

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

Board Meeting
Minutes
November 1, 2022 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce*
Bill Cole
Mike Huber
Gary Mangum
Manervia Riddick*
Jodi Stalaloni*

Maryland Stadium Authority

Michael Frenz	Al Tyler*
David Raith*	Vernon Conaway
Rachelina Bonacci	Kristy Taylor
Terry Hasseltine*	Gary McGuigan*
Joseph March*	Bruce Benshoof*
Cynthia Hahn*	Yai Waite*
Amy Mataban*	Eric Johnson*

Guest

Garrett Dvorkin

*Teleconference

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for October 11, 2022

Motion to Consider: Mr. Attman

Second: Mr. Huber

Motion to Approve: Mr. Attman

Second: Mr. Huber

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

Introduction of the closed meeting minutes for October 11, 2022

Motion to Consider: Mr. Attman

Second: Mr. Huber

Motion to Approve: Mr. Attman

Second: Mr. Huber

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

Contracts

Camden Yards Warehouse

Presentation by Mr. Raith

Lease – Interagency Commission on School Construction

Mr. Raith recommended the approval of a South Warehouse lease for Interagency Commission on School Construction.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

21st Century Schools

Presentation by Mr. Johnson

AV/IT BPO Contract Extension

Mr. Johnson recommended approval of a contract extension with Telecom Design Consultants, to provide AV/IT Telecom services for the program.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalalonis

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

Built To Learn Act

Presentation by Mr. Johnson

Project MOU – Frederick County

Mr. Johnson recommended approval of the MOU between MSA and Frederick County. The MOU is the first of three MOUs in development, representing 4 projects overall.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Confirmation of MSA’s role in actively managing schools under the BuiltTo Learn program.

Motion to Approve: Mr. Attman

Second: Mr. Huber

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

CPDG Projects & Studies

Presentation by Ms. Waite

Building Commissioning Services – Hagerstown Multi-Use Sports & Events Facility

Ms. Waite recommended approval of a contract with Sala O'Brien, LLC to provide building commissioning services for Hagerstown Multi-Use Sports & Events Facility.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – Confirmation of company's relationship with MSA and the scope of work the awardee will perform.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

CPDG Projects & Studies

Presentation by Mr. Tyler

Frostburg State University Planning and Design Services MOU

Mr. Tyler recommended approval of an MOU with Frostburg State University to provide planning and design management services related to the development of the I-68 Recreation Complex, relocation and enhancement of sports fields, and improvements to the existing Cordts Physical Education Center.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Huber

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

Project C.O.R.E.

Presentation by Ms. Waite

C.O.R.E. Abatement and Demolition Services – DD014

Ms. Waite recommended approval of a contract to Goel Services, Inc to provide abatement and demolition services for projects released under Project C.O.R.E.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – Explanation of the difference in financial proposals. Confirmation that the price offered is reasonable for the scope of work and that the awardee has done satisfactory work in the past.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Informational

Executive Director's Report - Mr. Frenz

- 21st Century School Buildings Program – Ribbon cutting planned for Highlandtown Elementary/Middle on December 14th – 2– 4 pm.
- Montebello Elementary/Middle School on December 15th 4:30-6:30 pm.
- Syracuse University group touring the complex.

Security Report - Mr. Conaway

- No security threat impacting CYSC or Ravens games.
- Confirmed Navy game activities.

CPDG Update – Mr. McGuigan

- CORE: 1293 notices to proceed; 1026 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Hagerstown Multi-Sport Center ground breaking took place.
- Coppin State University Public Safety Building has entered design.
- Historic St. Mary's is in second phase of study.
- Ocean City Indoor/Outdoor Sports Complex – expect release of phase 2 study at yearend.
- Major League Soccer - soccer stadium funds approved by Board of Public Works and study will begin soon.
- Blue Line Project in Prince George's County – meeting to establish program and priorities, and finalizing MOU negotiations.
- HB 897 – Receiving requests for projects.
- Racing – continues to work toward final report for legislature.
- DLS Building is demolished.
- Baltimore City Schools – 25 Schools open – 4 in various stages.
- Built To Learn – 7 MOUs and active negotiations.

Maryland Sports Monthly Update

- Maryland Five Star week, encouraging board participation.
- Maryland Cycling Classic 2022 financials being completed.
- Grant funding for youth and amateur sports should seek board approval in November.
- Attended Teams Conference, focusing on bringing sporting events to Maryland.

Motion to adjourn: Mr. Attman

Second: Mr. Cole

Vote: Unanimous

Mr. Kelso adjourned the closed session at 12:37 PM