

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

**Board Meeting**  
**Minutes**  
**April 5, 2022 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

Thomas Kelso  
Leonard Attman\*  
Joe Bryce\*  
Gary Mangum  
Manervia Riddick\*

**Maryland Stadium Authority**

Michael Frenz	David Raith
Gary McGuigan*	Jocelyn Grogan-Jones*
Eric Johnson*	Vernon Conaway
Rachelina Bonacci*	John Samoryk
Joseph March*	Jeff Provenzano*
Kristy Taylor	Terry Hasseltine
Al Tyler	Yai Waite
Morgan Baker*	Willie Mason

\*Teleconference

**Call to Order:**

Chairman Kelso called the meeting to order at 12:01 PM.

**Approvals**

**Minutes**

Introduction of the open meeting minutes for March 1, 2022

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – Change in the attendance method of Gary Mangum was acknowledged.

**Motion to Approve: Mr. Mangum**

**Second: Ms. Riddick**

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

**Contracts**

**21st Century School Buildings Program**

**Presentation by Mr. Johnson**

**21st Century Schools Program – 2021 Annual Report**

Mr. Johnson recommended approval of the 2021 Annual Report for the Baltimore City Public Schools Construction and Revitalization Program. The report has been approved by Baltimore City Schools, the IAC Board, and the City of Baltimore.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Attman**

**Discussion** – Compliments on the success of the program.

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**Built to Lean Program**

**Presentation by Mr. Johnson**

**Carroll County Project MOU**

Mr. Johnson recommended approval of an MOU between MSA, the Board of Education of Carroll County and Carroll County, which is required under the Built to Learn Act of 2020. The Act prescribes that individual Project MOUs with local county and/or school boards be developed to execute projects that are to be funded from bonds issued by MSA. Two bond issuances have been completed to date, and additional financing plans will continue to be developed as projects are approved for funding.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – None

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**Capital Projects Development Group**

**Presentation by Mr. McGuigan**

**Prince George's County Blue Line Corridor – Sports and Entertainment**

**Facilities Project Management Request**

Mr. McGuigan recommended approval of a request from the County Executive of Prince George's County for MSA's assistance with feasibility, design, development, and

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construction of proposed sports and entertainment facilities in central Prince George's County along the Blue Line Corridor. After board approval, MSA will negotiate a Memorandum of Understanding with the County that establishes amount of reimbursement and scope of project.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion** – None

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**Capital Projects Development Group**

**Presentation by Mr. McGuigan**

**Fair Hill Special Event Zone Improvements – Change Order**

Mr. McGuigan recommended approval of the amended Construction Manager at Risk contract for the Fair Hill Special Event Zone improvements. Investigation supported DNR's request to improve the existing arena cushion and drainage layers by removal and replacement.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** Commitment that work will be completed to meet the event deadline.

Confirmation of total project cost and warranty limitations and funding commitment.

Confirmation that the issues were not a construction or design error.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Capital Projects Development Group**

**Presentation by Mr. Tyler**

**Town of Ocean City indoor/Outdoor Sports Complex – Phase 2**

Mr. Tyler recommended a request from the Mayor of the Town of Ocean City for MSA to manage a Phase 2 feasibility study for a proposed new indoor fieldhouse and outdoor field complex in Ocean City. The Phase 2 study will include an update to the market and economic analysis released in November 2019, a site evaluation of the current site location under consideration, and a cost estimate of construction. The Town of Ocean City will fully fund the \$49,400 study cost.

**Motion to Consider: Mr. Mangum**

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**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Attman**

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

**Capital Projects Development Group**

**Presentation by Mr. Tyler**

**Coppin State University Public Safety Facility – A/E Services**

Ms. Waite recommended approval of contract award to Manns Woodward Studios, Inc. in the amount of \$199,966 to provide preliminary design services for the Coppin State University Public Safety Facility. This amount includes an Owner's Contingency in the amount of \$10,000. The scope of work for the preliminary design is described in a Request for Proposal prepared by MSA. If constructed, MSA anticipates that the Project will be designed and built under a guaranteed maximum price via the Construction Manager at Risk method.

**Motion to Consider: Ms. Riddick**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Capital Projects Development Group**

**Presentation by Mr. Waite**

**Capital Projects Management Software Consulting Services**

Ms. Waite. Tyler recommended approval of the award of a professional services contract to Solutions Guidance Corporation in the amount of \$772,487 to provide a new capital projects management software system for a term of three years, with two three-year extension options.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – Confirmation that current system has reached the end of life and will continue to function for 21st Century Schools program. Confirmation that the awardee is a better value and MSA will own information from old system.**

**Motion to Approve: Mr. Mangum**

**Second: Ms. Riddick**

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

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**Camden Yards Sports Complex**

**Presentation by Mr. Conaway**

**Access Control System Maintenance and Repair Services – Second Renewal  
Security Video Network Services – First Renewal**

Mr. Conaway recommended that MSA exercise the second renewal option with Vision Technologies, Inc. to provide access control system maintenance and repairs throughout the Camden Yards Sports Complex. The renewal term will commence on July 1, 2022 and continue through June 30, 2023. This is the second of two renewal options available to MSA under this contract.

Mr. Conaway also recommended that MSA exercise the first renewal option with Vision Technologies, Inc. to provide preventive maintenance and on-call service and repair for the security video network at the Camden Yards Sports Complex. The renewal term will commence on June 4, 2022 and shall continue through June 3, 2023. This is the first of two renewal options available to MSA under this contract.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Camden Yards Sports Complex**

**Presentation by Mr. Samoryk**

**On-Call Architecture and Engineering**

Mr. Samoryk recommended approval of indefinite delivery contracts with K. Dixon Architecture, PLLC, Murphy and Dittenhafer, Inc. and SM +P Architects to provide on-call architecture and engineering services for MSA at the Camden Yards Sports Complex. The proposed term of the contracts is three years with two options to renew the contracts for one year each at the sole discretion of MSA. The cost of each contract will not exceed \$350,000. The intent is to utilize a rotation among the firms and negotiate lump sum fees on a task order basis. Negotiated amounts will be based upon the hourly rates set forth in the price proposals submitted by the firms.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Attman**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

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**Maryland Stadium Authority  
Presentation by Mr. Samoryk**

**Audit Services**

Mr. Samoryk recommended that MSA enter into a contract with SB & Company, LLC to provide audit services related to the Baltimore City Public Schools Construction and Revitalization Program and the Sports and Entertainment Corporation of Maryland. The proposed term of the contract is three years with two options to renew the contract for one year each at the sole discretion of MSA. Approval is requested to authorize funding for this contract in an amount not to exceed \$82,496.12. This amount is the estimated lump sum cost to provide audit services for the Maryland Stadium Authority during the initial three year term.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

**Maryland Stadium Authority  
Presentation by Mr. Hasseltine**

**Sports & Entertainment Corporation of Maryland Funding Request**

Mr. Hasseltine requested the allocation of \$50,000 to support the Sport and Entertainment Corporation of Maryland's operations. The funds will be used to support personnel costs and other monthly overhead expenses.

This funding request is consistent with the 2017 Affiliated Foundation Bill that was passed into law to support Maryland Sports. The Bill allows the Maryland Stadium to allocate up to five hundred thousand dollars annually to support organizations MSA/Maryland Sports affiliates with or develops. The Sport and Entertainment Corporation of Maryland is the first affiliated foundation developed under this legislation.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion –** The confirmation that the funds are in addition to the budget, are within in the purview of MSA and approved by leadership.

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

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**Maryland Stadium Authority  
Presentation by Mr. Raith**

**Michael Erin Bush Youth and Amateur Sports Grant**

Mr. Raith recommended approval of the award of \$85,500 to the Mayor and City Council of Ocean City for USSS Eastern Nationals, We Build You Play and We Build You Play AAU Grand Prix. Events.

Mr. Raith also recommended approval of the award of \$128.026 to Wicomico Recreation, Parks & Tourism for 8 events. The events include All American Games, Governor's Challenge, ISSA Eastern USA Championships, Maryland State Futsal Cup, MAWA Regionals and Nationals, Youth World Series and Zero Gravity Basketball Tournament.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – The confirmation of the total amounts for each municipality.

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

**Informational**

**Executive Director's Report- Mr. Frenz**

- March 15 was the hearing for HB896 Increase of Bond Authorization – Camden Yards and HB897 Sports Entertainment Facilities Act of 2022 .A variety of people testified in support of HB896 and 897. PG County requested funding for the Blue Line Corridor.
- MSA was removed from the HB 1205/SB811 Information Technology and Cybersecurity-Related Infrastructure (Modernize Maryland Act of 2022).
- HBO416-State Government – Quasi Governmental Units, requires board of directors to conduct annual performance appraisal of the head requiring budget hearings, periodic independent assessments, including DLS audits and strategic planning.
- HB20 Maryland Stadium Authority Board membership, didn't testify against, simply highlighted unforeseen consequences of the legislation.

**Security Report- Mr. Conaway**

- Ready for Orioles season, including finalizing safety partner agreements.
- Conducted safety and security walks, including street ambassadors for the season

**Report of Small Procurements and Change Orders**

**Camden Yards Sports Complex**

- Camden Yards Sports Complex Temporary Landscaping Services
- Drone Detection Software License

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**MSA**

- Diversity, Equity and Inclusion Consulting Services - Inclusion Impact Consulting, LLC

**M&T Bank Stadium**

- Protective Netting for M&T Signage - Baltimore Steel Erectors LLC
- Corner Suite Traffic Coating Credit - Durex Coverings, Inc.

**Oriole Park at Camden Yards**

- Decorative Banners for Light Poles - F. W. Haxel Company, Inc.
- Domestic Water Pump Repairs - Shafer Troxell and Howe, Inc.

**CPDG**

- Department of Legislative Services, Additional Design Services for Senate/HOD Tunnel Waterproofing, Murphy & Dittenhafer \$91,904.72
- Redevelopment of Pimlico Racing & Laurel Park Racing Facilities, Additional Extended Programming and Study Design Services, Ayers Saint Gross \$85,876
- Ocean City Convention Center Phase III, Multiple Scope Changes, Barton Malow Company \$61,330.53
- Fair Hill Equestrian Center, Equestrian Arena Evaluation Study, Rummel Klepper & Kahl \$18,800.77
- BCPS, Cross Country Elementary/Middle School, Additional Demolition Debris Removal Costs, Turner Construction Company \$231,386

**CPDG Update – Mr. McGuigan**

- Racing Projects Initiative: Continued planning and evaluation.
- DLS Building: construction starting construction. Looks to be a challenging project due to the historic nature of the area.
- CORE: 1249 notices to proceed; 958 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: design kick off soon and continue property acquisition.
- Prince George's County Tennis Complex: Feasibility study continues under county review and should be released shortly.
- Historic Saint Mary's study remains in progress.
- Frostburg State study is being reviewed by the University.

**Leasing Report**

Mr. Raith reported that an agreement is negotiated with University of Maryland Medical for 10,000 sq. feet. Submitted proposal for 4th floor space and waiting perspective tenant response. A State agency is considering 7,000 sq. feet on the South Warehouse.



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**Financial Update**

Mr. Raith provided financial report.

**Michael Erin Bush Grant Update**

Mr. Raith acknowledged two additional grants to Maryland Cycling Event and Maryland Cycling Youth event.

**Audit Committee Report**

Mr. Brann reported on the results of the audit committee and provided the schedule of upcoming audits.

**Maryland Sports Monthly Update**

- Maryland Cycling Classic finalizing community and youth component. Full support from Baltimore City, including event at Patterson Park.
- Maryland Five Star continues adjusting course and increasing sponsorship.
- World Cup efforts continue with Baltimore as a possible choice and is working toward a merged bid with Washington, DC.

Motion to adjourn the closed meeting was made at 1:15 PM by Mr. Attman, seconded by Mr. Mangum, and affirmed unanimously.