

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

Board of Directors
Minutes
September 1, 2020
12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum*
Manervia Riddick
Jodi Stalalonis**

Absent

Carolyn Mozell

*Mr. Mangum joined the meeting at 12:08 PM

**Ms. Stalalonis joined the meeting at 12:15 PM

Maryland Stadium Authority

Michael Frenz	John Samoryk
David Raith	Vernon Conaway
Gary McGuigan	Rachelina Bonacci
Jeff Provenzano	Linda Pohuski
Jocelyn Grogan-Jones	

Counsel

Cynthia Hahn***

***Joined during the open meeting

Call to Order: Chairman Kelso called the meeting to order at 12:05 PM and asked for a motion to consider the August 4, 2020 meeting minutes.

Approvals

Minutes

August 4, 2020 Board meeting minutes.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Riddick, Kelso

Contracts

Camden Yard Sports Complex

Emergency Generator and Routine Maintenance Repairs

Presentation by Mr. Provenzano and Mr. Samoryk

Mr. Provenzano introduced Mr. Samoryk for the procurement presentation and offered to answer any question on the contract. Mr. Samoryk recommended a contract with Freestate Electrical Service Company (Freestate) to provide emergency generator routine maintenance and repair services at the Camden Yards Sports Complex, including its alternate bid for transfer switches, circuit breakers and load banks. The proposed term is three years with two one-year renewal options. Freestate submitted the lowest responsive bid of the two bids received.

*Mr. Mangum joined the meeting during this presentation.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Riddick, Kelso

Abstaining: Mangum

Informational

Executive Director's Report

Camden Yards Sports Complex

Mr. Frenz provided an overview of the following topics:

- August 21: Salvation Army (SA) food distribution on Lot C ended. the 4 month operation delivered over 1 million meals. The SA was very grateful for our allowing them to use the lot and for logistical help from Jeff Provenzano, Bart Shifler, Vern Conaway, and their teams.

Teams

- The Ravens announced on August 24 that no fans will be in attendance at M&T Stadium for at least the initial games of the season. They submitted a plan to City and State for attendance of 7500 fans, but when health officials demurred the team followed their advice.

Audits

- Today we kicked off an audit by the Office of Legislative Auditors covering the period from 7/1/16 to 8/13/20. OLA expects to complete the audit during early 2021. Our attitude with respect with these audits is that we welcome the scrutiny. We believe we do things well, but welcome the opportunity to improve.

21st Century Schools

- On August 26, the 21st Century School Buildings Program partners hosted the actual – virtual ribbon-cutting of the Mary E. Rodman Elementary School. The event and tour are

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both available on-line. Chairman Kelso made a nice speech during the event, as did Dr. Santelises and Mayor Young.

MSA Intranet

- MSA has an intranet for employees that contains information on policies, room meeting calendars, and events on campus. If any of you would like access we can set you up with your existing Gmail account or Joe March, our IT Director, can help you with access through Google. Coordinate with Linda Pohuski.

Studies

- Numerous studies and projects are underway that have previously received your approval, so I have asked Gary McGuigan during his time to provide a brief status update for each.

Security Report

Mr. Conaway reported no significant safety or security issues for any baseball games at Oriole Park since his last report.

- The Ravens have announced they will start the season with no fans, as mentioned in previous board reports, Mr. Conaway's team has been planning for a variety of scenarios with the NFL and Ravens for the last several months, including starting the season with no fans.
- Games: Even without fans, building safety and security requirements and access control for screening players, coaches, TV broadcast, Media and stadium workers be in effect. We will have a significant police and security presence both inside the stadium, as well as the outside perimeter. Even though our parking lots will be closed to the public for games with no fans, we will have police and security in the parking lots to enforce the lot closures and prevent any gathering or tailgating.
- MSA will host a virtual tabletop exercise for M&T Bank Stadium later this month to test our emergency preparedness and public safety response

*Ms. Staloni joined during the informational reports at approximately 12:15 PM

Small Procurements and Change Orders

Mr. Samoryk reported:

- Camden Yards Sports Complex
 - Design Services for MTA/MARC Camden Station Replacement Contract Modification No. 4
AECOM Technical Services
 - On Call AE
2nd Renewal
Schamu Machowski + Patterson Architects 16-027.1
 - JRS Architects 16-027.2
Internet Service Upgrade
PO Modification
 - Comcast Holdings Corporation
Indoor Plant Maintenance
The Plant Connection

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- Oriole Park at Camden Yards
 - Replacement of Air Filters
Air Filter Maintenance

Baltimore City Public Schools & Project CORE

- CORE
965 Notices to Proceed, 773 residential units completed, 127 units in procurement, 65 demolished, and 1 warehouse completed
- Schools
15 open, 9 in construction, 3 in design, and 1 study to be completed by year's end.
- Studies
St. Mary's Youth Sports Tournament Complex
Ocean City Indoor Fieldhouse and Outdoor Complex
Hagerstown Multiuse Sports and Events Facility
Prince Georges' Proposed Tennis Complex
Baltimore City Convention Center Modernization

Leasing Report

Mr. Raith reported 4 tenants are currently behind on their rent and he updated the board on the payment plans each has provided.

Financial Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority Consolidated, Camden Yards, and Baltimore City Public Schools construction for the period ending June 2020.

Maryland Sports Update

- Mr. Hasseltine highlighted various efforts around the Maryland's bid for the 2026 World Cup including a presentation to FIFA, the Host Committee meeting with the Lieutenant Governor and 27 constituents and the launch of the "26 Campaign."
- Reengagement of conversations on the Maryland Cycling Classic
- Maryland 5 Star test event was a success and participants were favorably impressed with both the area and cross-country course. Mr. Hasseltine congratulated Mr. McGuigan and his team on a job well done. Documentation toward full accreditation is underway.

Maryland Sports is working with Commerce and the Governor's office on further details of "return to play" for youth sports. A report on best practices, guidelines and recommendations has been issued as a reference document.

Chairman Kelso asked for a motion to close the open meeting and go into a closed meeting for Counsel to provide advice and analysis to the Board on (1) MSA's defense of a pending lawsuit in the Circuit Court for Baltimore

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City; and (ii) potential litigation involving an MSA procurement. The discussion is privileged and therefore should not be public.

MSA staff and counsel will provide a report to the Board on the denial of two bid protests arising from MSA procurements. Because contracts have not yet been awarded for these procurements, public discussion is likely to have a negative effect on MSA's ability to negotiate the most beneficial contracts for the State in these matters.

Motion to adjourn the open meeting at 12:26 PM and go into a closed meeting: Mr. Attman

Second: Ms. Riddick

Roll Call: Attman, Bryce, Mangum, Riddick, Stanalonis, Kelso

Closed Meeting
Summary Statement

Attendance: Board: Thomas Kelso, Leonard Attman, Joseph Bryce, Gary Mangum, Manervia Riddick, Jodi Stanalonis Absent: Carolyn Mozell
Maryland Stadium Authority: Michael Frenz, Gary McGuigan, Joseph March, Linda Pohuski
Counsel: Cynthia Hahn

Call to order at 12:30 PM

Litigation Report

Assistant Attorney General Cynthia Hahn provided advice and analysis to the Board pursuant to Sections 3-305(b)(7) (8) and (14) of the Open Meetings Act, on the following subjects: MSA's defense of a lawsuit filed by a demolition contractor; and (ii) potential litigation in connection with the contractor's bid protests related to two open procurements of MSA.

These matters were discussed with the staff and Board in closed session because they involved privileged communications. In addition, public discussion of the bid protests would be likely to have a negative effect on MSA's ability to negotiate the most beneficial contracts for the State in the two open procurements.

The Board did not take any formal action during the Closed Meeting.

Motion to close the closed meeting at 1:06 PM.

Motion: Mr. Attman

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Second Ms. Riddick

Affirming by yeas: Unanimous

Absent: Ms. Mozell