

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

Board Meeting Minutes
June 4, 2024 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce
Bill Cole
Lee Coplan
Artis Hampshire-Cowan
John Hussman
Manervia Riddick
Jodi Stalalonis*
Justin Williams

Maryland Stadium Authority

Michael Frenz	Gary McGuigan
Kristy Taylor	Al Tyler*
Yai Waite	Joe March*
Amy Mataban	John Samoryk
Cynthia Hahn	Kelly Smulovitz
Vernon Conaway	Terry Hasseltine
Bruce Benshoof*	Jeff Provenzano*
Phil Hutson	Nick Caronna
Jocelyn Grogan Jones*	Eric Johnson

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the open meeting minutes for May 7, 2024
Approval of the closed meeting minutes for May 7, 2024
Approval of the ad hoc open meeting minutes for May 21, 2024

Motion to Approve: Mr. Attman

Second: Mr. Coplan

**Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman
McIntosh, Riddick, Stalalonis, Thompson**

Contracts

21st Century Schools

Presentation by Mr. Johnson

Frederick Douglass High School GMP 1

Mr. Johnson recommended approval of a contract with Dustin Construction Company to provide renovation construction for Frederick Douglass High School.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis, Thompson

21st Century Schools

Presentation by Mr. Johnson

Calverton Elementary/Middle School Closeout Change Order

Mr. Johnson recommended approval of a credit change order contract with Whiting-Turner for the Calverton Elementary/Middle School Project.

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

MLS Next PRO Soccer Stadium

Ms. Waite recommended approval of a design services contract to Moody Nolan, Inc. for preliminary design services for the MLS NEXT Pro Multi-Use Soccer Stadium project.

The amount of \$448,433.70 includes an Owner's Allowance in the amount of \$20,383.35.

Discussion – Proposed location for design work is part of the scope of work.

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Western Maryland Regional Sports Complex at Frostburg State

Ms. Waite recommended approval of a professional services contract to North Point Builders of Maryland, LLC to provide pre-construction services for The Athletic Fields - Western Maryland Regional Sports Complex at Frostburg State Complex.

Discussion – None

Motion to Approve: Dr. Hussman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Project C.O.R.E Abatement and Demolition Services DD-016

Ms. Waite recommended the award of a contract to The Berg Corporation to provide abatement, demolition and site restoration services for projects released under Project C.O.R.E. Upon approval of this recommendation, MSA will award a contract in the amount of \$2,766,375.87.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Project On-Call Construction Management Second Year Renewal

Mr. Tyler recommended approval of the second one-year renewal option to extend the expiration date of the contract to expire June 30, 2025. At this time, it is not necessary to adjust the contract amount.

Discussion – None

Motion to Approve: Mr. Lee

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis, Thompson

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Security Video Repair & Maintenance

Mr. Samoryk recommended approval of a contract with Communications Electronics Systems to provide on-call security video repair & maintenance services at the Camden Yards Sports Complex.

Discussion - None.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Oriole Park at Camden Yards

Presentation by Mr. Provenzano

Fire Alarm Service

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 6/4/2024, 12:00 PM**

Mr. Provenzano recommended approval of a contract with Johnson Controls Fire Protection, LP to provide fire alarm service at Oriole Park, Camden Station and the Warehouse.

Discussion – Description of the proprietary nature of the fire system that requires software and software programming.

Motion to Approve: Mr. Coplan

Second: Dr. Hussman

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

M&T Bank Stadium Improvements

Presentation by Mr. Samoryk

Keyboard Video & Mouse Extension System Replacement

Mr. Samoryk recommended a contract award to Levin Professional Services/ Washington Professional Systems to install a new keyboard video and mouse extension system at M&T Bank Stadium.

Discussion – Description of the system and how it works within M&T Bank Stadium.

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

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

M&T Bank Stadium Improvements

Presentation by Mr. Provenzano

Daktronics, Evertz, Ross and Samsung Electronics America, Inc. Extended Warranty and Service Agreements

Mr. Provenzano shared the scope of work required for electronics and event support at the stadium. He recommended the purchase of extended warranty from Daktronics, Inc., Evertz, Ross and Samsung Electronics America, Inc. in connection with the LED video boards and related equipment at M&T Bank Stadium.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T-GMP#7

Mr. Hutson recommended that MSA modify its contract with Gensler Architecture, Design and Planning, P.C. in the amount of \$6,705,055.56 for additional design services in connection with the M&T Bank Stadium renovation project.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Mr. Attman

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

Maryland Stadium Authority

Presentation by Mr. Samoryk

Commercial Real Estate Brokerage and Marketing Services

Mr. Samoryk recommended approval of a contract with Scheer Partners, Inc. to provide commercial real estate brokerage and marketing services for the Maryland Stadium Authority.

Discussion – Confirmed the Warehouse vacancy rate and the scope of the contract.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Maryland Sports Commission

Presentation by Mr. Hasseltine

Hall of Fame Tip-Off Classic Partnership

Mr. Hasseltine recommended financial support of the Naismith Hall of Fame Tip-Off Classic. The funds will support the operational and broadcast needs in hosting a major collegiate tip-off basketball event in Baltimore City.

Discussion – Confirmation of the benefit of the partnership with the organization and the time frame of the commitment.

Motion to Approve: Mr. Bryce

Second: Mr. Cole

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz highlighted the budget approval process.
- Mr. Frenz acknowledged the OLA auditors kick-off meeting with senior leaders and the Chair.
- Upcoming procurement reports shared and will continue to be a part of the monthly reporting.
- MBE event held in the MSA Orioles Suite was a success.

Discussion – Confirmation that the procurement report will provide greater transparency to the Board. The procurement process was shared and the confirmation that some of the procurements are statutory and are legislative directives.

Security Report - Mr. Conaway

- Mr. Conaway shared the success of security at the Orioles Park
- Baltimore Fleet Week will coincide with Orioles games and we are working with our security and safety partners to have a successful week.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Vertical Transportation Maintenance and Repairs
- CMMs Operations Administration
- On-Call ADA Consulting Services
- Google Workspace Renewal

M&T Bank Stadium

- Contractor for Controls Upgrade
- ASSA Cylinders for M&T Renovations
- Fire Alarm Service Agreement
- ADA Seating Upgrades

MSA Administration

- Audit Services-Purchase Order Modification

Oriole Park at Camden Yards

- Seating Bowl Sound System Inspection
- Evertz VLPro License Renewal

Capital Project Development Group

- BCS, Cross Country Elementary/Middle School, Moving & Relocation Closeout, District Moving Company **(\$14,275.31)**
- CPDG, Department of Legislative Services Building, Redesign of 4th floor conference room, Murphy & Dittenhafer **\$24,579.72**

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 12 counties representing 32 projects.
- Racing – Legislature passed legislation. Most aggressive schedule and complex project ever pursued by MSA.
- DLS Building: construction continues on schedule.
- CORE: 1,300 notices to proceed; 1,274 properties completed and turned over to Baltimore City.
- Baltimore Convention Center renovations in design
- Hagerstown opened.
- Frostburg State University – athletic field in design stage
- MLS Next PRO Soccer Stadium in study and design is in progress
- Prince George's County Blue Line – continues with design
- Minor League Baseball Stadiums
 - Prince George's County-in design
 - Arthur Perdue-has a delayed design schedule
 - Aberdeen-in design analyzing cost
 - Charles County entering design build concept soon.
- Ocean City parking study is proceeding
- St. Mary's County Sports Complex - Phase 2 Study will enter procurement process

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 6/4/2024, 12:00 PM**

soon

Maryland Sports Monthly Update

- Reported on Advancements of Blacks in Sports event and the MSA staff that supported the event.

Motion to Adjourn and Move into Closed Session: Mr. Attman

Second: Ms. Riddick

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

The Open Meeting was adjourned at 1:09pm.