

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

**Board Meeting**  
**Minutes**  
**June 7, 2022 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

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

**Maryland Stadium Authority**

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

\*Teleconference

**Call to Order:**

Chairman Kelso called the meeting to order at 12:01 PM.

Chairman Kelso announced the establishment of two committees:

HB897 Oversight Committee, composed of Messrs. Bryce and Mangum as well as the Chairman, will provide direction on HB897 fund allocations. Ad hoc committee composed of Ms. Stanalonis, Mr. Attman, and the Chairman to review the contract of the Executive Director. The committee will conduct its review, and report to the Board by September 2022.

**Approvals**

**Minutes**

Introduction of the open meeting minutes for May 3, 2022

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis Kelso**

Introduction of the ad hoc open meeting minutes for May 24, 2022

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**Contracts**

**Built to Learn Program**

**Presentation by Mr. Johnson**

**Anne Arundel County Project MOU - West County Elementary School**

Mr. Johnson recommended approval of an MOU between MSA, the Board of Education of Anne Arundel County, and Anne Arundel County, which is required under the Built to Learn Act of 2020.

**Motion to Consider: Mr. Attman**

**Second: Ms. Stalalonis**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**Capital Projects Development Group**

**Presentation by Mr. Tyler**

**Ocean City Indoor/Outdoor Sports Complex MOU Amendment #1**

Mr. Tyler recommended approval of the first amendment to an MOU between MSA and the Town of Ocean City, Maryland. The amendment requests MSA conduct a Phase 2 study which updates the Phase 1 study released November 2019.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Attman**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**Capital Projects Development Group**

**Presentation by Mr. Tyler**

**Department of Legislative Services GMP #2**

Mr. Tyler recommended approval of the contract modification form GMP No. 2 to

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Whiting-Turner Contracting Company for the razing and replacement of the Department of Legislative Services Building in Annapolis, Maryland.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – Acknowledgement of cost and explanation of cost overrun reduction and market escalation. Explanation of the reluctance of bidders in connection with labor and material shortages, and cost.

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**M&T Bank Stadium**

**Presentation by Mr. Samoryk**

**Supply and Maintenance of Portable Toilets**

Mr. Samoryk recommended approval of contract award for supply and maintenance of portable toilets at M&T Bank Stadium to Mortell Industries, LLC.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – Explanation of amount of bid compared to others.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**M&T Bank Stadium**

**Presentation by Mr. Samoryk**

**Assistive Listening System**

Mr. Samoryk recommended approval of contract award to provide and install an assistive listening system for M&T Bank Stadium to Maryland Sound International.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalalonis, Kelso**

**Maryland Stadium Authority**

**Presentation by Mr. Frenz**

**Contribution to Arsenal-Everton Soccer Match**

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Mr. Frenz recommended that the approval of MSA's contribution to the Arsenal-Everton soccer match. The financial contribution will come from MSA's portion of the admissions tax revenue.

**Motion to Consider: Mr. Attman**

**Second: Ms. Stalonis**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalonis, Kelso**

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Baltimore City Public Schools – Bond Documents**

Mr. Raith recommended the approval of bond documents related to the Baltimore City Public Schools Construction and Revitalization Program.

The recommendation included:

- MSA Board Resolution
- Preliminary Official Statement
- Third Supplemental Trust Indenture
- Bond Purchase Agreement
- Escrow Agreement

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalonis, Kelso**

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Office Leases – Grant for Sports and Entertainment Corporation of Maryland**

Mr. Raith recommended approval of the grant agreement with Sport and Entertainment Corporation of Maryland. The grant will cover unpaid office rent for fiscal year 2022 and two months in fiscal year 2023.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Affirming: Attman, Bryce, Mangum, Riddick, Stalonis, Kelso**

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**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Michael Erin Bush Youth and Amateur Sports grant Program**

Mr. Raith recommended approval of the grant award to RRFT Enterprises dba We Build You Play Sports. This grant would be administered from the Michael Erin Busch Amateur and Youth Grant Program.

**Motion to Consider: Mr. Attman**

**Second: Ms. Stanalonis**

**Discussion** – Confirmation that events will be held on the Eastern Shore.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Affirming: Attman, Bryce, Mangum, Riddick, Stanalonis, Kelso**

**Informational**

**Executive Director's Report- Mr. Frenz**

- MSA employees participated in Yoga on the field on May 25, 2022.
- Post-pandemic game attendance has increased and the CYSC will be utilized for concert and soccer math this summer along with a family movie night and the return of fundraisers and family functions.
- Marine Corps change of commander ceremony will take place at CYSC.
- Diversity Equity and Inclusion training has been conducted for senior leadership.

**Security Report- Mr. Conaway**

- MSA and the Ravens are hosting their first Public Information Officer-specific emergency preparedness tabletop exercise on June 7, 2022 at M&T Bank Stadium.
- The annual M&T Bank Stadium emergency preparedness tabletop exercise is being held on July 13, 2022 for all of our game day public safety first responders and stadium partners.

**Report of Small Procurements and Change Orders**

**Camden Yards Sports Complex**

- TV Repairs and Replacement Brown Communications Inc.
- AE Warehouse Improvement (MSA Credit) Murphy & Dittenhafer, Inc.

**Capital Projects Development Group**

- BCS, Calverton Elementary/Middle School, Preconstruction Closeout, The Whiting-Turner Contracting Company **(\$59,096.40)**
- BCS, James Mosher Elementary School, Architectural/Engineering Closeout,

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Waldon Studio/Hughes Architects **(\$33,783.63)**

- BCS, Calvin Rodwell Elementary/Middle School, Preconstruction Closeout, Skanska USA Building **(\$10,000)**
- BCS, Medfield Heights Elementary School, Furniture, Fixtures & Equipment Closeout, Douron **(\$37,437.32)**
- BCS, Mary E. Rodman Elementary School, Building Commissioning Closeout **(\$10,836.15)**
- CPDG, Ocean City Convention Center, Scope Changes, Barton Malow Company **\$70,050.61**
- CPDG, Ocean City Convention Center, Scope Changes, Barton Malow Company \$48,447.60
- CPDG, Capital Project Management Services, Travel Expense Allowance, Solution Guidance Corporation \$10,000
- CORE, COR-21/DD-008, Contingency Changes & Additional Addresses, P&J Contracting Company \$36,770.88

### **CPDG Update – Mr. McGuigan**

- Built To Learn Gary, Eric and Dave participated in a Ocean City conference for school officials to provide program details.
- 21st Century Schools – 25 schools completed and 3 in progress.
- Racing Projects Initiative: continues with design and will have an amendment for the board shortly.
- DLS Building: construction starting. Looks to be a challenging project due to the historic nature of the area.
- Fairhill remediation project is underway with a goal of August completion.
- CORE: 1248 notices to proceed; 972 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: continues with property acquisition and design has started.
- Coppin State University: Kick off with stakeholders is June 8, 2022.
- Historic St Mary's Sports – phase 1 study is complete phase 2 will begin shortly.
- MLS NEXT Pro Proposed Multi-Use Soccer Stadium – awaiting budget.
- Prince George's County Blue Line: Initial meeting held. Developing MOU and will bring to board for approval.
- HB 897 – developing processes and procedures.

### **Leasing Report**

Mr. Raith provided an update of the square footage available for lease and the current activity for leasing.

### **Financial Update**

Mr. Raith provided financial report.

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**Maryland Sports Monthly Update**

- Maryland Cycling Classic MOUs are complete.
- Maryland Five Star continues to work on closing 2021 and working on 2022.
- World Cup efforts continue with Baltimore as a possible choice and working toward a merged bid with Washington, DC. Watch party at M&T Bank Stadium for host announcements.
- Host committee of Woman's World Lacrosse.

Motion to adjourn the closed meeting was made at 1:03 PM by Mr. Attman, seconded by Mr. Bryce, and affirmed unanimously.