

Maryland Stadium Authority
333 W. Camden St., Executive Boardroom, Baltimore, MD
Board Meeting Minutes

Tuesday, January 7, 2020

OPEN MEETING

Attendance

Board

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

Absent

Jodi Stanalonis

*Conference Line: Messrs: Bryce and Mangum **Mr. Attman joined by conference line at 12:11 PM

MSA

Michael Frenz	Jocelyn Grogan-Jones
Gary McGuigan	John Samoryk
David Raith	Daniel Brann
Jeff Provenzano	Vern Conaway
Phil Hutson	Terry Hasseltine
Eric Johnson	Rachelina Bonacci
Al Tyler	Linda Pohuski
Carmina Perez-Fowler	

Counsel

Cynthia Hahn

Other

Amanda Yeager, Baltimore Business Journal
Nicholas Cummings, Plumbers and Steamfitters, Local 486

Call to order by Chairman Kelso at 12:04 PM

Approvals

Minutes

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Mr. Kelso asked for a motion to consider the open and closed meeting minutes of December 5, 2019.

Motion to Consider: Ms. Riddick

Second: Mr. Bryce

Discussion - None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Abstain: Attman

In Favor: Mangum, Bryce, Riddick, Mozell, Kelso

Contracts

Camden Yards Sports Complex

Parking Management Services

Presentation by Mr. Samoryk

**Mr. Attman joined during this presentation.

Mr. Samoryk recommended a contract with SP Plus Corporation (SP+) in a not-to-exceed amount of \$4,500,000 for the initial 3 year term. There are 2 one-year renewal options. SP+ was ranked first technically and submitted the lowest cost proposal of the four offers that were received in response to the RFP. The Orioles and Ravens participation in the selection of the contractor and administration of the contract was outlined. The MBE participation goal is 25%.

Motion to Consider: Ms. Riddick

Second: Ms. Mozell

Discussion - The price and contract term was reiterated.

Motion to Approve: Ms. Riddick

Second: Ms. Mozell

In Favor: Attman, Mozell, Bryce, Riddick, Mangum, Kelso

Unanimous

Oriole Park at Camden Yards

Lower Seating Bowl Modification

Presentation by Mr. Hutson

Mr. Hutson recommended a contract with Boulevard Contractors Corporation (BCC) in the amount of \$329,998 for modification to Oriole Park at Camden Yards lower seating bowl. The competitive sealed bid generated 3 bids with one being deemed not responsive. BCC was the lowest bid. The MBE goal is 30%.

Motion to Consider: Ms. Riddick

Second: Mr. Attman

Discussion - The board confirmed work would be completed by opening day.

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Motion to Approve: Ms. Mozell

Second: Mr. Bryce

In Favor: Mozell, Riddick, Attman, Bryce, Mangum, Kelso

Unanimous

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Warehouse Improvements GMP 2

Presentation by Mr. Hutson

Mr. Hutson recommended the second and final Guaranteed Maximum Price contract for this project with J. Vinton Schafer & Sons, Inc. (CM) in the amount of \$16,839,886 for 2 Warehouse improvement projects. The projects are for HVAC upgrades and window repairs and the project was separated into 8 advertised trade packages. The 8 packages, with solitations going to 1,542 contractors, generated 31 sealed bids. The overall MBE goal is 29%. The CM's fee and labor rates are in accordance with the original negotiated amounts.

Motion to Consider: Ms. Riddick

Second: Mr. Attman

Discussion - The board expressed appreciation for the high number of contractor participation.

Motion to Approve: Ms. Riddick

Second: Mr. Attman

In Favor: Bryce, Attman, Mangum, Riddick, Mozell, Kelso

Unanimous

Ocean City Convention Center - Commissioning Agent

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended a professional services contract to RMF Engineering, Inc., PC (RMF') to provide building commissioning services for Phase III Ocean City Convention Center expansion and improvements in the amount of \$130,560. RMF had the highest overall score and the lowest fee. The proposal meets the overall MBE goal of 10%.

Motion to Consider: Ms. Riddick

Second: Ms. Mozell

Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

In Favor: Mangum, Attman, Bryce, Riddick Mozell, Kelso

Unanimous

Internal Audit Plan and Risk Assessment

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Presentation by Mr. Brann

Mr. Brann provided an audit schedule for the 8 audits MSA plans to conduct during 2020.

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

Discussion - Chairman Kelso thanked Mr. Brann for the excellence of his work and also thanked the Audit Committee members for their extra time and work on the committee.

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

Informational

Executive Director's Report

Mr. Frenz reported on the positive results of the meeting he and Mr. McGuigan had with Chairman Ben Barnes of the House Education and Economic Development Subcommittee. Mr. Frenz also reported on the meeting with Jimmy Rhee, Special Secretary of Small, Minority, & Women Business Affairs highlighting discussions on improving opportunities. He also reported on a meeting with Grag Bader of the Orioles to discuss non-baseball events, particularly the JV model outlined previously.

Mr. Frenz thanked Mr. McGuigan and Mr. Johnson for CPDG's successful completion of 3 more 21st Century Schools. A combined ribbon-cutting was held Saturday.

Security Report

Mr. Conaway reported no credible threats since the last meeting. Two games were held during that period without security incidents, but heavy rain was a factor in crowd movement. There is an increased security awareness for the upcoming game as is the case with all post season events.

Audit Committee Report

Mr. Brann reported on the Audit Committee meeting held in December 2019. Topics included the 2020 Internal Audit Plan & Risk Assessment, 4 internal audit reports, and 2 external audit reports. An update on the 2019 internal audit schedule was also provided.

Report of Small Procurements and Change Orders

Mr. Samoryk reported 13 small procurements to the board.
Mr. McGuigan reported 3 small procurements to the board.

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

Mr. McGuigan reported the following:

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BCPS: 14 open, 4 under construction, 2 in GMP programming, 6 in design, 2 in feasibility study

CORE: 839 Notices to Proceed, 727 complete, 51 in demolition, and 1 in demolition procurement

Leasing Report

Mr. Raith's update informed the board that all rents for December have been paid and included plans for a realtors' open house at M&T Bank Stadium.

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 the period ending November 2019.

Maryland Sports Monthly Update

Mr. Hasseltine updated the board on ongoing activities and upcoming initiatives introduced for the 2020 legislative session in Annapolis.

Chairman Kelso asked for a motion to close the open meeting at 12:46 PM and open a closed meeting.

Motion: Ms. Riddick

Second: Mr. Attman

In Favor: Mangum, Attman, Bryce, Riddick, Mozell, Kelso

Unanimous

Closed Meeting Summary

Time: 12:47 PM

Location: Executive Boardroom, MSA

Attended by: Thomas Kelso, Leonard Attman*, Joe Bryce*, Gary Mangum*, Carolyn Mozell, Manervia Riddick, Michael Frenz, Phil Hutson, Cynthia Hahn, Linda Pohuski
Absent: Jodi Stanalonis * Attended by conference line

Motion to open the closed meeting: Mr. Attman; Second: Ms. Riddick; Unanimous by voice.

The purpose of the closed meeting was for MSA to consult with its legal counsel, Assistant Attorney General Cynthia Hahn, on a pending litigation. During the meeting, Ms. Hahn provided the Board with a summary of the status of settlement negotiations in a pending lawsuit against MSA. The Chairman did not request that the Board take any action on the matter, and no motion to do so was made.

Motion to adjourn: Mr. Attman; Second: Ms. Riddick; Unanimous by voice.

Time: 1:00 PM