

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Minutes
Wednesday, December 11, 2019

OPEN MEETING

Attendance

Board

In Person

Thomas Kelso
Leonard Attman
Joe Bryce
Carolyn Mozell*
Jodi Stanalonis

Conference Line

Gary Mangum
Manervia Riddick

*Ms. Mozell joined at 12:12 PM

Maryland Stadium Authority

Michael Frenz	Carmina Perez-Fowler
David Raith	Jocelyn Grogan-Jones
Gary McGuigan	Vernon Conaway
Jeff Provenzano	Chris Deremeik
Phil Hutson	Rachelina Bonacci
Eric Johnson	Linda Pohuski

Counsel

Cynthia Hahn
Bruce Benshoof

Other

None

Call to order: 12:09 PM

Chairman Kelso called the meeting to order and asked for a motion to consider the open and closed minutes of November 12, 2019

Approvals

Minutes

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stanalonis

Voting to Approve: Riddick, Mangum, Attman, Stanalonis, Bryce and Kelso

Absent: Mozell

Contracts

Camden Yards Sports Complex (CYSC)

Presentations by Mr. Provenzano

Stadium Janitorial Services - 2nd Renewal

Solid Waste Removal - 2nd Renewal

Mr. Provenzano presented recommendations for two contract second renewals:

1. Aramark Sports and Entertainment Services, LLC for stadium janitorial services at the CYSC. This is the second of two renewal options under the existing contract effective February 1, 2016. This renewal option is for the period of February 1, 2020 through January 31, 2021. Authorization is requested in an amount not-to-exceed \$5,636,356 to ensure adequate funds to meet the anticipated requirements for the renewal period.
2. Waste Management of Maryland, Inc. for solid waste removal and recycling services at the CYSC. This is the second of two renewal options under the existing contract effective February 1, 2016. This renewal option is for the period of February 1, 2020 through January 31, 2021. Authorization is requested in an amount not-to-exceed \$398,046.96 to ensure adequate funds to meet the anticipated requirements for the renewal period.

Motion to Consider: Mr. Bryce

Second: Ms. Stanalonis

Discussion – None

Motion to Approve: Ms. Stanalonis

Second: Mr. Bryce

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

Abstaining: Mozell (Ms. Mozell entered during the presentation at 12:12PM)

Presentation by Mr. Hutson

Materials Testing and Inspection Services Consultant

Mr. Hutson recommended a contract with ATC Group Services, LLC for materials testing and inspection services at the CYSC. The term is for three years with two one-year renewal options. This is an on-call renewal consulting contract to be used on an as-needed basis for an amount not-to-exceed \$75,000 for the initial term.

Motion to Consider: Mr. Mangum

Second: Mr. Mozell

Discussion – None

Motion to Approve: Ms. Stanalonis

Second: Mr. Mangum

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

Baltimore City Public Schools

Presentation by Mr. Johnson

Proliance Program Management Software Extension

Mr. Johnson recommended an extension of the contract for Meridian Systems in the amount of \$339,558 for the 2020-2024 term. It is expected this extension will

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complete the current 21st Century Schools Program portfolio based on the current schedule. This company is used to manage all design and construction administration activity for the portfolio as well as the Montgomery County Conference Center parking structure and the Ocean City Convention Center, Phase III projects.

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

Discussion – None

Motion to Approve: Mr. Bryce
Second: Mr. Attman
Roll Call: Bryce, Staloni, Attman, Mozell, Mangum, Riddick, Kelso

Presentation by Ms. Perez-Fowler
OCIP Builders Risk Policy Renewal

Ms. Perez-Fowler presented the Owner Controlled Insurance Program (OCIP) for the 21st Century School Buildings Program. The OCIP includes the following coverages: General Liability, Workers' Compensation, Employer's Liability, Excess/Umbrella Liability, Contractor's Pollution Liability, and Builder's Risk. With the exception of Builder's Risk, these policies expire on 12/31/21. The Builder's Risk policy expires on 01/01/20.

Ms. Perez-Fowler recommended a renewal of the Master Builder's Risk Policy with Chubb/ACE, effective 01/01/20 - 01/01/23. So far, Builder's Risk policies have been issued for twelve school projects for a total premium of approximately \$432,823. For the extension period, we are recommending an increase of \$460,000 to the initial allowance amount (\$650,000) to pay for the premiums of the remaining schools.

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

Discussion – The Board confirmed funds would be available as needed for this policy.

Motion to Approve: Mr. Bryce
Second: Ms. Riddick
Roll Call: Mangum, Riddick, Mozell, Attman, Staloni, Bryce, Kelso

Maryland Stadium Authority

Presentation by Mr. Frenz in absence of Mr. Hasseltine

Maryland Sports Grant Legislation

Mr. Frenz presented draft legislation seeking \$1 million annually for a dedicated and stable funding source to support the enhancement and growth of youth opportunities through the amateur sports tourism industry. The previous program was funded through the 2016 International Stakes Fund for \$350k per year for three years. The potential tourism impact: \$150-\$210 million annually.

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

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Discussion – Grants have been and will be determined by a committee consisting of Terry Hasseltine, David Raith, and Michael Frenz, in amounts up to \$75,000 each to qualifying organizations. Intended grants are for seed money, not continuing funding and are specifically awarded to bring tourism to Maryland through the promotion of sports programs. Related county tourism organizations must support the respective grants. Grant awards would not preclude a program from fundraising or seeking other means of additional funding. The bill’s language will be reviewed to assure these points are clear. A list of past examples was suggested when presentations are made to the legislators.

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Roll Call: Bryce, Mozell, Attman, Staltonis, Riddick, Mangum, Kelso

Presentation by Mr. Raith

Baltimore Orioles - Warehouse Office Lease

Mr. Raith recommended the office lease with the Baltimore Orioles Limited Partnership (Orioles). This lease is for office space located in the south warehouse on the 1st floor. The Orioles are expanding their ticketing and marketing operations and need more space. The MSA board approved a draft version of a lease in December 2018. That lease was never executed because of two issues related to additional charges for utilities after normal business hours and parking. Both issues have been satisfactorily resolved by the parties.

Motion to Consider: Mr. Attman

Second: Ms. Staltonis

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Roll Call: Mangum, Riddick, Staltonis, Mozell, Attman, Bryce, Kelso

Informational

Executive Director’s Report

Mr. Frenz recognized Kelly Smulovitz for achieving her Professional Engineering certification and for her recent work on MSA projects which included MTA Camden Station and renovations and installations in the Warehouse and M&T Bank Stadium. Governor Hogan has also recognized Ms. Smulovitz’s work.

Mr. Frenz also shared a recent act by Chris Deremeik as an example of MSA staff exceeding job expectations. A Baltimore citizen believed the impact of CORE demolitions caused her home’s basement to flood, damaging her heating system. She notified MSA, explaining there was no heat, which created additional complications for her husband who has stage 4 cancer. Mr. Deremeik arranged for a new heating system and paid for it on his personal credit card. Later, the City determined its workers caused the problem. Mr. Deremeik has been reimbursed.

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Ms. Carmina Perez-Fowler was acknowledged for her admission to the 2020 program class *Leadership* of the Greater Baltimore Committee. Mr. Hutson completed the program in 2019.

Ms. Rachelina Bonacci was thanked for her fundraising work for the Maryland Charities Campaign. The campaign leadership utilizes a rotating executive on loan for year form a state agency.

A Maryland delegation, including Messrs. Frenz, Hasseltine, Sommerhof and Hutchinson attended a November, SoccerEx North American exposition in Miami, Florida advancing efforts to bring World Cup 2026 to Maryland. MSA is currently assisting with logistics and communications of World Cup 2026 host committee with a fundraising committee to be established.

Delegate Marc Korman opened conversation with MSA in December to discuss proposed legislation to promote transparency among state entities. These would include Live streaming of meetings, posting agendas 48 hours in advance of meetings (instead of 24 hours) and posting minutes 48 after approval.

An upcoming meeting with Delegate Ben Barnes, Chair of the House Education and Economic Development Subcommittee is scheduled for December 16, to discuss MSA legislative priorities.

Mr. Frenz reminded the Board of the upcoming January 4, ribbon cuttings for 3 elementary/middle schools: Bay-Brook, Calvin Rodwell, and John Ruhrah.

Noted: Chairman Kelso asked that the 2019 list of MSA legislative priorities and outcomes, along with the 2020 list of bills of interest to MSA be sent to the Directors.

Mr. Kelso also directed MSA to move forward on the actions suggested in proposed legislation to enhance meeting transparency. Live video transmission will be logistically complicated, but will proceed with reports to the Board.

Security Report

Mr. Conaway reported no significant incidents and no credible threats during the 2 home games since the last meeting. The threat level is unchanged.

Report of Small Procurements and Change Orders

Mr. Samoryk reported:

- OPCY, Field Wall Modifications Change Order
MacKenzie Contracting Company
- Warehouse, General Contractor Warehouse Elevator Modernization Change Order
Quandel/J. Vinton Schafer and Sons, Inc.

Mr. McGuigan reported:

- BCS, Forest Park High School, Additional Services for BGE Smart Savers Program
Smolen EMR Ilkovitch, Architects
- BCS, Medfield Heights Elementary School, Swing Space Closeout

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Tito Contractors, Inc.

CPDG, Ocean City Convention Center, Life Safety Assessment Services
Becker Morgan Group

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

BCPS

open schools – 11

opening January – 3

under construction – 5

in design – 7

moving to design - 2

CORE

active notice to proceed – 852

demolished – 701

in demolition – 77

hazmat complete – proceed to demolition – 38

hazmat in progress - 36

Leasing Report

Mr. Raith reported all rents paid as of November 2019 and one tenant will move to a month-to-month lease pending departure in April 2020. He also reported Cushman and Wakefield plan two open houses this winter and early spring at M&T Bank Stadium.

Financial Report

Mr. Raith shared the financial update as of October 2019, including revenues and expenses. Mr. Raith also reported on the Authority's ability to absorb a 2020 COLA.

Maryland Sports Monthly Update

Mr. Frenz updated the board on the progress of the Maryland 5 Star event and Fair Hill host organizing committee, along with the 2020 Maryland Cycling Classic and the Sport and Entertainment Corporation of MD.

Chairman Kelso asked for a motion to adjourn the open meeting and open the closed meeting at 12:57 PM.

Motion to adjourn the open meeting and open a closed meeting: Mr. Attman

Second: Mr. Bryce

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

CLOSED MEETING

Summary Statement

Wednesday, December 11, 2019

12:57 PM

Attendance:

Board: Thomas Kelso, Leonard Attman, Joe Bryce, Gary Mangum*, Manervia Riddick*, Carolyn Mozell, Jodi Stanalonis

MSA: Michael Frenz, Phil Hutson, Vern Conaway, Linda Pohuski

Counsel: Cynthia Hahn*, Bruce Benschopf

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* Mr. Mangum and Ms. Riddick participated by conference line. Ms. Hahn joined the closed meeting at 1:10 PM.

Chairman Kelso called the meeting to order at 12:57 PM for

- 1) a discussion of public security that would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans, pursuant to Section 3-305(10) of the Open Meetings Act (“OMA”); and
- 2) consultation with counsel, Assistant Attorney General Cynthia Hahn, on pending litigation matters, pursuant to Sections 3-305(b)(7) and (8) of the OMA.

Security Report

Mr. Conaway informed the Board of specific measures involving M&T Bank Stadium public safety and security on both game days and non-game days. The Board took no action with respect to the Security Report.

Litigation Report

Ms. Hahn updated the Board on the continuing negotiations involving the settlement of the lawsuit against MSA and the Orioles involving claims under the Americans With Disabilities Act. The Board discussed current negotiation issues with counsel, but did not take action on the potential settlement.

Adjournment

At 1:45 pm, Mr. Attman made a motion to close the meeting, which was seconded by Ms. Stanalonis and passed unanimously.