

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

Board Meeting Minutes
August 1, 2023 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce
Bill Cole
Lee Coplan
Maggie McIntosh
Jodi Stalaloni*
Justin Williams

Maryland Stadium Authority

Michael Frenz	Al Tyler*
David Raith	Vernon Conaway
Kristy Taylor	Terry Hasseltine
Gary McGuigan	Joe March*
Bruce Benshoof*	Amy Mataban
Eric Johnson*	John Samoryk
Jocelyn Grogan Jones	Jeff Provenzano
Dawn Abshire	Cynthia Hahn
Phil Hutson*	Nick Caronna
Kelly Smulovitz	Rachelina Bonacci
Jocelyn Grogan Jones	

Guest

Hayes Gardner-Baltimore Sun reporter

*Teleconference

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for June 6, 2023.

Motion to Approve: Mr. Cole

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalaloni, Williams, Thompson

Chairman Thompson welcomed Mr. Lee Coplan to the Maryland Stadium Authority Board.

Contracts

Built To Learn

Presentation by Mr. Johnson Caroline County Project MOU

Mr. Johnson recommended approval of the MOU between MSA, Caroline County School Board and Caroline County.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Built To Learn

Presentation by Mr. Waite Architectural/Engineering Services-Baltimore City College High School

Ms. Waite recommended approval of a contract with Samaha Associates to provide planning, design, architectural, engineering and contract administration for the Baltimore City College High School project.

Discussion – None

Motion to Approve: Ms. McIntosh

Second: Ms. Stalalonis

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Ms. Waite Design Build Services – Wayne K. Curry Civic Plaza

Ms. Waite recommended approval of a contract with J. Vinton Schafer Construction for design build services for the Wayne K Curry Civic Plaza in Prince Georges County.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Hagerstown Community College Facilities Assessment Study

Mr. Tyler recommended approval of a request by Hagerstown Community College to provide a feasibility study and cost estimate. This study is fully funded by the college.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Amended Sports & Entertainment Facilities Policies

Mr. Tyler recommended approval of the amended Sports & Entertainment Facilities Program policies which were updated to address changes resulting from Chapter 468 of the Acts of 2023 by the General Assembly. The amended policies received approval from the Sports Entertainment Facilities and Events Program Oversight Committee on July 25, 2023.

Discussion – Confirmation that the name of the nonprofit is Hagerstown-Washington County Industrial Foundation, Inc. (CHIEF).

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Charles County Regency Furniture Stadium Preliminary Design

Mr. Tyler recommended approval of a request by Charles County for MSA to provide technical and financial assistant for the minor league baseball stadium. This request was approved by the Sports Entertainment Facilities and Events Program Oversight Committee on July 25, 2023.

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Hagerstown Multi-Use Sports & Events Facility Funding Request

Mr. Tyler recommended approval of a request from the Hagerstown-Washington County Co. Industrial Foundation, Inc. (CHIEF) for funding of the construction of the Hagerstown Multi-Use Sports and Events Facility. Due to the increased cost of construction, the General Assembly enacted SB 442 as Chapter 468 in 2023 to increase MSA's bond issuing authority for Sports Entertainment Facilities from \$200 million to \$220 million.

The request received approval from the Sports Entertainment Facilities and Events Program Oversight Committee on July 25, 2023.

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Emergency Generator and Routine Maintenance and Repairs First Renewal

Mr. Provenzano recommended the exercise of the first renewal option with Freestate Electric Service Company to provide routine maintenance and repairs to the emergency generator.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Camden Yards Sports Complex

Presentation by Mr. Conaway

Explosive Detection Canine Staffing Services First Renewal

Mr. Conaway recommended the exercise of the first renewal option with K2 Solutions, Inc. to provide explosive detection canine staffing services.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Camden Yards Sports Complex
Presentation by Mr. Samoryk
High Rise Window, Glass Cleaning and Ancillary

Mr. Samoryk recommended the award of a contract to provide high rise window and glass cleaning and ancillary services to JDG Management Corporation.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Camden Yards Sports Complex
Presentation by Mr. Samoryk
Television Maintenance Services

Mr. Samoryk recommended the award of a contract to provide television maintenance services at both stadiums to GEC Systems Engineering.

Discussion – Confirmation of billing process, the determination of service cost and the level of service. Justification of cost difference between the stadiums.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

M&T Bank Stadium
Presentation by Mr. Hutson
Contractor for Controls Upgrade

Mr. Hutson recommended contract award to Pritchett Controls, Inc. for controls upgrade project to the chiller plant.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Chairman Thompson welcomed Ms. Dawn Abshire as the new CFO of MSA.

Maryland Stadium Authority
Presentations by Ms. Abshire
Comprehensive Financing Plan-Sports and Entertainment
Facilities

Ms. Abshire recommended approval of a Comprehensive Plan of Financing Sports and Entertainment Facilities Series 2023A & B. The proceeds will be used for improvements at the minor league baseball stadiums in Maryland, including \$20 million for the Hagerstown Multi-Use Stadium and Event Facility.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Maryland Stadium Authority

Presentations by Ms. Abshire

Reimbursement Resolution-Blue Line Corridor Program

Ms. Abshire recommended approval of the Prince George’s County Blue Line Corridor Reimbursement Resolution.

Discussion – Explanation of the Blue Line Corridor project and the scope and size of the projects. Clarification of the geographical area encompassing the project and the debt repayment mechanism.

Motion to Approve: Mr. Bryce

Second: Ms. McIntosh

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Maryland’s Sports

Presentations by Mr. Hasseltine

Oceans Calling

Mr. Hasseltine requested funding approval for the Oceans Calling Festival in Ocean City. The request received approval from the Sports Entertainment Facilities and Events Program Oversight Committee on July 25, 2023.

Discussion – Explanation of the types of events that are grant eligible. Description of the oversight committees’ process related to grant applicant support. Description of the event and the musical acts that will perform.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Maryland’s Sports

Presentations by Mr. Hasseltine

Sport and Entertainment Corporation of Maryland

Mr. Hasseltine requested approval of grant requests for Maryland Cycling Classic and Maryland 5 Star at Fair Hill. The request received approval from the Sports Entertainment Facilities and Events Program Oversight Committee on July 25, 2023.

Discussion – Explanation of the goal to provide funding supports events growth toward self-sufficiency. Justification of the necessity for public funding provided.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Stalalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- MSA was invited to attend the US India SME Council in August 10th and will present information regarding MBE initiatives and opportunities.
- MBE events scheduled for September using the MSA Orioles Suite.
- Altha Weaver, MSA's EEO Officer, will provide updates regarding MBE efforts next month.
- Personnel: David Raith has agreed to participate in an informal retirement celebration. Dawn Abshire is CFO following David's retirement. Danny Brann has become Comptroller and Nick Caronna as our Director of Internal Audits.
- Jeff Provenzano, Vern Conaway and their teams commended for the success of the Ravens and Orioles events that were held back to back.
- Board Member Bill Cole commended the MSA on the continued support and care provided during events and the thoughtfulness of interactions related to the neighborhoods surrounding the stadium.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Lumenpulse Lighting System
- Electrical Substation Maintenance
- Sound System Maintenance and Repair
- Security Video Network Services

M&T Bank Stadium

- Storm Water-Pump Repair
- Sound System Pre-Season Evaluation
- Adjustable Height Stair Units
- Removal of Sections of the Ribbon Board
- Bottle Filling Stations
- Emergency Storm Water Pump Replacement

Maryland Stadium Authority

- Education and Training Programs

Oriole Park at Camden Yards

- Fire Alarm Service Agreement
- Plastic Welding Services
- Web Appliance Maintenance & Hardware Service
- Awning Replacements and Lettering Graphics

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Capital Projects Development Group

- BCS, James Mosher Elementary School, Furniture, Fixtures and Equipment Closeout, Douron (\$33,402.58)
- BCS, Govans Elementary School, Architectural/Engineering Services Closeout, USA Architects (\$176,116.35)
- BCS, Medfield Heights Elementary School, Architectural/Engineering Services Closeout, Design Collective/Samaha Associates (\$179,554.76)
- BCS, Harford Heights Elementary/Middle School, Building Commissioning Services Closeout, Wright Commissioning (\$15,000)
- BTL, Poly Western High School, Feasibility Study Scope Revision, Cannon Design \$83,501

CPDG Update – Mr. McGuigan

- Racing – On Hold
- DLS Building construction continues on schedule.
- CORE: 1,288 notices to proceed; 112 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Hagerstown Multi-Sport Center, Herald Mail building went to auction and did not receive the minimum bid. There will be another auction in a few weeks.
- Bowie Bay Sox Stadium moving toward procurement.
- Prince George’s County – procurement for Wayne Curry Civic Center
- MLX Next Pro Soccer – kick off last week
- Ocean City – Mayor and City Council have decided to pursue Worcester County sports complex project independently
- Charles County MOU in negotiation.

Maryland Sports Monthly Update

- Premier Lacrosse event this weekend. Description of type of events.
- Youth and Amateur grant fund portal opening this week.
- Maryland Cycling event on schedule.

Bill Cole expressed his disappointment in the Orioles lease negotiations and Chairman Thompson shared that the conversations have been positive.

Chairman Thompson read the written closing statement for moving into closed session for the following reasons: (1) to discuss a matter with staff and legal counsel regarding pending litigation and to receive legal advice thereon, based on the following provisions in the Open Meetings Act: at §§ 3-305(b)(7), 3-305(b)(8), and 3-305(b)13; and (2) to receive a report from the Stadium Authority’s director of security on new technology to enhance public safety at the Camden Yards Sports Complex, based on the following provisions of the Open Meetings Act: §§ 3-305(b)(10) and 3-305(15).

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He then asked for a motion to move into closed session at 12:59 p.m.

Motion: Mr. Attman

Second: Mr. Cole

Vote: Unanimous (Thompson, Attman, Bryce, Cole, Coplan, McIntosh, Stanalonis, Williams)

Before closing the meeting, Mr. Thompson advised the public that the Board would not be returning to conduct any further business in Open Session.

During the closed session, AAG Cynthia Hahn presented a matter currently in litigation and provided legal advice on action to be taken by the Board regarding that matter. The Board voted to approve the action, by unanimous vote with one abstention. Thereafter, Security Director Vern Conaway presented a report on new technology to enhance public security at the Camden Yards Sports Complex. No action was taken on the security report.

No other topics were discussed, and no other Board action was taken in Closed Session.