

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

Board Meeting Minutes
March 5, 2024 - 12:00 PM

OPEN MEETING

Attendance:

Board

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

Maryland Stadium Authority

Michael Frenz	Rachelina Bonacci
Vernon Conaway	Kristy Taylor
Gary McGuigan	Joe March*
Bruce Benshoof*	Amy Mataban*
Terry Hasseltine	John Samoryk
Jeff Provenzano	Cynthia Hahn
Dawn Abshire	Jocelyn Grogan Jones
Phil Hutson	Al Tyler
Kelly Smulovitz	Nick Cannon
Altha Weaver	

Call to Order:

Chairman Thompson called the meeting to order at 12:00 PM.

Approvals

Minutes

Approval of the open meeting minutes for February 6, 2024

Motion to Approve: Mr. Coplan

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick, Stanalonis, Williams, Thompson

Approval of amended meeting minutes for May 2, 2023

Motion to Approve: Mr. Cole

Second: Ms. McIntosh

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 3/5/2024, 12:00 PM**

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick,
Stanalonis, Williams, Thompson**

Contracts

Built To Learn

Presentation by Mr. Johnson

Montgomery County Project MOU

Mr. Johnson recommended approval of a MOU with Montgomery County, the Montgomery County School Board and MSA for school construction projects.

Discussion – None

Motion to Approve: Mr. Williams

Second: Mr. Bryce

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick,
Stanalonis, Williams, Thompson**

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center MOU

Mr. Tyler recommended approval of a Memorandum of Understanding between the Mayor and City Council of Baltimore and the Maryland Stadium Authority to assist the City with immediate capital infrastructure improvements to the Baltimore Convention Center as well as planning and design work required for the future modernization of the Convention Center.

Discussion – None

Motion to Approve: Mr. Caplan

Second: Ms. Hampshire-Cowan

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick,
Stanalonis, Williams, Thompson**

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Department of Legislative Services-Contract Modification #7 Data Center

Ms. Tyler recommended approval of the request to construct and incorporate a 600sf data center on the 4th floor of the new DLS Building. The new data center will replace the existing data center currently located on the 4th floor of the House of Delegates Building. This work is outside of the original scope of the project and is being funded by DLS.

Discussion – None

Motion to Approve: Mr. Caplan

Second: Ms. Riddick

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick,
Stanalonis, Williams, Thompson**

Capital Projects Development Group Projects & Studies

Presentation by Mr. McGuigan

MLS NEXT Pro Soccer Stadium Preliminary Design

Mr. McGuigan recommended approval of the request from the Department of Commerce for the Maryland Stadium Authority to manage a phase 2 preliminary design effort for a proposed new multi-use soccer stadium to be operated by DC United. The scope of the preliminary design will include site analysis, conceptual design, budget analysis and due diligence for two identified sites located in Baltimore City. The cost is split between DC United, Department of Commerce, City of Baltimore and Maryland Stadium Authority.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Ms. McIntosh

Affirming: Bryce, Coplan, Hampshire-Cowan, Riddick, Williams, Thompson
Mr. Cole abstained from voting.

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On Call Security Network Electrical and Structural Cabling Services

Mr. Samoryk recommended approval of a contract with Unisource Services. LLC, for on-call security network electrical and structural cabling services at the Camden Yards Sports Complex.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. McIntosh

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick, Stanalonis, Williams, Thompson

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T Bank Stadium Guaranteed Maximum Price #5

Mr. Hutson recommended approval of a Guaranteed Maximum Price #5 to Gilbane Building Company for a portion of the M&T Stadium improvements.

Discussion – Mr. Hutson confirmed that the schedule attached to the documents was incorrect and will be updated

Motion to Approve: Ms. McIntosh

Second: Mr. Bryce

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, McIntosh, Riddick, Stanalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz shared information about Senate Bill 896 which establishes the Baltimore Convention and Tourism Redevelopment Task Force and the relationship to MSA.

Annual MBE Update – Ms. Weaver

- Ms. Weaver provided a summary of the Minority Business Enterprise efforts and recommended reviewing the document.
- Ms. Weaver described the MBE Night in Annapolis and the participation of MSA.

Security Report – Mr. Conaway

- Mr. Conaway shared the success of security and the preparation for baseball season.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Third Party Vertical Transportation Inspections
- Landscaping, Grounds, Irrigation and Snow Removal
- On-Call General Plumbing Services

Maryland Stadium Authority

- Temporary Pest Control
- Gensler Architecture, Design & Planning, P.C.
- Service Agreement for X-Ray Screening Machines

Oriole Park at Camden Yards

- Backstop Net Re-tensioning
- Decorative Banners

Baltimore City Schools

- Highlandtown Elementary/Middle School, Testing and Inspection Closeout, Hillis-Carnes Engineering Associates,
- BCS, James Mosher Elementary School, Construction Closeout, Dustin Construction Company
- BCS, Commodore John Rogers Elementary/Middle School, Redesign of HVAC system, Crabtree Rohrbaugh & Associates

Capital Project Development Group

- CPDG, Prince George's County Stadium Improvements, Scope Changes due to Climate Solutions Now Act, Gilbane Building Company
- CPDG, Prince George's County Stadium Improvements, Scope Changes for Second Level and Graphics Package, Gilbane Building Company
- C.O.R.E., COR-30, 150 W. Street Closeout, Goel Services

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 12 counties representing 32 projects.
- Racing – On Hold
- DLS Building: construction continues on schedule.
- CORE: 1,291 notices to proceed; 1,233 properties completed and turned over to Baltimore city.
- Frostburg State University – athletic field in design stage
- Ocean City Indoor Outdoor Sports Complex – will proceed upon funding
- MLS Next Stadium – potential site report was released
- Minor League Baseball Stadiums
 - Hagerstown Multi-Sport Center on schedule (early May 2024)
 - Prince George’s County-finalizing stadium estimates
 - Arthur Perdue-finalized estimates
 - Aberdeen-MOU will be presented to BPW shortly-However the work on the stadium is financed from the interest of existing Bonds because the MOU was not executed at the start of work.
 - Charles County entering design build concept soon.
- Anne Arundel County Arts and Conference Center study is underway – Spring 2024
- Ocean City parking study is proceeding
- St. Mary’s County Sports Complex - Phase 2 Study will enter procurement process soon

Maryland Sports Monthly Update

- Michael Erin Bush Grant request procedure has wrapped up.
- CIAA tournament was a success for participants and Baltimore city.
- Team Maryland continues to move forward with partners.

Chairman Thompson and Board Member Williams highlighted the impact that the CIAA tournament and other sponsored events have on Baltimore City and the State.

Motion to adjourn: Mr. Cole

Second: Ms. Riddick

Vote: Unanimous