

Maryland Stadium Authority
333 W. Camden Street, Suite 500
Baltimore, MD 21201

Board Meeting Minutes
Tuesday, November 12, 2019
12 noon

OPEN MEETING

Attendance

Board

In Person

Thomas Kelso
Leonard Attman
Joe Bryce
Carolyn Mozell

Conference Line

Manervia Riddick
Jodi Stalalonis
Gary Mangum - *Joined conference line at 12:22PM

MSA

Michael Frenz	John Samoryk	Rachelina Bonacci
David Raith	Jocelyn Grogan-Jones	Linda Pohuski
Gary McGuigan	Vern Conaway	
Jeff Provenzano	Al Tyler	
Phil Hutson	Carmina Perez-Fowler - Conference line	

Counsel

Cynthia Hahn
Amy Mataban

Other

Amanda Yeager, Baltimore Business Journal

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

APPROVALS

Minutes

Chairman Kelso asked for a motion to comment, edit, or approve the minutes of October 8 and October 15, 2019.

Motion to Consider the October 8, open and closed minutes: Mr. Attman

Second: Mr. Bryce

Discussion- None

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Approval by roll call: Attman, Mozell, Bryce, Stanalonis, Riddick, Kelso

Motion to Consider the October 15, 3:30 PM open minutes, 3:49 PM closed minutes and 7:00 PM open minutes. Mr. Attman

Second: Mr. Bryce

Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Approval by roll call: Riddick, Stanalonis, Mozell, Attman, Bryce, Kelso

Contracts

Oriole Park at Camden Yards

Replacement of Upper Concourse Ad Panels

Presentation by Mr. Samoryk

Mr. Samoryk recommended a contract with Triangle Sign and Service, LLC for the replacement of five upper concourse advertising panels at Oriole Park at Camden Yards. The total contract amount will be \$175,930. This project includes demolition, preparation, fabrication and installation of the five back lit ad panels. This was the lower of two responsive bids received.

Motion to Consider: Ms. Mozell

Second: Mr. Bryce

Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Mozell

Abstain: Mr. Kelso

Voting to Approve: Riddick, Stanalonis, Mozell, Attman, Bryce

Baltimore City Public Schools

Montebello Elementary/Middle School - Architectural/Engineering Services (&E) and Construction Management (CM) Services

Agenda items taken together.

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a contract for A&E services to Crabtree, Rohrbaugh & Associates Architects, Inc. (CRA) in the amount of \$1,351,508.53 to provide planning, design and construction administration services for Montebello Elementary /Middle School project. CRA had the highest overall score and the lowest fee.

Ms. Perez-Fowler recommended a contract to CAM Construction Company (CAM) for \$132,477 to provide pre-construction services for Montebello Elementary/Middle School. CAM had the highest overall score and offered the lowest combined pre construction and construction fee.

Motion to Consider: Mr. Attman

Second: Ms. Mozell

Discussion - An overview of previous work by CRA for MSA and BCPS was provided.

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Voting to Approve: Stanalonis, Riddick, Bryce, Attman, Mozell, Kelso

Maryland Stadium Authority

Department of Legislative Services Building - Architectural/Engineering Services (A&E)

Presentation by Mr. Tyler

Mr. Tyler recommended a contract to Murphy and Dittenhafer, Incorporated (M&D) to provide A&E for the Department of Legislative Services ("DLS") building improvements for \$344,137.05. M&D will assist DLS and MSA leadership in determining which of two potential development scenarios outlined in the RFP is to be pursued. M&D is the firm with the higher technically ranked proposal and the lower overall potential fee structure. M&D's proposal meets the overall MBE goal of 31%, as well as the subgoals of 6% African-American, 2% Hispanic and 9% women owned businesses.

Motion to Consider: Mr. Bryce

Second: Ms. Mozell

Discussion - An explanation of options for program design, construction and pricing was discussed. The process to finalize options was also discussed.

Motion to Approve: Mr. Bryce

Second: Ms. Mozell

Abstain: Mr. Mangum

**Mr. Mangum joined at 12:22 PM during the discussion.*

Voting to Approve: Riddick, Stanalonis, Bryce, Attman, Mozell, Kelso

Ripken Stadium Capital Improvements - Memorandum of Understanding (MOU)

Presentation by Mr. Tyler

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Mr. Tyler recommended an MOU between the City of Aberdeen, MD ("Aberdeen"), Tufton Professional Baseball LLC ("Tufton"), and the Maryland Stadium Authority (MSA) for MSA to manage various studies and projects at Ripken Stadium in Aberdeen, MD.

Aberdeen and Tufton are responsible for fully funding tasks undertaken by MSA. The source of funds available includes a grant authorized by the Maryland General Assembly in the amount of \$300,000 as well as other funding to be provided from Aberdeen and Tufton as required in the MOU.

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

Discussion - The board was briefed on stadium ownership. MSA will be reimbursed for fees and expenses.

Motion to Approve: Mr. Bryce
Second: Mr. Mangum
Unanimous: Mangum, Riddick, Staltonis, Bryce, Attman, Mozell, Kelso

Deed to MTA for Camden Station and Rights-Of-Way
Presentation by Mr. Hutson

Mr. Hutson recommended the deed to MTA for Camden Station and rights-of-way with an overview of major points for the Board.

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

Discussion - During the deed review, the board noted language assuring that MSA has reserved cross easement rights.

Motion to Approve: Mr. Attman
Second: Ms. Mozell
Unanimous: Staltonis, Bryce, Attman, Mozell, Riddick, Mangum, Kelso

MSA Budget- 2019 Actual, Fy2020 Revised and Fy2021 Proposed
Presentation by Mr. Raith

Mr. Raith recommended the MSA Budget- 2019 Actual, Fy2020 Revised and Fy2021 Proposed.

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

Discussion - Mr. Raith noted that as a state agency the MSA budget is submitted to the Governor and remains under executive privilege until the complete state budget is released to the legislature in January. Copies were sent to the Board in advance of this meeting requesting their review and questions. The Board's opportunity to discuss the budget privately with Mr. Raith continues.

Motion to Approve: Mr. Bryce

Second: Attman

Unanimous: Bryce, Stanalonis, Attman, Mozell, Riddick, Mangum, Kelso

Informational

Executive Director's Report

Mr. Frenz thanked Directors Carolyn Mozell, Manervia Riddick, Jodi Stanalonis and Gary Mangum who toured two completed school buildings with MSA managers. He expressed appreciation to Messrs. McGuigan and Johnson and Ms. Douglass for their participation, as well as Kristy Taylor and Linda Pohuski for setting it up.

Mr. Frenz announced the opening of three additional schools with notice of ribbon cuttings planned for January 6. Program information will follow from 21st Century Schools coordinators.

MSA updates and legislative priorities were shared in recent meetings with Senator Bill Ferguson, anticipated as the incoming 2020 Senate President and Delegate Shelly Hettleman, currently Vice Chair of the House Education and Economic Development Committee.

Two MSA staff members were recognised and congratulated. Mr Hasseltine was recognised as the Tourism Partner of the Year by the Destination Tourism Organization and Rachelina Bonacci is on loan for a year to Maryland Charities Campaign and recognized for her creativity with a variety of events for the 2019 campaign kick-off.

Mr. Frenz concluded with his thanks to Human Resources Director, Jocelyn Grogan-Jones for the program planning and success of the mandatory two-hour sexual harassment prevention training scheduled for all MSA staff.

Security Report

Mr. Conaway reported positive outcomes on the two games since the last board meeting. There are no significant incidents or credible threats to report and the threat level is unchanged.

Report of Small Procurements and Change Orders

Mr. Samoryk reported change orders, contract modifications, and small procurements for Camden Yards Sports Complex, M&T Bank Stadium, and the Warehouse.

Mr. McGuigan reported small procurements and contract modifications for Project CORE, Baltimore City Schools, and the MCCC pedestrian bridge.

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

Mr. McGuigan updated the board on BCPS and CORE:

BCPS: 11 open, 7 under construction, 8 in design, and 2 in study. 3 of the 7 schools under construction are scheduled to open in January.

CORE: 831 Notices to Proceed, 410 complete, 249 demolished, 119 under contract, and 73 in procurement.

Leasing Report

Mr. Raith reported all rent payments for October have been paid.

Financial Report

Mr. Raith provided a financial update for the Board's review and asked for input on formatting future reports for ease of understanding.

Maryland Sports Monthly Update

Ms. Bonacci provided an oral report on the activities of Maryland Sports in the absence of Mr. Hasseltine. The Board was briefed on the cycling event, a sailing event, and the 3 star and 5 star equestrian events being planned for the 2020 spring and fall respectively. The House Ways & Means Committee conducted a site visit to Fair Hill which Treasurer Kopp also joined.

Ms. Bonacci reported the Fair Hill Host Organizing Committee held its first meeting. She concluded with a reiteration Mr. Frenz's congratulations to Mr. Hasseltine on his receipt of his marketing award.

Mr. Kelso asked for a motion to adjourn the open meeting at 12:49 PM.

Motion: Mr. Bryce

Second: Mr. Attman

Unanimous by Yeas

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Open Board Meeting
Minutes
Tuesday, November 12, 2019
12 noon

Open meeting closed at 12:49 PM

Closed Meeting
Summary Statement
November 12, 2019
12:50 PM

Place: MSA Executive Boardroom

Present:

Board Members: Thomas Kelso, Leonard Attman, Joe Bryce, Gary Mangum,* Carolyn Mozell Manervia Riddick,* Jodi Stanalonis* (*by conference line)

MSA: Michael Frenz, Phil Hutson, Linda Pohuski

Counsel: Cynthia Hahn, Amy Mataban (entered at 1:15 PM)

Call to Order: Chairman Kelso called the closed meeting to order and asked for a vote to open the closed meeting at 12:46 PM for the purpose of consulting with counsel, Assistant Attorney General Cynthia Hahn, on pending and potential litigation matters, pursuant to Sections 3-305(b)(7) and (8) of the Open Meetings Act.

Motion to open the closed meeting: Mr. Bryce Second: Mr. Attman Unanimous by voice: Attman, Bryce, Mangum, Mozell, Riddick, Stanalonis and Kelso

Ms. Hahn reported on the status of the drafting of documents to memorialize the settlement of an ADA lawsuit involving Oriole Park. The Board was informed of new issues that the opposing parties had raised in the course of the drafting of the settlement documents.

The Board took no formal action during the closed session.