

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

Board Meeting
Minutes
March 1, 2022 - 12:00 PM

OPEN MEETING

Attendance

Board

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

Maryland Stadium Authority

Michael Frenz	David Raith
Gary McGuigan*	Jocelyn Grogan-Jones*
Vernon Conaway	Rachelina Bonacci
John Samoryk	Joseph March*
Jeff Provenzano	Kristy Taylor
Terry Hasseltine	Dawn Abshire
Al Tyler	
*Teleconference	

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, 2022

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Mangum

Second: Ms. Riddick

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

Contracts

21st Century School Buildings Program

Presentation by Mr. Johnson

Montebello Elementary School – Construction Change Order

Mr. Johnson recommended the issuance of a GMP change order in the amount of \$1,239,654 to CAM Construction for replenishing the Owner's and Construction Contingencies for the Montebello project. This replenishment is to cover costs related to a late HVAC system change request by City Schools, the related market supply chain issues associated with the change, and unforeseen corrective water infiltration and structural repair issues to the building's foundation. The project is scheduled for completion in December 2022.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Explanation of storm water concerns and the mitigation performed by new construction and design changes that enable dry locations to be used for educational purposes.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

21st Century School Buildings Program

Presentation by Ms. Waite

Cross Country Elementary/Middle School Testing and Inspection Services

Ms. Waite recommended the award of a professional services contract to ATC Group Services, LLC in the amount of \$126,070 to provide testing and inspection services for Cross Country Elementary/Middle School. This amount also includes an Owner's Contingency.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Confirmation of amount of awards given to awardee and the amount of experience all contract candidates had with projects similar in scope.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

21st Century School Buildings Program

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Presentation by Ms. Waite

Moving & Relocation and Water Testing Services – Contract Extension

Ms. Waite recommended approval of contract extensions related to the Moving and Relocation Services and Water Testing Services for the remaining Baltimore City Schools projects. The extensions would coincide with the completion of the final program projects scheduled to end August 2025.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Clarification on timing of water testing services contract.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Built to Learn Program

Presentation by Mr. Johnson

Wicomico County Memorandum of Understanding

Mr. Johnson recommended approval of the MOU between MSA, The Board of Education of Wicomico County and Wicomico County, which is a requirement of the Built to Learn Act of 2020. Individual Project MOUs with local county and/or school boards are developed to execute projects funded from bonds issued by MSA.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Clarification of MSA’s involvement in the current project and the scope of involvement going forward.

Motion to Approve: Mr. Attman

Second: Ms. Stalalonis

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

Project C.O.R.E

Presentation by Mr. McGuigan

MOU Extension – Project C.O.R.E.

Mr. McGuigan recommended approval of the Second Modification to the Amended and Restated MOU for Demolition and Stabilization between the Baltimore City Department of Housing and Community Development, the Maryland Department of Housing and Community Development, and the Maryland Stadium Authority.

Motion to Consider: Mr. Attman

Second: Ms. Stalalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

CPDG

Presentation by Ms. Waite

Hagerstown Multi-Use Sports and Events Facility – Design Build Services

Ms. Waite recommended award of a professional services contract to Turner Construction Company in the amount of \$3,306,243.53 for design-build services for the Hagerstown Multi-Use Sports and Events Facility. This amount includes a 10% Owner's Contingency in the amount of \$300,113.05. This recommendation aligns with the MOU between the City of Hagerstown and MSA in October 2019, as well as Senate Bill 926, which authorizes MSA to finance site acquisition, design, and construction activities related to the Hagerstown Multi- Use Sports and Events Facility.

Motion to Consider: Mr. Attman

Second: Ms. Stalalonis

Discussion – Acknowledgement that the design and full construction relationship corresponds with the timeframe for minor league team start dates.

Motion to Approve: Ms. Riddick

Second: Mr. Attman

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

CPDG

Presentation by Mr. Tyler

Hagerstown Multi-Use Sports and Events Facility

Mr. Tyler recommended approval of the Property Management Agreement between the Hagerstown-Washington County Industrial Foundation, Inc. and MSA. This agreement would allow the Hagerstown Washington County Industrial Foundation to supervise, manage, lease, operate, and maintain the Hagerstown Multi-Use Sports & Event Facility property in Hagerstown, MD.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Confirmation that the parking concerns on the property are being resolved and the clarification of property boundaries.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

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**Orioles Park at Camden Yards
Presentation by Mr. Conaway
Emergency Medical Services**

Mr. Conaway recommended MSA exercise the first of four renewal options for the Emergency Medical Services Agreement between MSA and the Mayor and City Council of Baltimore dated May 5, 2021. The services include: 1 certified Advanced Life Support paramedic and 1 certified Basic Life Support emergency medical technician for all baseball games during the 2022 baseball season at Oriole Park at Camden Yards. Under the agreement MSA shall pay to the City the actual cost for each employee paramedic and EMT providing services under the contract. The cost to MSA shall not exceed \$100,000 annually.

Motion to Consider: Mr. Mangum

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Staloni Kelso

**M&T Bank Stadium
Presentation by Mr. Hutson
Structural Steel Painting Services**

Mr. Hutson recommended award of a contract with Manolis Painting, Inc. to paint various areas of structural steel and provide all necessary materials, labor, and equipment required for the project. The areas to be painted include all structural steel located outside of the seating bowl above the horizontal beam; the underside of the upper deck in the end zones and signage on the East and West ends of the stadium.

Motion to Consider: Mr. Mangum

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Mangum

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Staloni Kelso

Informational

Executive Director's Report- Mr. Frenz

- Legislative briefings of HB896 Increase of Bond Authorization – Camden Yards and HB897 Sports Entertainment Facilities Act of 2022 are nearing completion as hearing approaches.
- Submitted written testimony opposing our inclusion in HB 1205/SB811 Information Technology and Cybersecurity-Related Infrastructure (Modernize

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Maryland Act of 2022) and HB0416-State Government – Quasi Governmental Units.

- Kudos to Gary McGuigan, Matthew Bodt, and Tony Pruner upon the on-time and on-budget completion of the Ocean City Convention Center expansion
- Congratulation to the facilities and security teams for providing key logistical support to University of Maryland Medical Systems and Maryland National Guard for the use of M&T Bank Stadium as a mass vaccination site. The site hosted by MSA is believed to be one of the most successful COVID vaccination sites in the country.
- Kudos to Kelly Smulovitz for an exceptional job on the warehouse HVAC project over the last two and half years. Kelly overcame many challenges during this installation.
- MSA Property is illuminated in support of Ukraine.

Security Report- Mr. Conaway

- Continue off season preparation for upcoming Orioles season, including finalizing safety partner agreements.
- Preparing along with IT to meet guidance provided by Homeland Security to meet suggested guidelines in order to mitigate risk related to cybersecurity.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Fire Alarm Inspection and Testing First Renewal - Advanced Fire Protection Services LLC
- Maintenance and Repair Services for Two-Way Radio Communication System Second Renewal Communications Electronics, Inc.
- Energy Procurement and Consulting Services Project Second Renewal Noresco, LLC

MSA

- Consulting Services for Diversity, Equity and Inclusion - Cornerstone Government Affairs, Inc.
- Internet Service Provider - Comcast Holdings Corporation

Maryland's Sports Commission

- Website Hosting and Maintenance Services Extended Support Services - The Canton Group, LLC

M&T Bank Stadium

- Concrete Bollards Removal and Replacement - Change Order No. 2 Unisource Services, LLC

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Oriole Park at Camden Yards

- Tally System Replacement - Digital Video Group, Inc.

CPDG Update – Mr. McGuigan

- Racing Projects Initiative: Continues planning and evaluation.
- DLS Building: Design complete and construction starts after the 2022 legislative session. Bid request process has begun and construction is to start shortly after legislative session. Projected to start May-June 2022.
- CORE: 1238 notices to proceed; 955 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: Finalizing design and build services and property acquisition phases and will request board approval in the coming month. Complex project with ambitious schedule.
- Prince George's County Tennis Complex: Feasibility study continues under county review.
- Coppin State Public Safety Building: Moved to procurement stage.
- Historic Saint Mary's study remains in progress.
- Frostburg State study is being reviewed by the University.
- Baltimore City Schools Program: 24 four schools open with 3 in construction with the last school in procurement. Clarified question of number of buildings vs number of schools.
- State Schools Program: Updated during contract approval.
- Fair Hill: Assisting DNR with updated arena for Five Star.

Maryland Sports Update

Mr. Hasseltine:

- Michael Erin Bush grant allocations sent to recipients.
- Maryland Cycling Classic finalizing community and youth component. Full support from Baltimore City.
- World Cup efforts continue with Baltimore as a possible choice.

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