

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

Ad Hoc Board Meeting Minutes
December 18, 2023 - 10:00 AM

Attendance

Board

Craig Thompson
Leonard Attman*
Joe Bryce
Bill Cole
Lee Coplan
Maggie McIntosh*
Manervia Riddick
Jodi Stanalonis
Justin Williams

Maryland Stadium Authority

Michael Frenz Kristy Taylor
Terry Hasseltine Phil Hutson
Joseph March

Maryland Stadium Authority Counsel

Cynthia Hahn, Office of the Maryland Attorney General
Bruce Benshoof, Office of the Maryland Attorney General
Amy Mataban*, Office of the Maryland Attorney General
Mark Arnold, Hunton Andrews Kurth LLP

*Denotes attendance by teleconference

Guests

Please see attached sign-in sheet.

CALL TO ORDER

Chairman Thompson called the meeting to order at 10:00 AM.

Mr. Thompson introduced the meeting as a special meeting to vote on an extension and amendment to the Orioles lease of Oriole Park at Camden Yards. He thanked several offices and staff members who had worked on the lease documents to be considered for approval, and especially recognized the MSA Board members' diligent review of the documents that would be voted upon.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 12/18/2023, 10:00 AM**

Chairman Thompson then asked if any Board members had any questions before moving to a vote on the lease documents. Mr. Attman responded that he wanted to confer with legal counsel for MSA to obtain an opinion on certain issues related to the documents under review.

Upon receipt of that request, Chairman Thompson asked for a motion to move into a closed session for the following reasons permitted under § 3-305(b) of the Open Meetings Act: (1) to consult with counsel for legal advice on the lease documents, which consultation would be protected by attorney-client privilege; and (2) to consider proposals or counter-proposals on matters involving negotiations with the Orioles, the disclosure of which would be detrimental to MSA in any continuing or future negotiations with the Team.

Motion: Mr. Cole

Second: Ms. Riddick

Vote: Unanimous (Thompson, Attman, Bryce, Coplan, Cole, McIntosh, Riddick, Stanalonis, Williams)

Chairman Thompson advised all guests and observers that the Board would return to open session after the matters permitted to be discussed in closed session were concluded.

Summary Statement re Closed Session

Attendance

Executive Boardroom and Teleconference

Board: Craig Thompson, Leonard Attman*, Joe Bryce, Bill Cole, Lee Coplan, Maggie McIntosh*, Manervia Riddick, Jodi Stanalonis, Justin Williams

Staff: Michael Frenz, Phil Hutson, Terry Hasseltine, Kristy Taylor, Joe March*

Counsel: Cynthia Hahn, Bruce Benshoof, Mark Arnold

*Teleconference

Chairman Thompson asked for a motion to open the closed session at 10:20 AM for the purposes previously described.

Motion: Mr. Bryce

Second: Ms. Riddick

Vote: Unanimous (Thompson, Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams)

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 12/18/2023, 10:00 AM**

The board members then asked for legal advice on certain aspects of the lease documents, which counsel provided. There was no discussion, other than the requests for legal advice and responses thereto. The Board did not conduct any other business in closed session.

The Chairman asked for a motion to adjourn the closed session.

Motion: Mr. Attman

Second: Mr. Cole

Vote: Unanimous (Thompson, Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams)

Mr. Thompson adjourned the closed session at 10:40 AM

RETURN TO OPEN SESSION

Chairman Thompson resumed the Open Meeting by calling it to order at 10:47 AM.

He expressed his gratitude to MSA counsel and MSA staff, including Mike Frenz, Phil Hutson, and many others, for their support and assistance throughout the lease negotiations. He then asked for a motion to approve the lease documents. Mr. Attman made the motion for approval, which was seconded by Mr. Williams.

Before voting, two members of the Board expressed their support for approval of the lease documents. Mr. Bryce thanked Chairman Thompson and the Orioles, explaining how the complex and sometimes arduous negotiations had produced documents that achieved the important goals of a new long-term lease of the ballpark, protection of the jobs of MSA employees, and retention of MSA control over all bond-funded improvements to the ballpark, while allowing discussions about development of the surrounding complex to proceed after execution. Mr. Cole expressed thanks to Senate President Ferguson, House Speaker Jones, and the Governor for their recognition of the concerns of MSA and their significant contributions to the negotiation process.

Chairman Thompson then stated for the record that Board member Maggie McIntosh had recused herself from the vote, and that new Board Member Artis G. Hampshire-Cowan would be abstaining from the vote. He then called for the vote.

Vote: Unanimous (Thompson, Attman, Bryce, Cole, Coplan, Riddick, Stanalonis, Williams)

Motion to adjourn the open meeting was made at 10:47 PM by Mr. Attman, seconded by Ms. Riddick and approved unanimously.



Warehouse at Camden Yards Lobby Visitor Register



Date	Time	Visitors Name	Telephone Number	Visitors Location
12.18	9:00 AM	JUSTIN SAVAGE		5th FLOOR / 4th FLOOR
12.18	9:00 AM	AARON DENNIS		5th FLOOR / 4th FLOOR.
12.18	9:20 AM	ELIZABETH GRAY		5th FLOOR
12.18	9:21 AM	JOSHUA DAVIS BURG		5th FLOOR
12.18	9:21 AM	PAMELA WOOD		5th FLOOR
12.18	9:25 AM	BRIAN SEARS		5th FLOOR.
12.18	9:34	DANIELLE SRIDHARAN		5th FLOOR (NO MATTERS)
12.18	9:40	ROBERT PARKS		5th FLOOR (WBAL)
12.18	9:45	JEFFREY MORGAN		5th FLOOR (WMAR)
12.18	9:50	TRANISE FOSTER		5th FLOOR. (WMAR)
12.18	9:55	STEVE ELLIS		5th FLOOR (public)
12.18	9:55	ALLAN CORIK		5th FLOOR (WJZ)

Lobby Location: 5TH Date: 12/10/23



Warehouse at Camden Yards Lobby Visitor Register



Date	Time	Visitors Name	Telephone Number	Visitors Location
12-18	9:46	HAYES GARDNER		SUN 5th FLOOR (SUN)
12-18	9:46	GARRETT DWORKIN		5th FLOOR (Balti Business Journal)
12-18	9:47	MARK ARNALD		5th FLOOR (Law HUNTAN ANDREWS)
12-16	9:47	NOAH TRISTER		5th FLOOR (ASSOCIATED PRESS)
12-18	9:58	william MARKER		5th FLOOR (PUBLIC)
12-18	9:56	GLYSSSES MUÑOZ		5th FLOOR (BALTI Banner)
12-18	10:00	AMY DAVIS		5th FLOOR (BALTI SUN)
12-18	10:01	DAVID COLLINS		5th FLOOR (WBAL)
12-18	10:03	DANIEL ALLEN TUCK		5th FLOOR (BALTI Banner)
12-18	10:06	PAUL BELLETIERE		5th FLOOR (INDEPENDENT INDEPENDENT PRESS)

Lobby Location: 5TH Date: 12/18