confirmation that there is no increase in cost of space renovation for tenant.

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

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

Maryland Stadium Authority

Presentation by Mr. Provenzano

Computerized Maintenance Management System

Mr. Provenzano recommended MSA exercise the second renewal option contracted with Database International (Aware Manager) to provide MSA's Computerized Maintenance Management System for the period of January 25, 2022 through January 24, 2023. This is the second of two renewal options that is available to MSA under the existing contract initiate January 25, 2018. Authorization is requested in the amount of \$183,186, which is the license and maintenance fee for year five of the contract.

Motion to Consider: Mr. Riddick

Second: Ms. Stalalonis

Discussion – Confirmation of number of terms for this contract. Update regarding next contract will be provided during upcoming board meeting.

Motion to Approve: Mr. Huber

Second: Mr. Mangum

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

Maryland Stadium Authority

Presentation by Mr. Raith

Financial Advisor Services-Second Renewal

Mr. Raith recommended MSA approve the renewal option for Wye River Group. Wye River Group has been the financial advisor for the Maryland Stadium Authority for the past several years. In Mr. Raith's opinion, they have done an excellent job with several bond issues, including the first series of Built to Learn Bonds issued in October 2021, and continue to provide excellent service with the arbitrage calculations and the financial statement audit independent verification of the mark-to-market valuation of the outstanding swap. The request of \$86,500 is an addition to the original purchase order.

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Motion to Consider: Ms. Riddick

Second: Mr. Bryce

Discussion – Confirmation of total purchase order cost with this change.

Motion to Approve: Mr. Mangum

Second: Mr. Huber

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

Mr. Kelso abstained.

Maryland Stadium Authority

Presentation by Mr. Raith

Warehouse Office Lease Amendment Office of Legislative Audits

Mr. Raith recommended the approval of an amendment to the warehouse office lease with the Office of Legislative Services - Office of Legislative Audits. This amendment makes two changes from the original lease approved at the September 7, 2021 board meeting. The changes are:

Original Commencement Date Term: Lease November 1, 2021 - 10 years, 8 months

Amended Lease Date Term: December 1, 2021 - 10 year 7 months

The Commencement Date change is requested because of the delay with the Office of Legislative Audits getting their network up and operational.

Maryland Stadium Authority

Presentation by Mr. Raith

Comprehensive Plan of Financing Built To Learn Series 2022

Mr. Raith recommended approval by the Maryland Stadium Authority Board, the following items:

- Comprehensive Plan of Financing Built to Learn Act Revenue Bond Series 2022A
- The Maryland Stadium Authority Board Resolution for the Financing Plan
- The Maryland Stadium Authority Board Resolution for Reimbursement

The Comprehensive Plan of Financing contemplates the issuance of \$458.7 million in tax-exempt revenue bonds on or about March 20, 2022. The proceeds from this issue will be used to design, construct, renovate, or replace of various public schools located in Anne Arundel, Baltimore City, Baltimore County, Frederick, Howard, Montgomery, Carroll, Harford, Wicomico counties. There are currently twenty-five schools identified in these jurisdictions that would be funded by this series of bonds.

There may be some counties that have funded a portion of the State's obligation and will be seeking reimbursement from this bond deal. The Reimbursement Resolution will allow MSA to reimburse the counties once the bonds are sold.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Mangum

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Second: Mr. Huber

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

Informational

Executive Director's Report- Mr. Frenz

- Maryland Charity Campaign update, where the efforts of Ms. Bonacci were acknowledged.
- Diversity equity and inclusion effort update.

Aware Manager Presentation - Mr. Provenzano

- Overview and demonstration of the use and advantages of Aware Manager provided by Jeff Provenzano, Helen Hillestad, and Joe Rinaolo.

Security Report- Mr. Conaway

- No significant incidents to report since last board meeting.
- MOU entered with Liberty Defense to beta test new weapons detection technology that will improve the fan experience and increase the efficiency of scanning game day visitors.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Pilot Supplemental Air Filtration System - Enterprise Furniture Consultants
- Pest Control Services, First Renewal - AB&B Termite and Pest Control
- Construction Management Services for MTA/MARC Camden Station Replacement, Change Order No. 1 (Credit) - Barton Malow Company

M&T Bank Stadium

- Emergency Sign Repair, PO Modification - Gablesigns and Graphics, Inc.
- Fire Sprinkler System Modifications, No. 7 (Credit) - Continental Fire Sprinkler

Oriole Park at Camden Yards

- Sound System Evaluation - Wrightson, Johnson, Haddon & Williams

CPDG

- BCS, Arundel PK-2, Small Procurement Building Renovation Closeout, Broughton Construction Company **(\$10,000)**
- BCS, Highlandtown Elementary/Middle School, IT/AV/Lighting Upgrades, JRS Architects **\$82,695**
- BCS, Robert Poole Junior High School, Leak Investigation, Intertek **\$18,600**
- CPDG, Department of Legislative Services, Additional Traffic Engineering Services, Murphy & Dittenhafer Architects **\$24,183.50**

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Capital Development Projects Group Update – Mr. McGuigan

- Ocean City Convention Center, construction is nearing completion and the first event is scheduled for January 2022.
- Racing Projects Initiative: Continues planning and programs.
- DLS Building: Design complete and construction starts after the 2022 legislative session. Bid request have begun and construction is scheduled to being June of 2022
- CORE: 1187 notices to proceed; 970 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: Proposals for design and build services are arriving and property acquisition phase has begun.
- Prince George's County Tennis Complex: Feasibility study is being reviewed and should be complete shortly and released next year.
- Coppin State Public Safety Building, RFP is being written for professional study services.
- Historic Saint Mary's study is in progress.
- Frostburg State University I-68 Recreation, study is in process.
- Town of Ocean City Field House Study was released last week.
- Prince George's County Amphitheater is pausing for RFP issuance.
- Baltimore City Schools Program, Northwood Elementary School opening with 4 remaining schools completing during the next year.
- State Schools Program, Eric is leading the MOU progress and hopes to have the first MOU submitted for board approval early in 2022.

Leasing Report

Mr. Raith reported that all rents are current and MSA is actively seeking tenants for existing space. Two late rental payments are expected shortly.

Maryland Sports Update

Mr. Frenz reported on behalf of Mr. Hasseltine:

- Human Rights report was presented to FIFA as part of the 2026 World Cup bid.
- The financial reporting for the 5 Star bid is underway and should be available during the first quarter of 2022.
- The Youth & Amateur Sports Grant assessment and allocation is underway and will be presented to Mr. Frenz and Mr. Raith for approval.