

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

**Board Meeting**  
**Minutes**  
**May 4, 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	Joe March
Yai Waite	

Counsel

Bruce Benshoof  
Amy Mataban

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

**Call to Order:**

Chairman Kelso called the meeting to order at 12:11 PM.

Chairman Kelso introduced, Mr. Michael Huber as the board representative for Baltimore City. Mr. Huber is Mayor Scott's Chief of Staff

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**Approvals**  
**Minutes**

Introduction of the open meeting minutes for April 6, 2021.

**Motion to Consider: Mr. Attman**

**Second: Ms. Staloni**

**Discussion - None**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Staloni**

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

**Contracts**

**Camden Yards Sports Complex**

Presentation by Mr. Conaway

Access Control System Maintenance and Repair Services

Mr. Conaway recommended, MSA exercise the first renewal option with Vision Technologies, Inc. The company provides access control system maintenance and repairs throughout the Camden Yards Sports Complex. The renewal term will commence on July 1, 2021 and shall continue through June 31, 2022. This is the first of two renewal options available to MSA under this contract.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**Presentation by Mr. Provenzano**

**Central Plant Heating and Cooling Operations and Maintenance Contract  
Modifications**

Mr. Provenzano recommended a modification to the contract with Vicinity Energy (formerly Veolia Energy). The contract would change the scope of work and provide additional authorized funding for the final year of the initial contract term.

The scope modification includes the addition of two full time on-site personnel to perform various routine, preventive and predictive maintenance tasks that were previously performed by MSA personnel, as well as other value added services as set forth in the Vicinity proposal. The final year of the initial three year term will commence on June 1, 2021 and terminate on May 31, 2022. Mr. Provenzano also requested additional funds for the final year of the term, including the replenishment of funds expended for several

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unanticipated repairs and contingency funds in the event of further unanticipated repairs in the final contract year.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Staloni**

**Discussion – None**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**Presentation by Mr. Samoryk**

**On Call Structural Steel Painting Services - On Call Furniture and Millwork Repairs - Repairs and Replacements of Caulking and Expansion Joints**

Mr. Samoryk recommended the following contracts for on call services at the Camden Yards Sports Complex:

- Colossal Contractors, Inc. to provide on-call structural steel painting services on an as needed basis at the Camden Yards Sports Complex. The term of the proposed contract is two years. Colossal Contractors, Inc. submitted the lowest of the four bids received.
- Second Century Homes, LLC to provide on-call furniture and millwork repairs on an as needed basis at the Camden Yards Sports Complex. The proposed contract is for two years. Second Century Homes, LLC submitted the lowest of the three bids received.
- Colossal Contractors, Inc. to provide on-call repairs and replacement of caulking and expansion joints on an as needed basis at the Camden Yards Sports Complex. The proposed contract is for two years and was the lowest of the seven bids that were received.

These competitive sealed bid procurements were advertised on eMaryland Marketplace Advantage and the MSA website, and were designated as small business reserve.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Ms. Staloni**

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

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**M&T Bank Stadium**

Presentation by Mr. Samoryk

NEC Telephone Equipment Upgrade

Mr. Samoryk recommended Frontrunner Technologies, LLC be contracted to replace and upgrade the existing telephone communication platform at M&T Bank Stadium. This solicitation was advertised on eMaryland Marketplace Advantage and the MSA website. Three proposals were received and evaluated. Each of the three firms were invited for discussions and submission of best and final offers. Forerunner Technologies was ranked second technically and submitted the lowest cost proposal.

**Motion to Consider: Mr. Mangum**

**Second: Ms. Riddick**

**Discussion – Clarification that as part of the stadium maintenance agreement the Ravens would incur the cost.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

Affirming: Bryce, Huber, Mangum, Riddick, Stanalonis, Kelso – Mr. Attman abstained from this vote.

**21<sup>st</sup>Century School Buildings Program**

Presentation by Mr. Johnson

Baltimore City Schools Blanket Purchase Order Modification

Mr. Johnson recommended an amendment to the Blanket Purchase Agreement (BPA) that was procured by Baltimore City Schools (BCS) and approved by the BCS and MSA boards in January 2017. The original Blanket Purchase Order included the eleven Year 1 schools valued at \$19.1 million, with an initial term of three years, and an option extension of 2 years to be exercised at the discretion of BCS.

In 2020, BCS exercised the extension option and included the seventeen Year 2 schools in the BPA, but did not increase the BPA value. Earlier this year, upon review of the forecasted expenditures, it was identified that to complete the Furniture Fixtures and Equipment purchases for the remaining Year 2 schools, the total value of the BPA needed to be amended by \$10 million, reflecting a total BPA value of \$29.1 million.

On March 23, 2021 The BCS Board of School Commissioners approved the BPA increase and identified the current contract term expiring in January of 2022. It is anticipated that the current term will be extended as a time only extension to coincide with delivery of the remaining two schools.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

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Presentation by Ms. Waite

Testing & Inspection Services – Highlandtown Elementary/Middle School

Ms. Waite recommended awarding a professional services contract to Hillis-Carnes Engineering Associates, Inc. to provide testing and inspection services for Highlandtown Elementary/Middle School construction. The procurement was initially advertised as a Request for Qualifications in April 2018. Six firms were selected to participate in the project pool and given the opportunity to receive the project specific Request for Proposals on March 2, 2021. Three firms submitted technical proposals and the Selection Committee determined it would be in the best interest to short-list all three firms. Financial Proposals were requested from the short-listed firms. After review of the Financial Proposals, the Selection Committee unanimously recommending Hillis-Carnes, which tied for the highest overall score and offered the lowest fee.

**Motion to Consider: Ms. Attman**

**Second: Mr. Bryce**

**Discussion - None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

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

**CPDG Projects & Studies**

Presentation by Ms. Waite

Project CORE Abatement and Demotion Services

Ms. Waite recommended a contract award to P&J Contracting Company, Inc. MSA in the amount of \$2,113,902 to provide abatement and demolition services for Project C.O.R.E. The recommendation conforms to the Memorandum of Understanding executed between the Baltimore City Department of Housing and Community Development the Maryland Department of Housing and Community Development, and the Maryland Stadium Authority. The RFP for this project was issued on March 9, 2021 via eMaryland Marketplace Advantage, the MSA website, GovDelivery, and by direct solicitation. A selection committee comprised of members of MSA, was formed to review the technical proposals as pass/fail. Three firms submitted technical proposals on April 9, 2021. The Committee evaluated each proposal based on the requirements established by the RFP. Technical clarifications were requested from two firms. The Committee determined it would be in the best interest to short-list and request financial proposals, from all three firms. Financial clarifications were requested from one firm. The Committee unanimously recommends P&J Contracting Company because they passed the technical evaluation and offered the lowest fee.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion - None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

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Presentation by Mr. Tyler

Crossroads Consulting Services, LLC.

Mr. Tyler provided historical rationale for his request for increased funding. June 2017, MSA entered into a contract with Crossroads Consulting Services, LLC to provide on call market, economic & business consulting and advisory services. The approved contract was for \$650,000 with an initial duration of three years and two additional one-year renewals at MSA's sole discretion.

September 2019, the Board approved a recommendation to increase the contract by \$166,000. The recommendation was based on the additional amount of feasibility studies that MSA was requesting to initiate work in late 2019 and early 2020. May 2020, the Board approved the first renewal option and contract amendment that increased the contract by \$ 486,000.

MSA continues to receive requests to manage feasibility studies. The current amount committed to active studies is close to exceeding the maximum compensation amount provided under the contract and the first contract amendment. There is currently \$1,183,062 committed work under the contract; leaving \$118,938 available for future work. Crossroads has provided excellent, independent and reliable advice during the execution of this contract. In order to undertake potential forthcoming work. Mr. Tyler recommends that the Board exercise the second and final one-year renewal option to extend the expiration date of the contract to June 13, 2022. It is also recommended that the contract amount be increased by \$438,840. Amount includes estimated costs associated with the proposed Historic St. Mary's City Fort business and economic services currently being negotiated with Historic St. Mary's City, the proposed Frostburg State University new sports complex review and analysis of current program and design concept, Baltimore Orioles lease negotiations, and an allowance for two additional potential studies.

**Motion to Consider: Mr. Attman**

**Second: Ms. Staloni**

**Discussion – Clarification of request along with the confirmation that this increase does not change the need for board approval for projects.**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

Presentation by Mr. Tyler

Coppin State University Memo of Understanding

Mr. Tyler requested the approval of the Memorandum of Understanding between Coppin State University and the Maryland Stadium Authority. The agreement confirms that MSA will conduct a preliminary design of a new proposed Public Safety Building in the City of Baltimore. The Board provided approval to undertake the effort on December 1, 2020. CSU will fully fund the design cost of \$450,000 through a grant provided in the State Capital Budget (SB 191).

**Motion to Consider: Mr. Attman**

**Second: Mr. Huber**

**Discussion - None**

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**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

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

Presentation by Mr. Tyler

Historic Saint Mary's City Market Economic Study

Mr. Tyler requested the approval of MSA's on-call market, economic, and business consultant, Crossroads Consulting Services LLC to perform a market and economic study in St. Mary's City. The study would provide objective, research-based information to assist Historic St. Mary's City. MSA would manage the study and the total cost of \$188,840 would be fully funded by Historic St Mary's City.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – Acknowledgement that there is a redline edit within the document that does not impact the approval.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

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

**Maryland Stadium Authority**

Presentation by Mr. Raith

Grant Agreements – 5-Star Event & World Cup

Mr. Raith recommended approval of two Grant Agreements to the Sports and Entertainment Corporation of Maryland. The first grant agreement is for \$500,000 to be used for expenditures related to the 5-Star event to be held at the Fair Hill Racetrack later this year. The funding of this grant is included as Supplement Budget #5 to the Maryland Stadium Authority in the Fiscal Year 2022 budget. The second grant agreement is for approximately \$69,000 to be used for the efforts to secure Maryland's place as a host destination for the 2026 FIFA World Cup. The funding of this grant is included as a deficiency appropriation to the Maryland Stadium Authority in the Fiscal Year 2022 budget.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Stalalonis**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Huber**

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

## **Informational**

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

Mr. Frenz provided a Legislative Update

- **SB551- Built to Learn Act**  
With the General Assembly's override of the Governor's veto on the Blueprint for Maryland's Future Act, the Kirwan education reform package, now the Built to Learn Act of 2020 bill with \$2.2 billion in school construction will take effect 30 days after the override, and expected in mid-March.
- **HB0940 Gaming - Regulation of Fantasy Gaming Competitions and Implementation of Sports Wagering**  
Authorizing sports wagering license holders to accept wagers on sporting events by certain methods and in certain locations; requiring certain fantasy competition operators to register with the State Lottery and Gaming Control Commission before offering fantasy competition or services; authorizing the Commission to impose a fee for the registration of an operator; establishing the Small, Minority-Owned, and Women-Owned Business Sports Wagering Assistance Fund to assist certain businesses entering the sports wagering market; etc. Camden Yards Sports Complex and M&T Bank Stadiums are eligible for "Class A" licenses
- **SB0926 - Economic Development – Maryland Stadium Authority – Hagerstown Multi-Use Sports and Events Facility.**  
Authorizing the Maryland Stadium Authority to review and make recommendations on the Hagerstown Multi-Use Sports and Events Facility; authorizing the Authority to acquire a site or an interest in a site for the Facility; requiring the Governor to include in the annual budget bill an appropriation of \$3,750,000 for the Hagerstown Multi-Use Sports and Events Facility Fund; requiring the Hagerstown-Washington County Industrial Foundation to report to certain committees of the General Assembly by December 31 each year; etc. *MSA does not wish to own the Hagerstown Facility and proposing that the funds for the project come from the general fund or debt service funds from the State Lottery Fund after and separate from funds allocated to the Maryland Stadium Facilities Fund for debt service related to Camden Yards. Bill allows MSA to serve as the project manager for a new facility and issue up to \$59.5 million in bonds to finance the acquisition, design, construction and related construction expenses.*
- On April 29, 2021 Vice President Kamala Harris, accompanied by Dr. Anthony Fauci and members of Maryland's federal delegation toured the mass vaccination site with city and state leadership. Vice President Harris and government officials in attendance complimented the efficiency and excellent reuse of the stadium site.



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Security Report- Mr. Conaway

- The first month of games at Orioles Park have commenced at 25% capacity and without significant security issues.
- 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**

- Design revisions performed by Burdette, Koehler, Murphy and Associates for the generator plant controls upgrade \$32,609.
- G Suite licenses purchase order to SADA Systems, Inc. in the amount of \$47,874 for 190. This amount will cover the license fees for next two years. The current licenses with Google expired April 15, 2021. MSA has been using Google to handle email, legal hold and archiving of current and former employees emails since 2013.

**BCPS**

- BCS, Cross Country Elementary/Middle School, Pre-Construction Service Cost, Turner Construction Company \$109,135.20

Capital Projects Group Update – Mr. McGuigan

Ocean City Convention Center – scheduled to open the end of 2021.

Racing Projects Initiative – Negotiations continue with the complex agreement with stakeholders of Pimlico and Laure. The two year design effort is underway for both facilities.

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

CORE: 1038 notices to proceed; 782 units demolished; remainder in demolition or HAZMAT.

Hagerstown Multi-Use Sports and Events Stadium: Kick off meeting is scheduled with stakeholders.

Prince George's County Proposed Tennis Complex: Feasibility study is being reviewed.

BCPS: 17 schools open, 6 schools scheduled to open this summer, 4 in design or construction.

Leasing Report

Mr. Raith updated the status of four tenant payment issues. All tenants are current with rents. One tenant has requested updated market rates for expiring lease.

Finance Report

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

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Maryland Sports Update

Mr. Hasseltine informed the board of the

- 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)
  - Communicating with sponsors/partners, working on operations and logistics planning.
  - 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)
  - Generating sponsorship leads: \$1.25 million committed against \$1.65 million budget to date.
  - Build community legacy plan and other activations i.e. Prologue, Bridges of Hope Ride and community festival.
- Sport and Entertainment Corporation of MD is expected to receive sponsorship funds in June and July which will assist with cash flow challenges.
- Baltimore-Maryland 2026 FIFA World Cup
  - Participated in FIFA workshops on venues and training sites.
  - Venue requirements have been met.
  - Capital Committee continues to make good progress on fund raising efforts toward goal of \$624,026 by 3<sup>rd</sup> quarter 2021 FIFA site visit (\$251,000 raised to date with another \$\$78k verbally committed at the time of this report)
- Youth and Amateur Sports Grant and Michael Erin Busch Fund
  - Funded for FY22 at \$1,000,000
  - Refining process and protocols
  - Requests for grant applications to go live: **June 1, 2021**

**Other Ongoing Activities:**

- **TEAM Maryland**, CIAA with Visit Baltimore, World Lacrosse Women's World Championships, Web Sites (PlayEasy venue database), SportsETA, WFT, MEI, Host City

Leasing Report

Mr. Raith acknowledged no late tenant payments.

Finance Report

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

**Motion to Adjourn: Mr. Attman**

**Second: Ms. Mangum**

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