

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

Board Meeting
Minutes
July 6, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Lenny Attman
Joe Bryce
Mike Huber
Gary Mangum
Manervia Riddick*
Jodi Staloni

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*	Terry Hasseltine*

Counsel

Bruce Benschopf*

*Attended using teleconferencing

Call to Order:

Chairman Kelso called the meeting to order at 12:02 PM.

Presentation by Ms. Cricket Goodall, Executive Director of Maryland Horse Breeders Association and Mr. Jim Steele, Chairman of Maryland Horse Industry Board. Ms. Goodall and Mr. Steele provided an overview of both organizations, future plans and the relationship with MSA.

Approvals

Minutes

Introduction of the open meeting minutes for the June 1, 2021.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

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Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On Call General Trades Services

Mr. Samoryk recommended that MSA enter into a contract with Unisource Services, LLC to provide on-call general trades services on an as needed basis at the Camden Yards Sports Complex. The term of the proposed contract is two years. Unisource submitted the lowest responsive and responsible bid of the fourteen bids that were received.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Mr. Samoryk explained the bidding process along with requirements Suite beyond the lowest bid.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

M&T Bank Stadium

Presentation by Mr. Samoryk

Exterior Suite Television Replacement

Mr. Samoryk recommended approval of a contract with Brown's Enterprises, Inc. to replace the exterior suite televisions at M&T Bank Stadium. BCI submitted the lowest responsive and responsible bid of the five bids received.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalalonis

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

Oriole Park at Camden Yards

Presentation by Mr. Samoryk

ADA Hearing Assistive Replacement

Mr. Samoryk recommended that MSA enter into a contract with Maryland Sound International to replace the ADA hearing assistive system at Oriole Park at Camden Yards. Maryland Sound International submitted the lower of the two bids received.

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Motion to Consider: Mr. Bryce

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

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

21stCentury School Buildings Program

Presentation by Mr. Johnson

B2GNow Program Compliance Software Contract Extension

Mr. Johnson recommended MSA exercise a final contract extension to B2GNow in the amount of \$224,820.60 for program and project compliance submission requirements for the Baltimore City Public Schools Construction Program. The MSA Board approval of B2G's contract in July 2016 included a base contract term of three years, with one two-year option extension term. June 18, 2019, the Board approved the first option extension. The implementation of this software management system has resulted in significant efficiencies of project productivity and staffing. Prevailing wage, MBE, and workforce development compliance reporting is now managed online, centrally housed, and fully automated resulting in reduced administration fees. The system is now connected with the State's MBE directory ensuring accurate and real time contract participation tracking.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Bryce

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

Presentation by Mr. Johnson

Lorx-LeED/Green Building Consultant-Contract Extension

Mr. Johnson recommended MSA exercise the final contract extension to Lorax Partnerships, LLC in the amount of \$162,679.14 to continue program and project management services related to the Baltimore City Public Schools Construction Program. The MSA Board approval of Lorax's contract in August 2014 included a base contract term of three years, with two, two- year option extension terms.

Motion to Consider: Mr. Attman

Second: Mr. Stalalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Bryce

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

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CPDG Projects & Studies

Presentation by Ms. Waite

Department of Legislative Services - Construction Management Services

Ms. Waite recommended awarding a contract to Whiting-Turner Contracting Company to provide pre-construction management services for the razing and replacement of the Department of Legislative Services Building. This recommendation conforms to the MOU between the Department of Legislative Services and MSA, executed on July 9, 2019. The MOU requires MSA manage improvements to the DLS headquarters building located in Annapolis, Maryland. Whiting-Turner will provide pre-construction services as necessary to complete the project. Upon approval of this recommendation, MSA will award a contract to Whiting-Turner in the amount of \$228,884.10 for pre-construction management services.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Mangum

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

Department of Legislative Services- Building Commissioning Services

Ms. Waite recommended approval of Advanced Building Performance, Inc. to provide building commissioning services for the razing and replacement of the Department of Legislative Services Building. This recommendation conforms to the MOU date July 9, 2019. Upon approval of this recommendation, MSA will award a contract to ABP in the amount of \$192,310. This amount includes an Owner's Contingency in the amount of \$30,000.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion – Confirmation that the awardee has worked on projects of this size.

Motion to Approve: Mr. Bryce

Second: Ms. Mangum

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

Department of Legislative Services- Code Consulting Services

Ms. Waite recommended the award of a contract to the Institute for Building Technology and Safety in the amount of \$134,860 to provide code consulting services for the razing and replacement of the DLS Building.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Bryce

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

Hagerstown Multi-Use Event Facility-MOU

Mr. Tyler presented for approval the MOU between the Maryland Department of Transportation State Highway Administration and MSA. The MOU allows MSA to acquire sites for construction of the Hagerstown Multi-Use Sports and Events Facility in Hagerstown, MD. MSA is authorized to issue up to \$59.5 million in bonds for the purpose of financing acquisitions, construction, renovation, and related expenses in connection with the Hagerstown Multi-Use Sports and Events Facility. The agreement, formalizes MSA's relationship and expected role and was negotiated and approved by the Acting Deputy Administrator for Planning/Engineering of Maryland Department of Transportation State Highway Administration.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Explanation of the relationship between MSA and Maryland Department of Transportation and the scope of the project and necessity for the MOU.

Motion to Approve: Mr. Huber

Second: Ms. Attman

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

Maryland Stadium Authority

Presentation by Mr. Raith

Baltimore Orioles Office Lease Amendment

Mr. Raith recommended that MSA approve the Warehouse Office Lease Amendment with the Baltimore Orioles. The amendment does the following:

- The Baltimore Orioles will move out of Suite E under the existing lease. The Baltimore Orioles will move to the 8th floor of the north warehouse.
- The old square footage was 10,752 and the new square footage is 12,860 The current lease expires on December 31, 2021; the amendment extends the lease to December 31, 2023, in alignment with the Stadium Lease
- The current rental rate is \$15.00 per square foot. This will remain the same for the remainder of the amended term of the lease.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Mangum

Second: Ms. Bryce

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

Sports and Entertainment Corp. of Maryland Office Lease Amendment

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Mr. Raith recommended that MSA approve the Warehouse Office Lease Amendment with the Sports and Entertainment Corporation of Maryland as follows:

- The SECMD will abandon the 8th floor of the north warehouse to accommodate the Baltimore Orioles.
- SECMD will move to the south warehouse, behind the Washington Vascular Specialist space. The original square footage was 3,000 and the new square footage is 2,005, without change in lease term or rental agreement.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Mangum

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

Presentation by Mr. Hasseltine

Youth and Amateur Sports Grant Program Resolution

Mr. Hasseltine recommended that the Youth and Amateur Sports Grants Program, (Chapter 33 of House Bill 1659) be administered by the Maryland Sports Office within the Maryland Stadium Authority. The purpose of the Program is to bring new youth and amateur sporting events to Maryland and attract sports fans, participants, and tourists by providing grants. The grant funds are provided through the Michael Erin Busch Sports Fund established by the Act. The Maryland Sport Office will adhere to all policies and procedures established regarding the implementation and administration of the attached resolution.

Motion to Consider: Mr. Attman

Second: Mr. Stalalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Bryce

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

Informational

Executive Director's Report- Mr. Frenz

Mr. Frenz spoke at the Harford Heights Elementary School & Sharp-Leadenhall Elementary School ribbon cutting. The participants were pleased to hear that 948 jobs were provided by the 21st Century Schools Program and 33% minority business participation.

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Legislative Audit Report and Audit Committee Update – Mr. Brann

Mr. Brann reported the results of the Fiscal Compliance Audit Report conducted by the Office of Legislative Audits. MSA had a clean audit with no findings or recommendations. This result is especially noteworthy considering the amount of projects that have been executed during the audit time period of July 1, 2016 – September 30, 2020.

Audit Committee Meetings

MSA's Audit Committee met on June 28, 2021 to discuss the following:

Wildwood E/MS (formerly Lyndhurst ES) Closeout (*April 20, 2021*) – Closeout review of the Wildwood E/MS (formerly Lyndhurst ES) renovation project within the 21st Century Schools construction program. The review resulted in a recovery of \$15,160.49 related to duplicate charges found in the GMP.

Robert Poole Building Closeout (*June 22, 2021*) – Closeout review of the Robert Poole renovation project within the 21st Century Schools construction program. The review did not result in any material findings.

Orioles Rent Calculation (2020) (*June 17, 2021*) – An agreed-upon procedures review to verify the amount of rent owed by the Baltimore Orioles, Inc. for the year ended December 31, 2020. The review disclosed that the Orioles continue to take unauthorized deductions against concessions revenues subject to rent.

Security Report- Mr. Conaway

- No significant security or safety issues at the complex since the last board meeting.
- The Orioles will continue to participate in the COVID vaccine distribution.
- Security will be adjusted as stadium visitation is increased.
- Discussions are underway with the NFL and Ravens regarding opening the 2021 football season.
- Submitted request to be the host of Homeland Security full scale security exercise venue in summer 2022.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Air Filter Replacement – Filterbuy
- Lumenpulse Lighting System Annual Service Contract – Pixelumen Lab, LLC
- Television Maintenance Services – Government Equipment Corp.

Orioles Park at Camden Yards

- Building Automation System Support – Siemens Building Technology
- Replacement of Wireless Intercom System – Maryland Sound Technology
- Evertz Extended Warranty – Evertz Microsystems, LTD

M & T Bank Stadium

- Corner Suite Traffic Coating – Durex Coverings, Inc.

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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: Item approved in this meeting and project will move into schematic design.

CORE: 1093 notices to proceed; 839 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. Leasing communications continue with State agencies looking for between 10,000 sq. ft. and 18,000 sq. ft. Pursuing 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 5 Star at Fair Hill (Inaugural Event Dates: October 14-17, 2021)
 - 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 Classic postponed to 2022 amid COVID challenges.
- U.S. Soccer Site visit scheduled

Motion to Adjourn: Mr. Attman
Second: Mr. Bryce

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