

**Maryland Stadium Authority**  
**BOARD MEETING MINUTES**  
**Tuesday, February 6, 2018**

**OPEN MEETING**

**Attendance**

**In Person:**

Thomas Kelso, Chair  
Jim Smith

**Conference Line:**

Leonard Attman  
Joe Bryce  
Gary Mangum  
Manervia Riddick  
Jodi Stalalonis\*

\*Ms. Stalalonis joined the meeting at 3:08 p.m.

**Counsel:**

Cynthia Hahn

**MSA Staff:**

Michael Frenz  
Gary McGuigan  
Carmina Perez-Fowler  
Al Tyler

Phil Hutson  
Vern Conaway  
David Raith  
Terry Hasseltine

John Samoryk  
Rachelina Bonacci  
Linda Pohuski

**Other:**

None

**Call to Order**

Chairman Kelso called the meeting to order at 3:02 p.m.

**Approvals**

**Minutes**

Chairman Kelso asked for a motion to consider the January 2, 2018 open meeting Board minutes.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion: None

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

**Approvals**

**Contracts**

**Camden Yards Sports Complex**

**Presentation by John Samoryk**

**On-Call Concrete Maintenance and Repair Services**

Mr. Samoryk recommended a two-year contract with HEH, Inc. to provide on-call concrete maintenance and repair services for CYSC. HEH was the lowest of 7 bids. The requested amount is for a time and materials contract for an amount not-to-exceed \$150,000.

**Motion to Consider: Mr. Smith**  
**Second: Ms. Riddick**

Discussion: The amount is based on a Procurement Budget Review of hours used in the past. The contract will be re-bid in two years.

**Motion to Approve: Mr. Smith**  
**Second: Mr. Bryce**  
**Unanimous**

**Presentation by Vern Conaway**  
**Maintenance and Repair of Two-Way Radio Communication System**

Mr. Conaway recommended a time and materials contract with Communications Electronics, Inc. to provide maintenance and repair services for the two-way radio communication system for the CYSC. The proposed term is three years with two one -year renewal options. Communications Electronics submitted the lower of two responsive bids.

**Motion to Consider: Mr. Smith**  
**Second:Mr. Bryce**

Discussion: The \$202,862 amount set aside is for the contract term, including renewal options. The three year term is for the not-to-exceed amount of \$125,000 based on a Procurement Budget Review. An equipment allowance is built in for maintenance, batteries, and antennas.

**Motion to Approve: Mr. Attman**  
**Second: Mr. Smith**  
**Unanimous**

**Oriole Park at Camden Yards**  
**Presentation by Vern Conaway - Emergency Medical Services (2nd Renewal Option)**

Mr. Conaway recommended the second of four contract renewal options for emergency medical services with Baltimore City. The contract is serviced by the Baltimore City Fire Department for an amount not to exceed \$100,000 annually.

**Motion to Consider: Mr. Smith**  
**Second: Ms. Stanalonis**

Discussion: None

**Motion to Approve: Ms. Stanalonis**  
**Second: Ms. Riddick**  
**Unanimous**

**M&T Bank Stadium**  
**Presentation by Phil Huston**  
**Head End Replacement and Fire Alarm Migration - Sole Source**

Mr. Hutson recommended a sole source contract with Siemens Industry, Inc. for the replacement of the head end equipment and fire alarm migration at M&T for the total project cost of \$499,474.22. Siemens is the original equipment manufacturer of the proprietary fire alarm system

at M&T, including all related component and replacements parts. The present head end system has been phased out by the manufacturer and will be difficult to service and maintain as the component parts become commercially unavailable in the future.

**Motion to Consider: Mr. Smith**  
**Second: Mr. Attman**

Discussion: The amount of this contract comprises part of the \$24 million in expenditures that MSA identified as its responsibility in conjunction with the Ravens' funding of \$120 million in capital improvements to the stadium. There is a one year parts and labor warranty on the new equipment. The price of this project is much lower than the cost of a full replacement of the fire alarm system, which would total approximately \$3.5 million. A sole source contract is recommended because the new technology in the replacement system is designed for compatibility with the existing proprietary system.

A separate service contract could cover the replacement parts. A warranty purchase could also be considered.

**Motion: Approve the recommended Siemens replacement contract, only. Request is made for MSA staff to pursue further review of the warranty and service contract and report back to the Board.**

**Motion to Approve: Mr. Bryce**  
**Second: Mr. Smith**  
**Unanimous**

**Baltimore City Public Schools**

**Presentations by Carmina Perez-Fowler**

**Commissioning Agent Services**

**Bay-Brook Elementary/Middle School and Calvin Rodwell Elementary/Middle School**

Ms. Perez-Fowler recommended two professional services contracts to Setty & Associates International, PLLC each for \$89,697.50 which includes an owner's contingency for each school. The normal MSA procurement process was followed beginning with 11 firms responding to the RFQ and participating in the project pool. An RFP was issued and 10 firms submitted technical proposals. From the five firms narrowed to make oral presentations and submit financial proposals, Setty had the highest overall score and lowest fee.

**Motion to Consider: Mr. Attman**  
**Second: Ms. Riddick**

Discussion: Setty's experience as Commissioning Agent at Lyndhurst Elementary/Middle School allows **accuracy** in this low bid.

**Motion to Approve: Mr. Attman**  
**Second: Mr. Mangum**  
**Unanimous**

**Bill of Materials Furniture Fixtures & Equipment (FF&E)**

**Presentations by Carmina Perez-Fowler**

**Robert Poole Building and Forest Park High School**

Ms. Perez-Fowler recommended approval of a purchase order to School Specialty, Inc. in the amount of \$1,096,011.64 for FF&E at Robert Poole Building. Ms. Perez-Fowler also recommended approval of a purchase order to Douron, Inc. in the amount of \$1,102,150.82 for FF&E at Forest Park High School. Both contracts are part of the FF&E Blanket Purchase Order for all year one BCPS schools.

**Motion to Consider: Mr. Smith**

**Second: Ms. Riddick**

Discussion: The contract cost variation occurs from the differences in FF&E purchased by the schools.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous**

**Project C.O.R.E.**

**Presentation by Al Tyler**

**Recommendation to Award On-Call Demolition Services - OCD-001**

Mr. Tyler recommended contracts to K&K Adams, Inc, Goel Services, Inc. and P&J Contracting Company, Inc. for on-call demolition services in a total amount not-to-exceed amount of \$15,000,000 under a multiple bid award. Actual value of the work will be agreed upon based on unit pricing submitted in the financial proposals. The normal MSA bid process was followed with five firms responding. Of the three firms recommended, one has not yet done business with MSA on C.O.R.E. projects, one has been awarded a single contract and the third has worked on two contracts.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion: All bidders were aware that multiple contracts would be awarded for these demolition projects due to the timing, capabilities and resources of awardees.

**Motion to Approve: Mr. Smith**

**Second: Mr. Bryce**

**Unanimous**

**Maryland Stadium Authority**

**Presentation by David Raith**

**Chilled Water Facility BCCC - 3rd Amendment**

Mr. Raith recommended a third amendment to the Master Agreement for Chilled Water Facility in the Expansion Building of the Baltimore Convention Center. BCCC discovered that Veolia Energy Baltimore Cooling LLP was not being charged for its own water consumption and discharge. The parties have agreed that the amount of \$593,511.86 will be deducted from the final cost of Veolia's plant replacement per the second amendment to the Master Agreement to cover this non-payment. The third amendment also sets forth how future billings for Veolia's water usage will be made.

**Motion to Consider: Mr. Smith**

**Second: Ms. Riddick**

Discussion: The parties settled on the amount to be paid by Veolia in this amendment based on a review of usage records.

**Motion to Approve: Mr. Smith**

**Second: Mr. Bryce**

**Unanimous**

**Presentation by David Raith**

**Warehouse - Lease amendment - Vascular Institute of Maryland ("VIOM")**

Mr. Raith provided the proposed lease amendment for the VIOM which would change the lease commencement date from July 1, 2017 to December 1, 2017. He explained that the reasons for the delayed commencement date relate to emergency generators and constructions issues

**Motion to Consider: Mr. Smith**  
**Second: Mr. Bryce**

Discussion: None

**Motion to Approve: Mr. Bryce**  
**Second: Ms. Riddick**  
**Unanimous**

**Presentation by Gary McGuigan**  
**Pimlico Study – Phase 2**

Mr. McGuigan requested approval to proceed with Phase 2 of the Pimlico/Preakness study based on a letter from the Secretary of the Maryland Department of Labor, Licensing, and Regulation (DLLR) asking MSA to manage the Phase 2 study.

The cost of the study is \$426,335, with various amounts to be paid by the Maryland Jockey Club, Baltimore Development Corporation and the Mayor and City Council of Baltimore. DLLR is requesting MSA to contribute up to \$66,335 toward the study.

**Motion to Consider: Mr. Smith**  
**Second: Mr. Mangum**

Discussion: Recommendations on community/stakeholder involvement may be submitted to MSA to share with its consultants.

**Motion to Approve: Mr. Smith**  
**Second: Ms. Riddick**  
**Vote to Approve: Ms. Riddick, Mr. Smith, Ms. Stanalonis, Mr. Mangum, Mr. Attman**  
**Abstain: Mr. Bryce - Mr. Bryce did not participate in the discussion.**

**Informational**

**Executive Director's Report**

Mr. Frenz informed the Board that MSA is meeting with the Orioles weekly on pre-opening issues and projects. Opening day is 51 days away. He updated the members on the Orioles plans to extend the safety netting along the first and third base lines. At M&T, the Ravens are moving forward with Phase II renovations that will include vertical transportation, suite and club level upgrades and video boards in the stadium corner notches.

Mr. Frenz provided a 2018 legislative update on the January 11, passage of SB40, which exempts MSA from DoIT regulations. A hearing is scheduled on February 20, in the House Appropriations Committee on HB133 to increase the OCCB Bond funding for renovations. MSA's budget hearings are scheduled on February 22, in the House and February 26, in the Senate.

**Report of Small Procurements and Change Orders**

Mr. Samoryk reported on the exercise of first renewal options on the contracts for lawn care and paper product supplies at Oriole Park. MSA also purchased a service contract for the Maryland Time software.

**Baltimore City Public Schools and C.O.R.E. Update**

On C.O.R.E., Mr. McGuigan reported that 162 demolitions have been completed, 114 environmental studies are complete, and a notice to proceed (NTP) has been issued on an additional 63 properties, with another 25 properties on hold waiting for the NTP. He also reported that four BCPS projects are now complete, and five more will be completed this summer. The design of one school is currently being bid, and another six school projects are in the design phase.

**Leasing Report**

Mr. Raith updated the Board on MSA's Warehouse leases, lease negotiations, and potential tenants. For the past month, one Warehouse tenant was late with its rent payment.

**Financial Report**

Mr. Raith reported on the recent bond issue for projects under the Baltimore City Public Schools Program. The Bonds priced at \$426.44 million on January 23 and generated \$70 million in bond premium for a total of \$496.44 million at a true interest cost of 3.71%. MSA closed the transaction on February 7, 2018. MSA had postponed the original sale date of December, 2017, for the bonds, due to the tax reform changes and the heavy municipal financing calendar at the end of last year.

Mr. Raith also reported on the MSA's December 2017 revenues and expenses.

**Maryland Sports Monthly Update**

Mr. Hasseltine reported on the 2026 World Cup Bid. He noted the signing of several agreements between the City, State, and various agencies. He shared a timeline for the next steps. Additionally Mr. Hasseltine shared positive developments toward an FEI 5 Star event at Fair Hill in the future and the 2021 FIL Women's Lacrosse World Cup and coordinating tournament. His team has completed the 2017 MSA Annual Report that was distributed to the Board and legislature.

**Security Report**

Mr. Conaway informed the Board that there is no change in the threat level. He shared information on Baltimore City's public private partnership that will add another 100 security cameras throughout the Camden Yards community.

**Litigation Report**

Ms. Hahn reported on two legal matters. The first was the settlement of the personal injury case brought by Patricia Dowdell against the Orioles and MLB. The second was the scheduling of oral argument by the Court of Special Appeals for March 5 in the case brought by Lakisha Sutton-Witherspoon relating to the Ravens' post-Super Bowl victory parade in 2012.

Chairman Kelso thanked the Board members, counsel and staff and asked for a motion to adjourn at 4:28 p.m.

**Motion to Adjourn: Mr. Attman**

**Second: Mr. Mangum**

**Unanimous**

