

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

Board Meeting Minutes
April 4, 2023 - 12:00 PM

OPEN MEETING

Attendance:

Board

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

Maryland Stadium Authority

Michael Frenz	Al Tyler
David Raith	Vernon Conaway
Rachelina Bonacci	Kristy Taylor
Terry Hasseltine	Gary McGuigan
Joseph March*	Jason Saylor*
Bruce Benshoof*	Kelly Smulovitz
Amy Mataban*	Eric Johnson
John Samoryk	Jocelyn Grogan Jones*
Jeff Provenzano	Dawn Abshire*
Cynthia Hahn*	Altha Weaver
Phil Hutson	Yai Waite

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:00 PM.
Chairman Thompson thanked Mr. Huber for his service to MSA as the Baltimore City Mayor's representative. Chairman Thompson welcomed Justin Williams at the incoming Mayor's representative.

Approvals

Minutes

Introduction of the open meeting minutes for April 4, 2023.

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Contracts

21st Century Schools Program

Presentation by Mr. Johnson

Cross Country Elementary School – Bill of Materials Furniture, Fixtures and Equipment

Mr. Johnson recommended approval of the contract with Douron Incorporated to provide furniture, fixtures and equipment for Cross Country Elementary.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coleman

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

21st Century Schools Program

Presentation by Ms. Waite

Construction Management Services – Frederick Douglas Building Renovation/Addition

Ms. Waite recommended approval of a contract with Dustin Construction, Inc. for management services.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Built To Learn Program

Presentation by Mr. Johnson

Project MOU - Baltimore County

Mr. Johnson recommended approval of a MOU between MSA and Baltimore County and Baltimore County School Board.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. McIntosh

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

CPDG Projects & Studies

Presentation by Ms. Waite

Project C.O.R.E. Abatement and Demolition Services DD-015

Ms. Waite recommended approval of a contract with Goel Services, Inc. for abatement and demolition.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

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

CPDG Projects & Studies

Presentation by Mr. Tyler

Market & Economic Study - Prince George's County Blue Line Corridor-Proposed Indoor Fieldhouse

Mr. Tyler recommended approval of the use of MSA's on-call market, economic and business consultant, Crossroads Consulting Services, LLC to perform the market and economic study for a proposed indoor fieldhouse in Largo, Maryland.

Discussion – Property ownership was confirmed.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

CPDG Projects & Studies

Presentation by Mr. Tyler

MOA - Preliminary Design – Harry Grove Stadium

Mr. Tyler recommended approval of a MOA between MSA and the City of Frederick for the preliminary design, technical and financial assistance in order to address improvements to Harry Grove Stadium, home of the Frederick Keys.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

CPDG Projects & Studies

Presentation by Mr. Tyler

Market & Economic Study – Anne Arundel County Proposed Arts and Conference Center

Mr. Tyler recommended approval of the use of MSA’s on-call market, economic and business consultant, Crossroads Consulting Services, LLC to perform the market and economic study for a proposed arts and conference center in Anne Arundel County.

Discussion – Proposed location and ownership was confirmed.

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

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

CPDG Projects & Studies

Presentation by Mr. Tyler

Hagerstown Multi-Use Events Facility GMP#4

Mr. Tyler recommended a contract award to the Turner Construction Company for the Guaranteed Maximum Price No.4 for the Hagerstown Multi-Use Sports and Events Facility project located in Hagerstown, MD.

Discussion – The MBE goals and scope of work was described.

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Services-Repairs and Replacement of Caulking and Expansion Joints, Structural Steel Painting Services, General Trades and Plumbing Services

Mr. Samoryk recommended approval of four contracts to provide on-call repair and replacement services for the complex.

Discussion – Contract cost, procurement procedure and rationale explained.

Motion to Approve: Mr. Thompson

Second: Ms. Riddick

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

M&T Bank Stadium

Presentation by Mr. Symoryk

Design-Build Camera Basket Modifications

Mr. Symoryk recommended approval of the contract for design, fabrication and installation of camera baskets to Baltimore Steel Erectors, Inc.

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Discussion – Confirmation that bid was acceptable for the scope of work.

Motion to Approve: Mr. Mangum

Second: Mr. Cole

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

M&T Bank Stadium

Presentation by Ms. Waite

Architectural/Engineering Design Services for M&T Bank Stadium Renovation Projects

Ms. Waite recommended a contract award to Gensler Architecture, Design & Planning for renovation projects at M&T Bank Stadium.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

M&T Bank Stadium and Oriole Park at Camden Yards

Presentation by Mr. Samoryk

Elevator /Escalator Modernization Project

Mr. Samoryk recommended a contract award to Otis Elevator Company to modernize the elevators and escalators at M&T Stadium and Orioles Park at Camden Yards.

Discussion – Explanation of the difference in bids and the expertise of contractors.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Informational

Executive Director's Report - Mr. Frenz

- Confirmation that the reporting of Procurement Activity and Minority Business Enterprise Compliance has been sent to the Governor as requested by Executive Order.

Security Report - Mr. Conaway

- Safety and security is ready for Orioles Opening Day, the UMBC baseball game held at Camden Yards provided confirmation of readiness for opening day.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- On-Call General Trade Services - Unisource Services, LLC
- Cart for Storeroom Project - Eastern Lift Truck Co.
- Elevator & Escalator Consulting Services Agreement - VDA Inc.

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- Drone Detection Software License - Aerial Armor
- On-Call General Plumbing Project - Contract Modification No. 1 GA Mechanical, Inc.

MSA

- Internet Service Project - Comcast Enterprise Services
- M&T Bank Stadium Contractor for Controls Upgrade - Pritchett Controls, Inc.

Capital Projects Development Group

- BCS, Calverton Elementary/Middle School, Furniture, Fixtures & Equipment, Douron **(\$79,356.35)**
- BCS, Harford Heights Sharp Leadenhall Elementary School, Architectural/Engineering Services Closeout, Crabtree, Rohrbaugh & Associates **(\$78,542.33)**
- BCS, Walter P. Carter/Lois T. Murray Elementary/Middle School, Penza Bailey Architects/Newman Architects JV **(\$158,397.69)**
- BCS, Mary E. Rodman Elementary School, Architectural/Engineering Services Closeout, Smolen, Emr, Ilkovitch Architects **(\$65,974.25)**
- BCS, Patterson/Claremont High School, Construction Administration Services, Stantec Architecture **\$32,000**
- BCS, Robert Poole Building, HVAC System Study, CMTA **\$10,250**
- BCS, Commodore John Rodgers Elementary/Middle School, Kiln Relocation, Tito Contractors **\$25,788**

CPDG Update – Mr. McGuigan

- Racing - final support was submitting awaiting legislative information.
- DLS Building construction continues on schedule.
- CORE: 1294 notices to proceed; 1047 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Hagerstown Multi-Sport Center, construction continues with a deficit, primarily caused by increase on construction and bond revenue lower than expected.
- Coppin State University Public Safety Building completing study and should be public this quarter.
- Historic St. Mary's will have the second phase of the study this spring.
- Frostburg State University Recreation Complex – had a kick off meeting with design completed.
- The MLS NEXT, study kick off meeting was held February 6, 2023
- Blue Line Project in Prince George's County – Weekly project meetings are scheduled.
- Built To Learn – 7 MOUs 19 total projects.
- Baltimore City Schools – 26 Schools open – 3 in various stages.
- Ocean City – planning to present the study to the public.
- Minor League Stadium condition assessment is underway and clarification of timeline was provided.

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- Baltimore Convention Center – update of economic study is progressing with an update.

Maryland Sports Monthly Update

- Maryland Cycling Classic press conference is May 2, 2023
- Maryland 5 Star is continuing with sponsorship request and growth.
- Continues to make strides in Youth and Amateur Sports.

Motion to adjourn: Mr. Attman

Second: Ms. Riddick

Vote: Unanimous