

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

Board Meeting
Minutes
November 9, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce*
Michael Huber
Manervia Riddick

Maryland Stadium Authority

Michael Frenz	David Raith
Gary McGuigan	Eric Johnson
Jocelyn Grogan-Jones	Vernon Conaway
Rachelina Bonacci	John Samoryk
Joseph March*	Jeff Provenzano
Kristy Taylor	Cynthia Hahn
Yai Waite*	

*Teleconference

Call to Order:

Chairman Kelso called the meeting to order at 12:04 PM.

Approvals

Minutes

Introduction of the open meeting minutes for the October 5, 2021.

Motion to Consider: Mr. Bryce

Second: Mr. Huber

Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Huber, Riddick, Kelso

Contracts

21stCentury School Buildings Program

Presentation by Mr. Johnson

Patterson Claremont High School/Change Order

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Mr. Johnson recommended awarding a contract for \$304,327 to Stantec Architecture for additional services to Patterson Claremont High School. These additional services encompass a six month extension of the design and construction administration schedules, interior changes to design during construction, and a study for remediating site and building impacts from an adjacent golf driving range.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Huber

Affirming: Attman, Bryce, Huber, Riddick, Kelso

CPDG Projects & Studies

Presentation by Ms. Waite

Project CORE

Ms. Waite recommended awarding a contract to P&J Contracting Company, Inc. to provide abatement and demolition services for projects released under Project CORE. The contract in the amount of \$1,740,090, includes an Owner's Contingency in the amount of \$158,190. Ms. Waite also recommended a contract award to Goel Services, Inc. to provide abatement and demolition services in the amount of \$1,461,088.75. This amount includes an Owner's Contingency in the amount of \$132,826.25.

The recommendations are in accordance with the MOU between the Baltimore City Department of Housing.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Explanation provided regarding the number of bids for each project. The scope of the work for each RFP was different.

Motion to Approve: Mr. Attman

Second: Mr. Huber

Affirming: Attman, Bryce, Huber, Riddick, Kelso

Maryland Stadium Authority

Presentation by Mr. Raith

MSA Fiscal Year 2023 Budget Proposed

Mr. Raith recommended approval of the MSA Budget for fiscal year 2023. 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 2022. Copies were sent to the Board in advance of this meeting requesting their review and questions prior to the December board meeting.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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Affirming: Attman, Bryce, Huber, Riddick, Kelso

Informational

Executive Director's Report- Mr. Frenz

- Mr. Frenz attended the unveiling of a historical marker at the M & T Bank Stadium corner of Russell and Hamburg Street honoring Henry Parks. Mr. Parks was an African-American entrepreneur, politician, and activist. The Parks sausage factory was located across Hamburg Street in what is now Lot B.
- Jeff Provenzano will present on Aware Manager during the December meeting.
- Starting December 2021, two MSA employees will attend the Board meeting. This will provide an opportunity for Board members to meet them and for employees to see how the Board operates.

Security Report- Mr. Conaway

- No incidents to report since last board meeting.
- MSA will host a large scale security tabletop exercise in 2022.

Report of Small Procurements and Change Orders

Maryland Stadium Authority

- Virtual Server Hardware Upgrade , Provantage, LLC

M&T Bank Stadium

- Facility Condition Assessment, Venus Solution Group
- M&T Sign Damage Investigation – Phase 2, Thornton Tomasetti
- Concrete Bollards Removal and Replacement, Unisource Services, LLC
- Exterior Suite Televisions Replacement, Brown's Communications, Inc.

CPDG

- BCS, Walter P. Carter Elementary/Middle School, Pre-Construction Closeout, The Whiting-Turner Contracting Company **(\$35,708.34)**
- BCS, Robert W. Coleman Elementary School, Pre-Construction Closeout, MCN Building/Southway Builders **(\$19,489.90)**
- BCS, Frederick Elementary School, Kiln Project Closeout, Tito Contractors **(\$10,000)**
- CPDG, Hagerstown Multi-Use Sports and Events Facility, Architectural/Engineering Closeout, Rummel Klepper & Kahl **(\$30,840.20)**
- CPDG, Fair Hill Architectural Design, Infield Modifications, Rummel Klepper & Kahl **\$14,391.00**
- CPDG, Redevelopment of the Pimlico Racing & Laurel Park Racing Facilities, Revised TSG/MTHA Program Requirement Analysis, Ayers Saint Gross **\$99,140.00**

Capital Development Projects Group Update – Mr. McGuigan

- Ocean City Convention Center, construction is on schedule and on budget for the end of 2021 opening.
- Racing Projects Initiative: Continues planning and programs.

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- DLS Building: Design complete and construction starts after the 2022 legislative session. Public relations and information sharing has begun.
- CORE: 1128 notices to proceed; 894 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: Proposals for design and build services are arriving and property acquisition phase has begun.
- Prince George's County Tennis Complex: Feasibility study is being reviewed and should be complete shortly.
- Coppin State Public Safety Building, stakeholder site visits have been held and a proposal request should be issued within four to six weeks.
- Historic Saint Mary's study is in progress.
- Frostburg State University I-68 Recreation: Study has begun.
- Prince George's County Amphitheater is pausing for RFP issuance.

Leasing Report

Mr. Raith all rents are current and actively seeking tenants for existing space.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

Maryland Sports Update

Mr. Frenz reported on behalf of Mr. Hasseltine:

- Maryland Sports is attending the Maryland Tourism and Travel Summit at Maryland Live. Maryland Sports is hosting two industry panel discussions focusing on the sports industry in Maryland.
- The Inaugural Maryland 5 Star received glowing reviews from fans, athletes, stakeholders and sponsors.
- USA Cycling Marathon Mountain Bike National Championships was successfully hosted in Fredrick, MD.
- Along with Visit Baltimore, hosted the AAU Junior Olympics delegation for a site visit for the 2028 and 2031 AAU Junior Olympic.
- Hosted luncheon and press conference to announcing that the Inaugural Maryland Cycling Classic will take place September 4, 2022. The race will start in Baltimore County. The race will have 120 of the top riders in the world competing from 25 countries. The event will have domestic and international coverage

Chairman Kelso recommended a closed meeting to consult with counsel or to obtain legal advice and to consult with counsel and staff about pending or potential litigation.

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**Closed Meeting
Summary Statement**

November 9, 2021 - 12:45 PM

Executive Boardroom and Teleconference

Board: Thomas Kelso, Leonard Attman, Joe Bryce*, Michael Huber, Manervia Riddick,
Staff: Michael Frenz, Gary McGuigan, Al Tyler, Christopher Deremeik, Kristy Taylor, Joe
March

Counsel: Cynthia Hahn

*Teleconference

Chairman Kelso requested a closed meeting, pursuant to Sections 3-305(b) (7) and (8) of the Open Meetings Act, to obtain advice of counsel and to allow for discussion of pending and/or potential litigation with counsel and staff. Chairman Kelso asked for a motion to open the closed meeting at 12:46 PM. Mr. Bryce motioned to open, Mr. Huber seconded, and the Board affirmed unanimously. AAG Cynthia Hahn then apprised the Board of the status of judicial action related to a procurement matter. The Board took no action in the closed session. Motion to adjourn the closed meeting was made at 1:02 PM by Mr. Attman and seconded by Mr. Bryce and affirmed unanimously.

Motion to Adjourn: Mr. Huber

Second: Mr. Riddick

Affirming: Bryce, Mangum, Riddick, Staloni, Kelso