

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

Board Meeting Minutes
June 6, 2023 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce
Bill Cole
Gary Mangum
Manervia Riddick
Jodi Stanalonis*
Justin Williams

Maryland Stadium Authority

Michael Frenz	Al Tyler
David Raith	Vernon Conaway
Kristy Taylor	Terry Hasseltine
Gary McGuigan	Joe March*
Bruce Benshoof*	Amy Mataban*
Eric Johnson	John Samoryk
Jocelyn Grogan Jones*	Jeff Provenzano
Dawn Abshire*	Cynthia Hahn
Phil Hutson	

Guest

Cathy Wells – Albert Risk Management Consultants

*Teleconference

Call to Order:

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

Chairman Thompson acknowledged Mr. Magnum's last MSA Board Meeting and thanked him for his consistent support and service to MSA.

Approvals

Minutes

Introduction of the open meeting minutes for May 2, 2023.

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stanalonis, Williams, Thompson

Contracts

21st Century Schools Program

Presentation by Mr. Johnson

Baybrook Elementary School Close Out-Change Order

Mr. Johnson recommended approval of the credit change order in the amount of \$1,053,632.58 from CAM Construction. This credit completes the close out change order for Baybrook Elementary School.

Discussion – None

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

21st Century Schools Program

Presentation by Mr. Johnson

Owners Controlled Insurance Program

Mr. Johnson recommended the extension of the owners controlled insurance program. The insurer will hold the rates from 2016. Catherine Wells from Albert Risk Management Consultants provided an overview of the program and benefits.

Discussion – Explanation of the relationship of the OCIP program to the 21st Century.

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Department of Legislative Services Building

Mr. Tyler recommended approval of a contract modification for the construction due to unforeseen construction needs. The additional cost is covered in the DLS construction budget.

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Frostburg State University-Market & Economic Study MOU

Mr. Tyler recommended approval of a MOU between MSA and Frostburg State University for the market and economic study requested by Frostburg State.

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Anne Arundel County Proposed Arts and Conference Center MOU

Mr. Tyler recommended approval of a MOU between MSA and Anne Arundel County to conduct an economic and market study for a proposed Arts and Conference Center in the city of Annapolis.

Discussion – Confirmation that the arts and conference center concept is a re-envisioning of a previous idea.

Motion to Approve: Mr. Cole

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Hagerstown Multi-Use Sports and Entertainment Facility GMP#5

Mr. Tyler recommended approval of GMP#5. Upon review of GMP Package #5 submitted by Turner Construction a decision was made that it was the best interest of the Project to exclude several packages from this GMP submission. GMP Package #5 includes the trade packages for caulking, masonry, miscellaneous metals, glass and glazing, overhead doors, signage, laundry equipment, seating, playground equipment, landscaping, and the playing field.

Discussion – Confirmation of the funding source.

Motion to Approve: Mr. Mangum

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

M&T Bank Stadium

Presentation by Mr. Provenzano

Ross Extended Warranty for Control Room Equipment

Daktronics Extended Service Agreement and Maintenance

Extended Warranty for Everitz Control Room Equipment

Mr. Provenzano recommended approval of an extended warranty for control room equipment including the Ross extended warranty, Everitz equipment and the Daktronics extended warranty

Discussion – None

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Motion to Approve: Mr. Attman

Second: Mr. Cole

**Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams,
Thompson**

M&T Bank Stadium

Presentation by Mr. Samoryk

Loading Dock Extension

Mr. Samoryk recommended a contract award to DSM Properties, LLC for the extension of the loading dock at M&T Bank Stadium.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

**Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams,
Thompson**

Camden Yards Warehouse

Presentations by Mr. Samoryk

Tenant Fit-Out South Warehouse 7th Floor

Mr. Samoryk recommended a contract award to Go Pro Construction, LLC for the renovation of the tenant space on the seventh floor of the South Warehouse.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

**Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams,
Thompson**

Camden Yards Warehouse

Presentations by Mr. Raith

Baltimore Orioles-Third Amendment to the Warehouse Office Lease

Mr. Raith presented an amendment to the office lease for the Baltimore Orioles.

The term is 7 months for 754 square feet on the 7th floor of the South Warehouse.

Discussion – Clarification of space location and date of the lease for this additional space.

Motion to Approve: Mr. Cole

Second: Ms. Stalalonis

**Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams,
Thompson**

Camden Yards Warehouse

Presentations by Mr. Raith

Pennoni Associates, Inc. First Amendment to Warehouse Office Lease

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Mr. Raith presented an amendment to the office lease for Pennoni Associates along with improvements to the space associated with the lease.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

Camden Yards Warehouse

Presentations by Mr. Raith

Exit 10 Advertising, LLC. Ware Office Lease

Mr. Raith requested approval of a new lease for Exit 10 Advertising Law Group, LLC.

Discussion – The difference in square footage rates was explained along with confirmation of rental progress and availability in the Warehouse. Clarification of rental market and the impact on MSA and the impact of parking restrictions during baseball season.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Mangum, Riddick, Stalalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- MSA participated in the Bi-County Business Roundtable held at National Harbor in Prince George's County. MSA staff presented procurement opportunities and highlighted outreach events and opportunities for small and minority business.
- MSA was invited to attend the US India SME Council in August 10th and will present information regarding MBE initiatives and opportunities.
- Altha Weaver, MSA's EEO Officer, will provide quarterly updates regarding MBE efforts in future meetings.

Security Report - Mr. Conaway

- No significant safety or security incidents or threats at the complex.
- Full scale briefing for new members during closed season next month.
- Two table top safety exercises have been scheduled.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- On Call ADA Consulting Services

M&T Bank Stadium

- Expedited Procurement Contractor for Concourse Sound Renovations
- Security Base Chairs
- Club Level Front Row Drainage Improvement

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- Building Automation Support
- Emergency Repair of the Three Glass Panels
- Fire Alarm Service Fire Systems

Oriole Park at Camden Yards

- Automatic Door Closure

Capital Projects Development Group

- BCS, Govans Elementary School, Testing & Inspection Services Closeout, ATC Group Services (\$51,548.78)
- BCS, Mary E. Rodman Elementary School, Construction Closeout, MCN/Southway Builders (\$115,660)
- BCS, Patterson High School, Testing & Inspection Services Closeout, ECS Mid-Atlantic (\$209,205.95)

CPDG Update – Mr. McGuigan

- Racing – On Hold
- DLS Building construction continues on schedule.
- CORE: 1294 notices to proceed; 112 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Hagerstown Multi-Sport Center, Herald Mail building went to auction and did not receive the minimum bid. There will be another auction in a few weeks.
- Bowie Bay Sox Stadium moving toward procurement.
- Prince George’s County – procurement for Wayne Curry Civic Center
- MLX Next Pro Soccer – kick off last week
- Ocean City – Mayor and City Council have decided to pursue a project independently
- Frostburg State University Recreation Complex – continues with design.
- Coppin State University Public Safety Building completing study in final draft and under review
- Baltimore Convention Center – Baltimore City leadership is review design study report

Maryland Sports Monthly Update

- NCAA Championship Bid Portal opens Sept 6 for their 2027-2030 champion cycle. We are meeting with our TEAM Maryland and NCAA institutions to best determine what opportunities are available to pursue.
- Maryland Cycling Classic negotiations regarding expansion is underway

Motion to adjourn: Mr. Attman

Second: Mr. Cole

Vote: Unanimous