

**Maryland Stadium Authority**  
**333 W. Camden St., Baltimore, MD**  
**Ad Hoc Board Meeting Minutes**  
**Friday, April 26, 2019**  
**8:30 AM**

**OPEN MEETING**

**Attendance**

Conference Line:

Tom Kelso  
Leonard Attman  
Joe Bryce  
Gary Mangum  
Jim Smith  
Jodi Stanalonis

Absent:

Manervia Riddick

Maryland Stadium Authority

Michael Frenz  
David Raith  
Gary McGuigan  
Al Tyler  
Chris Deremeik  
Linda Pohuski

Counsel

Amy Mataban  
Bruce Banshoof

Other

None

**Call to order:**

Chairman Kelso called the meeting to order at 8:31 AM for the limited purpose of reviewing time sensitive material published by agenda on the MSA website in advance of the meeting.

**Approvals**

**Contracts**

**Maryland Stadium Authority**

Presentation by Mr. Raith

Amendment to Licensing Agreement - Baltimore Orioles

At the December 2018 meeting of the Maryland Stadium Authority Board (the "Board"), the Board approved an office lease with the Baltimore Orioles Limited Partnership (the "Orioles")

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for approximately 10,762 s.f. on the first floor of the south warehouse (the “Leased Premises”). Prior to execution of the approved Lease, the Orioles raised issues regarding parking and charges for HVAC associated with the Orioles use of the Leased Premises after normal business hours.

At its February 5, 2019 meeting, the Board approved a license agreement (the “License”) with the Orioles for use and occupancy of the Leased Premises pending resolution of the parking and HVAC issues. The License expired February 28, 2019.

Mr. Raith recommended an amendment extending the License through May 31, 2019 as MSA and the Orioles continue to work out an agreement regarding the parking and HVAC.

**Motion to Consider: Mr. Attman  
Second: Mr. Bryce**

Discussion - None

**Motion to Approve: Mr. Attman  
Second: Ms. Staloni  
Unanimous by voice: Mangum, Staloni, Bryce, Smith, Attman and Kelso**

Presentation by Mr. McGuigan  
Fair Hill Natural Resources Management Area Equine Improvements -  
GMP for Construction Services

Mr. McGuigan recommended approval of an amendment to the Turner Construction Company's contract in the amount of \$16,944,491 related to Fair Hill Natural Resources Management Area Equine Improvements.

The Board approved the CM Preconstruction contract in November, 2017. The Board of Public Works approved the CM Preconstruction contract in November, 2018.

Construction packages were advertised by Turner Construction Company (“Turner”) for trade contractor participation in early January 2019 in the following publications: eMaryland Marketplace, MSA's website, Turner's website, Building Connected, Maryland Washington Minority Companies Association (MWMCA) website, Md. Washington Minority Companies Associations (MWMCA) and via direct solicitation. An MBE outreach event was conducted onsite on January 17, 2019 in conjunction with the pre-proposal meeting. Attendees were provided with summary project information and afforded the opportunity to tour the Project site.

Turner advertised for bids on 15 trade packages using the publications/services identified above. Two packages were eliminated or combined with other packages resulting in receipt of proposals for 13 trade packages. Competitive bids were received electronically by Turner on February 12, 2019. Post-bid scope review meetings attended by MSA, Turner and trade

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contractors began on February 19, 2019 to ensure that the bids were both responsive and complete. Post bid scope review meetings were conducted via conference call and in-person at Turner's office in Baltimore. Subsequent meetings were held to try to obtain more value for with the proposed GMP.

Turner's GMP amount is within budget and includes total MBE participation of 10%. The proposal has been reviewed by MSA staff for compliance.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous**

Discussion –

1. The process of contract amendment from the preconstruction phase was discussed. This GMP amendment follows the procedure used by MSA on most past and current capital projects.

**Motion to Approve: Mr. Attman**

**Second: Ms. Staloni**

**Unanimous by voice: Staloni, Attman, Mangum, Bryce, Smith, and Kelso**

Mr. Frenz announced the bill signing date for SB177/HB178 and HB1425 has been set for April 30 at 11:00 AM and invited the Board to attend.

Having no other business before the Board, Chairman Kelso asked for a motion to close the meeting and adjourn at 8:40 AM.

**Motion to Adjourn: Mr. Smith**

**Second: Mr. Attman**

**Unanimous by voice: Mangum, Staloni, Bryce, Smith, Attman and Kelso**