

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

Board Meeting
Minutes
March 2, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Manervia Riddick
Jodi Staloni
Terrance Jennings (non-voting)

Maryland Stadium Authority

Michael Frenz*	David Raith
Gary McGuigan	Eric Johnson
Jocelyn Grogan-Jones	Rachelina Bonacci
Vernon Conaway	Joseph March
John Samoryk	Kristy Taylor
Jeff Provenzano	Joe March

Counsel

Bruce Benshoof
Cynthia Hahn

*Present in Executive Conference Room
All other participants attended using teleconferencing

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for February 2, 2021.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

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Discussion - None

Motion to Approve: Mr. Mangum

Second: Mr. Attman

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

Introduction of the open and closed meeting minutes for February 8, 2021

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

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

Introduction of the open meeting minutes for February 23, 2021

Motion to Consider: Ms. Riddick

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Bryce

Second: Mr. Attman

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

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Evertz Video Control System Spare Parts Supplier

Mr. Samoryk recommended approval of HA Design Group, LLC as the supplier of various spare parts and components for the Evertz video control systems installed at Oriole Park and M&T Bank Stadium. The spare equipment will be maintained on-site in the event critical repairs are required. HA Design Group submitted the lowest of the seven received bids.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

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Oriole Park at Camden Yards

Presentation by Mr. Samoryk

Computer Graphics System Replacement

Mr. Samoryk recommended Metropolitan Interactive, LTD to replace the computer graphics system in the scoreboard control room at Oriole Park at Camden Yards. Metropolitan Interactive, LTD submitted the lower of the 2 bids received.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Mr. Samoryk confirmed that the Orioles are aware of the older equipment replacement and the Orioles staff will be provided training on the new equipment.

Motion to Approve: Ms. Staltonis

Second: Mr. Attman

Affirming: Attman Bryce, Mangum, Riddick, Staltonis, Kelso

Presentation by Mr. Conaway

Emergency Medical Service Agreement with Baltimore City Fire Department

Mr. Conaway recommended approval of an agreement between MSA and the Mayor and City Council of Baltimore (“City”) regarding the provision of emergency medical service, including one certified Advanced Life Support paramedic and one certified Basic Life Support emergency medical technician (EMT) for all baseball games during the 2021 baseball season at Oriole Park at Camden Yards (“Agreement”). MSA will pay the City the actual cost the City incurs for each employee paramedic and EMT providing services. The cost to MSA shall not exceed \$100,000 annually. The Agreement is for a term of one year, and may be renewed for four additional one-year periods upon mutual agreement of the parties.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Affirming: Attman Bryce, Mangum, Riddick, Staltonis, Kelso

M&T Stadium

Presentation by Mr. Conaway

X-Ray Detection Units Sole Source Contract

Mr. Conaway recommended the approval of three x-ray units for M&T Bank Stadium (“MTBS”) from Smiths Detection (“SD”). The total cost of the units will be \$108,180 including three years of unlimited maintenance and repair services. SD is the provider and manufacturer of the existing proprietary x-ray equipment at MTBS. The additional units meet the recently implemented bag screening protocols adopted by the National Football League (“NFL”). The x-ray units include proprietary threat detection software

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that will synchronize all x-ray units and will enable MSA and the Ravens to comply with the NFL's best practices for bag screening at the stadium.

Motion to Consider: Ms. Staltonis

Second: Mr. Attman

Discussion – Mr. Conaway confirmed that this purchase is fully reimbursable from the Baltimore Ravens.

Motion to Approve: Mr. Bryce

Second: Mr. Attman

Affirming: Attman Bryce, Mangum, Riddick, Staltonis, Kelso

Camden Yards Warehouse

Presentation by Mr. Raith

Office Lease

Mr. Raith recommended the approval of an office lease with Washington Vascular Specialists of Baltimore, LLC. This lease is for office space located on the 2nd floor in the south warehouse. The tenant will take a large portion of the space that was previously leased by the Vascular Institute of Maryland, which has gone out of business. This space will be leased as is and will require no remodeling cost.

Motion to Consider: Mr. Attman

Second: Ms. Staltonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman Bryce, Mangum, Riddick, Staltonis, Kelso

21st Century School Buildings Program

Presentation by Mr. Johnson

Furniture Fixtures and Equipment ("FF&E")

Mr. Johnson recommended the approval of purchase orders associated with the design, furnishing, delivery, and installation of FF&E for Calverton Elementary/Middle School, Govans Elementary School, Harford Heights Elementary School, James Mosher Elementary School, Lois T. Murray Elementary School, Patterson/Claremont High School, and Robert W. Coleman Elementary School.

On January 10, 2017, Baltimore City Schools and the MSA Board approved the Blanket Purchase Order (BPO). As stated in the recommendation for the BPO, each project purchase order will be submitted to the MSA Board for approval. This recommendation represents the individual purchase orders to outfit all classrooms, offices, and additional interior school spaces. The schools program staff reviewed the price proposal and verified

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that the prices for the products and services are consistent with price quotes in the PO, the approved room layout drawings, and delivery instructions.

Motion to Consider: Mr. Attman

Second: Ms. Stalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

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

Presentation by Mr. Johnson

Audiovisual, Information Technology and Telecom option exercise (“AVITT”)

Mr. Johnson recommended the implementation of the two year extension option on the AVITT design services contract for the Baltimore City Schools Construction Program. On November 7, 2017 the MSA Board approved a blanket purchase order (“BPO”) in the amount of \$1,500,000 for the design, review, and construction administration services related to the Program requirements. These services were needed to cover the four remaining Plan Year 1 projects, and all seventeen of the Plan Year 2 projects. The BPO was initially approved for three firms to provide services on a rotational basis for a three-year term, with two option years. There are three projects remaining that will require these services. To coincide with forecasted project schedules, the recommendation is to approve the two option years as a single extension. There are funds still available under the initial BPO, so no additional increase is currently being requested.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Mr. Johnson clarified that this authorization was for time extension only and no additional funds were being requested.

Motion to Approve: Mr. Bryce

Second: Ms. Stalonis

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

CPDG Projects & Studies

Presentation by Mr. Tyler

Department of Legislative Services (“DLS”) Building design services contract amendment

Mr. Tyler recommended approval of an amendment to the contract with Murphy & Dittenhafer, Incorporated (“M&D”) in the amount of \$3,204,360 to provide project design services for the razing and replacement of the DLS Building. This recommendation is in accordance with the Board’s approval to award A/E Design Services to M&D on November 12, 2019, in which project design & bidding services were pre-authorized as a percentage of the cost of work. Upon completion of the programming & due diligence and study design phases, MSA has estimated the cost of work for the project to be

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\$81,000,000. M&D's cost of project design and bidding services is 3.956% of the \$81,000,000 cost of work, in-line with the pre-authorized percentages.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

Discussion – Mr. McGuigan and Mr. Tyler confirmed that this approval was part of the original design and construction approval and conforms to the original Request For Proposal of this project.

Motion to Approve: Mr. Bryce

Second: Ms. Staloni

Informational

Executive Director's Report

- February 24: Board of Public Works approved Orioles' lease amendment with no questions.
- Mass vaccination site opened February 25 with Governor's visit. Two thousand per week. Kudos to Rachelina Bonacci, Bart Shifler, and Jana Brooks for their hard work. Jana and Bart are part of Jeff Provenzano's team in facilities
- MSA and the Baltimore Ravens co-hosted the Blood Bank of Delmarva (BBD) and Maryland COVID Plasma Initiative blood drive at M&T Bank Stadium on February 28.
- Getting ready for opening day. Routine at this point – checking off a list. City and state deciding whether to allow fans.
- Legislative audit is winding down. We don't believe there will be anything major. Kudos to Danny and David for the way they've been working with the auditor who said they've never received more cooperation from an agency. We've always done it that way: if we're doing something wrong we want to know so we can fix it. We may disagree with them, but it's not a knee-jerk disagreement and we're not trying to cover anything up.

Security Report

- Continue preparation along with public safety partners and the Orioles for upcoming baseball seasons.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Energy Procurement and Consulting Services MSA Project No. 18-040, 1st Renewal Noresco

M&T Bank Stadium

- Fire Sprinkler Modifications MSA Project No. 20-032 Continental Fire Sprinkler Change Order No. 4 for Misc. Items & Piping

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Oriole Park at Camden Yards

- On Call General Trades -ADA Project (OPCY) MSA Project 21-038 Colossal Contractors, Inc.

BCPS

- BCS, Cross Country Elementary/Middle School at the Northwestern Building, Labor, Material, Tools, Equipment, Safety Equipment, Tito Contractors **\$55,605**

CPDG

- CPDG, Ocean City Convention Center Phase III, Field Bulletin and Lighting Controls, Barton Malow Company **\$10,612.75**

Capital Projects Group Update

BCPS: 17 schools open; 7 in construction; 3 in design; and 1 moving toward design.

DLS Building: Design study is complete and moving on to systematic design. Construction is anticipated to start June 2020.

Racing – Procurement will require an ad hoc meeting.

Ocean City Convention Center – scheduled to open the end of 2021.

CORE: 992 notices to proceed; 774 units demolished and returned to the city; 120 in demolition; and 79 in procurement.

Hagerstown Multi-Use Sports and Events Stadium: Feasibility study should be released spring 2021.

Prince George's County Proposed Tennis Complex: Feasibility study is underway and scheduled for completion fall of 2021.

Coppin State University Proposed Public Safety Building: Memorandum of Understanding negotiations continue and should be complete for April board meeting.

Leasing Report

Mr. Raith updated the status of four tenant payment issues. Two tenants have late payment due to the back log of the postal service, one tenant has requested to pay late, and one tenant will terminate the lease as part of closing business.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

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Chairman Kelso recommended a closed meeting to consult with counsel or to obtain legal advice. Also to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion to Adjourn: Mr. Attman

Second: Ms. Riddick

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

**Closed Meeting
Summary Statement**

March 2, 2020 - 12:45 PM

Executive Boardroom and Teleconference

Attendance by Remote Teleconference

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

Staff: Michael Frenz*, Kristy Taylor, Joe March

Counsel: Cynthia Hahn, Bruce

*Attended in-person.

Chairman Kelso requested a closed meeting subject to the Open Meetings Act 3-305(b) sections 7 and 8, for the advice of counsel and related discussion of pending/potential litigation that is privileged and confidential. Public disclosure of the advice of counsel and related discussion of litigation would compromise MSA's ability to make an informed business decision with respect to the contract to be considered in the open meeting. The existence and effect of pending and potential litigation related to a contract will be considered by the Board in open meeting.

Chairman Kelso asked for a motion to open the closed meeting at 12:45 PM.

Mr. Bryce motioned to open and Mr. Mangum seconded and affirmed unanimously.

Mr. Conaway provided a public safety and security report regarding an incident that took place on Maryland Stadium Authority property. Cynthia Hahn provided advice to the Board on any possible litigation related to the incident. The Board did not take any action in the closed meeting.

Motion to adjourn the closed meeting was made at 12:56 PM by Mr. Attman and seconded by Mr. Bryce and affirmed unanimously.

Motions to adjourn the open meeting was made at 12:57PM by Mr. Bryce and seconded by Ms. Stanalonis and affirmed unanimously.