

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Open Board Meeting
Tuesday, July 9, 2019
12:00 noon

OPEN MEETING MINUTES

Attendance

Board

In Person

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Carolyn Mozell
Manervia Riddick
Jodi Stanalonis

Maryland Stadium Authority (MSA)

Michael Frenz	Jeff Provenzano	Dan Brann
David Raith	Jocelyn Grogan-Jones	Carmina Perez-Fowler
Gary McGuigan	Eric Johnson	Rachelina Bonacci
John Samoryk	Kim Douglas	Linda Pohuski
Phil Hutson	Terry Hasseltine	

Counsel

Cynthia Hahn
Amy Mataban

Other

None

Call to Order:

Chairman Kelso called the meeting to order at 12:02 PM. He welcomed Carolyn Mozell the board designee of Mayor Young. Chairman Kelso also congratulated Gary Mangum and Joe Bryce on being reappointed to the board.

Approvals

Minutes

Mr. Kelso asked for a motion to consider the open and closed meeting minutes of June 4, 2019.

Motion to Consider: Mr. Bryce
Second Ms. Riddick

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Discussion - None

Motion to Approve: Ms. Staloni
Second: Ms. Riddick
Approval by Yeas and Nays
Ms. Mozell not voting

Chairman Kelso asked for a motion to consider the open meeting minutes of June 18, 2019.

Motion to Consider: Mr. Bryce
Second: Ms. Riddick

Discussion - None

Motion to Approve: Ms. Riddick
Ms. Staloni
Approval by Yeas and Nays
Ms. Mozell not voting

Contracts

Camden Yards Sports Complex

Sprinkler System Maintenance and Testing

Presentation by Mr. Samoryk

Mr. Samoryk recommended a contract with Anaconda Protective Concepts, Inc. (Anaconda) for sprinkler system maintenance and testing at the Camden Yards Sports Complex. The proposed term is three years with two renewal options at the election of MSA. Anaconda's bid of \$145,710 for the initial term was the lowest of the six bids received. The \$145,710 represents a not-to-exceed amount to provide for maintenance and testing, and an allowance for repairs and materials. Anaconda's total bid including the renewal options was \$242, 849.50.

Motion to Consider: Mr. Bryce
Second: Ms. Riddick

Discussion - None

Motion to Approve: Ms. Riddick
Second: Mr. Bryce
Unanimous

Emergency Generator Routine Maintenance and Repairs- 1st Renewal

Presentation by Mr. Provenzano

Mr. Provenzano recommended a one-year renewal with Premium Power Services, LLC (Premium) in an amount not-to-exceed to \$70,103.80. Premium provides emergency generator routine maintenance and repair services, including transfer switches, circuit breakers, and load banks.

Motion to Consider: Ms. Staloni

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Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Attman
Second: Ms. Stanalonis
Unanimous

Warehouse

Warehouse Flooring and Painting Services

Presentation by Mr. Hutson

Mr. Hutson recommended a contract with Boulevard Contractors Corp. (Boulevard) to provide flooring and painting services at the Warehouse at Camden Yards. The total contract amount is \$199,105 and was the lower of the two bids. Boulevard is a registered small business and MBE contractor.

Motion to Consider: Mr. Attman
Second: Ms. Riddick

Discussion - None

Motion to Approve: Mr. Attman
Second: Mr. Mangum
Unanimous

Baltimore City Public Schools

Mary E. Rodman Elementary School - Testing and Inspection Services

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a professional services contract to ATC Group Services, LLC (ATC) for \$82,492. ATC will provide testing and inspection services for Mary E. Rodman Elementary School. It had the second highest overall score and offered the lowest fee.

Motion to Consider: Ms. Mozell
Second: Ms. Riddick

Discussion - None

Motion to Approve: Mr. Bryce
Second: Ms. Stanalonis
Unanimous

Northwood Elementary School - Building Commissioning Services

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a professional services contract to Kibart, Inc. (Kibart) for \$89,895 to provide building commissioning services for Northwood Elementary School. Kibart had the highest overall score and offered the lowest fee.

Motion to Consider: Mr. Attman

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Second: Mr. Bryce

Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Unanimous

Arlington Elementary School

Early Childhood Center Initiative – Supplemental MOU

Presentation by Mr. Johnson

Mr. Johnson recommended a supplemental MOU between MSA and Baltimore City Board of School Commissioners (BCBSC) Schools for Arlington Early Childhood Center (the Center) to be included as part of the Arlington Elementary School program. This is one of two schools included in a separate MOU between BCBSC and The Harry and Jeanette Weinberg Foundation, Inc. (the Foundation). The Foundation has made a 30% overall funding commitment to the Center. The current estimated cost of the Center is \$900,000.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion - The Foundation's commitment is for 30% of the costs. Therefore, if the estimated cost increases, the Foundation will contribute 30% including the increase.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Unanimous

Maryland Stadium Authority

Grant to Sport and Entertainment Corporation of Maryland

Presentation by Mr. Hasseltine

On behalf of the Sport and Entertainment Corporation of Maryland Board, Mr. Hasseltine requested a grant of \$100,000 to support the 2020 Fair HillCCI5 Star event. The request is consistent with the 2017 Affiliated Foundation legislation.

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Discussion - Terms and conditions for grant repayment were reviewed. This is a grant, not a loan, because at this time there is not a source from which repayments can be made.

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Unanimous

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Department of Legislative Services Building - MOU

Presentation by Mr. McGuigan

Mr. McGuigan recommended an MOU between the Department of Legislative Services (DLS) and MSA to manage all aspects of the renovation of the Legislative Services Building and the connected underground tunnels in Annapolis, MD. The project is expected to be accomplished in two phases: project programming, and design and construction. Initial funding shall not exceed \$2,000,000 and the project will be fully funded by DLS.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Unanimous

Ocean City Convention Center Expansion

Financing Plan and Resolutions

Presentation by Mr. Raith

Mr. Raith recommended the Comprehensive Plan of Financing, the Financing Plan Resolution and the Reimbursement Resolution in connection with MSA's proposed issuance of its Lease Revenue bonds for the expansion of the Ocean City Conference Center. The Comprehensive Plan of Financing contemplates the issuance of \$21.5 million in lease revenue bonds. The proceeds from the sale of the Series 2019C bonds, along with other State of Maryland and Town of Ocean City funds, will be used for a \$38.0 million expansion of the Ocean City Convention Facility. Mr. Raith outlined the anticipated bond premium, capitalized interest and interest payments and closing costs.

Motion to Consider: Ms. Staloni

Second: Mr. Mangum

Discussion - A general outline of the bonding process was reviewed. Specific factors in e tax-exempt bonds were discussed. Mr. Raith noted other methods of bonding could be discussed in the future with the possibility of increased competition.

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Unanimous

At the conclusion of the Board's approval items, Chairman Kelso recognized the service of former Board member, Jim Smith, who stepped aside in order for Mayor Young o to appoint his representative. Mr. Kelso noted the respect and appreciation the board shared for Mr. Smith. He also mentioned Mr. Smith's dedication to the city and public service.

Informational

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Executive Director's Report

Mr. Frenz reported on the city water main break that flooded the service level of M&T Bank Stadium during the previous week. He thanked Jeff Provenzano, Phil Hutson, Bart Shifler, and their team for quick action, thus minimizing property damage. Closure of Howard and Pratt Streets and related detours are expected to continue for several weeks. Special appreciation was expressed for Greg Bader of the Orioles who managed public relations and social media coverage during the critical communication period.

The Board was reminded of the two 21 Century Schools Ribbon Cutting Ceremonies later in August. Mr. Frenz also thanked Directors Leonard Attman and Gary Mangum for attending the Project CORE 4000 event with keynote speakers, Governor Hogan and Mayor Young. Appreciation was expressed to Rachelina Bonacci for her work on the event, and Gary McGuigan, Al Tyler, and Chris Deremeik for their team's work on the project.

Mr. Frenz acknowledged the 2019 B2G NOW award to MSA's compliance team lead by Lisa Johnson. The award demonstrates management excellence in adhering to and tracking regulations, especially regarding MBE programs.

Security Report

Mr. Frenz reported on behalf of Mr. Conaway who was attending a conference. He informed the Board that no change has occurred in the three-tier threat level. MSA remains at the lowest level of threat: Guarded Operations.

One usual event occurred on June 14, when a passer by collapsed near Gate C. The victim, not associated with MSA or a tenant, was attended by both MSA Security officers and facilities manager Jim Pantazis until he could be transported to an area hospital.

Audit Report

Ms. Riddick and Mr. Brann reported that the Audit Committee met on June 25 to review the audits of MSA accounts receivable and Aramark catering commissions at M&T Bank Stadium. The status of the internal audit schedule was reported.

Report of Small Procurements/Change

Mr. Samoryk reported:

MSA

Upgrade of Andover EMS Hardware and Software
PEPCO/Constellation ECM contract

Windows 10 Computer upgrades
Provantage, LLC

M&T Bank Stadium

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Seating Parts and Materials
Irwin Seating Company

Lumenpulse Lighting System Annual Service Contract
Pixelumen Lab, LL

Oriole Park at Camden Yards
Fire Pump Controller Replacement
GDS Controls, Inc.

Mr. McGuigan reported:

- 1) BCS, John E Howard Elementary School, GMP change order, J. Vinton Shafer & Sons: **\$33,859.42**
- 2) CPDG, Ocean City Convention Center, Phase 3 re-start and extended construction phase – additional services, Becker Morgan Group: **\$167,430**
- 3) CPDG, Ocean City Convention Center Phase 3, Additional Pre-construction services, Barton Malow Company: **\$24,780**
- 4) BCS, Robert Poole Middle School, LEED commissioning services, RMF Engineering **\$13,005**
- 5) BCS, Robert Poole Middle School, misc. owner changes, CAM Construction: **\$218,431**

Baltimore City Public Schools and C.O.R.E. Update

Due to time constraints, the report was held for the August meeting.

Workforce Development Update*

Mr. Johnson and Ms. Douglas reported on Baltimore City Resident (BCR) hiring. Total new positions was 711. Some new hires moved into another position when it opened, so the actual number of BCR hired is 569. BCR new hire demographics were explained and demonstrated to the board.

*This information was requested by the Board at an earlier meeting.

Leasing Report

Mr. Raith reported all rent payments are up to date. One tenant has exercised the option for a six-month lease extension.

Financial Report

Mr. Raith reported from the Statement of Revenues and Expenditures for the Maryland Stadium Authority Consolidated, Camden Yards, and Baltimore City Public Schools Construction for May 2019.

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Maryland Sports Monthly Update

Mr. Hasseltine reported on the first affiliated foundation of MSA, Maryland Sports is in a process to form the Board of Directors. Additionally, the website is live.

Fair Hill Project and 2020 CCI5 Star: the host organizing committee is in the process of hiring a CEO. The Fair Hill ground breaking was held May 24,.

FY2020 grant program : application deadline of June 28, 2019:

- 58 applications requesting over \$800 thousand in funding (\$350 thousand available)
- Next Steps: Review applications and make funding recommendations.

Mr. Hasseltine also provided an update on the MLL All-Star Game youth clinic and UCI/Medalist cycling event. His team is working to secure the Labor Day 2020 - ProSeries event

Chairman Kelso asked for a motion to close the open meeting at 12:28 PM.

Motion: Mr. Bryce

Second: Ms. Staloni

Unanimous

Closed Meeting

1 - During the closed meeting the Board received a status update from counsel on settlement negotiations in pending ADA litigation.

2 - The Board reviewed issues related to the Orioles lease and pending litigation involving the Mid-Atlantic Sports Network (MASN). It approved a motion to request that the Attorney General retain outside counsel in connection with the matter.