



Board of Directors Meeting Minutes Tuesday, November 7th, 2016

MSA Board:

Thomas Kelso
Leonard Attman
Gary Mangum
Kaliopé Parthemos

Jodi Stanalonis*
Joseph Bryce
Manervia Riddick *

MSA Staff:

Jeff Provenzano
Jan Hardesty
Michael Frenz
John Samoryk
Vern Conaway
Eric Johnson*
Philip Hutson

Terry Hasseltine
Al Tyler
David Raith
Carmina Perez-Fowler
Gary McGuigan*
Pam Miller

Counsel:

Bruce Benshoof

Guests:

Roger Wilson, Frederick County
Deborah Brown, WSP, Inc.
Richard Griffin, City of Frederick
Ed Gunts, Baltimore Brew

*attended via teleconference

Minutes

Chairman Kelso called the meeting to order at 3:08 pm and asked for a motion to consider the open minutes of the October 4, 2016 meeting.

Motion: Mr. Bryce
Second: Mr. Mangum

Discussion: Chairman Kelso noted a correction to Page 4, adding "I" to Phase.

Chairman Kelso asked for a motion to approve the minutes.

Motion: Mr. Bryce
Second: Mr. Mangum

The motion passed unanimously.

Chairman Kelso asked for a motion to consider the closed minutes.

Motion: Mr. Attman
Second: Mr. Mangum

Discussion: none

Chairman Kelso asked for a motion to approve the closed minutes.

Motion: Mr. Attman
Second: Ms. Riddick

The motion passed unanimously.

Chairman Kelso asked for a motion to consider minutes of the October 31 interim meeting.

Motion: Mr. Attman
Second: Mr. Mangum

Discussion: none

Chairman Kelso asked for a motion to approve the minutes.

Motion: Mr. Attman
Second: Ms. Mangum

Contracts:

Oriole Park at Camden Yards

Club Level Flooring Replacement

Mr. Hutson presented the recommendation to award Fasting Enterprises a \$150,673.17 contract to replace floorings on the club level of Oriole Park. Fasting was the lowest bidder of this small business reserve procurement.

Chairman Kelso asked for a motion to consider the contract.

Motion: Attman
Second: Mangum

Discussion: Mr. Attman asked if there was any guarantee on the product. Mr. Hutson said he would have to look. He then asked how old the existing carpet is, and was told it was the original.

Mr. Attman suggested a obtaining a warranty for a year. Chairman Kelso asked for a motion to approve the contract, subject to warranty on carpet and installation.

Motion: Mr. Attman
Second: Mr. Mangum



The motion carried unanimously.

Warehouse Lease

Vascular Institute of Maryland PLLC

Mr. Raith explained the terms of the lease for space in the South Warehouse.

Chairman Kelso asked for a motion to consider the lease.

Motion: Mr. Attman
Second: Mr. Mangum

Discussion: Mr. Attman asked \$480,000 in escrow against rent. Mr. Raith explained this was in lieu of the standard tenant allowance for the space. Ms. Riddick asked if the tenant was paying for her own improvements. Mr. Raith replied that she was. Chairman Kelso asked when the letter of credit was required, and Mr. Raith explained it would be forthcoming for year four of the lease.

Chairman Kelso asked for a motion to approve the lease.

Motion: Mr. Attman
Second: Mr. Mangum

The motion carried unanimously.

M-E Engineering

Mr. Raith explained the terms of the lease, which is a replacement for the north Warehouse Pennoni space.

Chairman Kelso asked for a motion to consider the lease.

Motion: Mr. Attman
Second: Mr. Bryce

Discussion: none

Chairman Kelso asked for a motion to approve the lease.

Motion: Mr. Attman
Second: Mr. Bryce

The motion carried unanimously.

Memoranda of Understanding

Baltimore Convention Center Study



Mr. Frenz explained the terms of the MOU, which followed the agreement in August.

Chairman Kelso asked for a motion to consider the MOU.

Motion: Mr. Attman

Second: Mr. Bryce

Discussion: Chairman clarifies that this is a study for Phase I, to determine if Phase II is justified. MSA was instrumental in reviving this study after previous study was not executed

Ms. Riddick asked if we were committing to both phases. Chairman said no, second phase would only be considered based on findings in first phase

Chairman Kelso asked for a motion to approve the MOU.

Motion: Mr. Bryce

Second: Mr. Mangum

The motion carried unanimously.

Frederick Hotel and Conference Center

Mr. Frenz explained the terms of the MOU and reminded the board MSA has been intermittently involved in this project. At the end of the legislative session, a million dollars was granted for the project based on an MOU between executive among the four partners.

Mr. Frenz observed this is different that other projects MSA has become involved with as because we weren't involved in selecting developer. Originally, the private developer was to own the project even though funds were all government. Neither City nor County wanted to own the property. Nor did MSA. MEDCO was brought in as the fifth signatory to issue the bonds, leaving no role for MSA.

Chairman Kelso asked for a motion to consider the MOU.

Motion: Mr. Attman

Second: Ms. Riddick

Discussion: Chairman noted lack of staff recommendation accompanying the MOU. Mr. Frenz stated that because of MEDCO's involvement, MSA is not adding value to the project. Nothing in the agreement calls upon our skills. The bill submitted in the 2016 session of the legislature provided for MSA's participation. This bill did not pass, so there is no statute calling for MSA participation. Ms Stanalonis asked if MSA was involved in selecting the site or developer. Mr. Frenz replied we were not.

Mr. Bryce questioned if MSA would act as owner's representative. Having worked with MEDCO, he asked why we were involved if they are going to own it .

Ideally, MEDCO should be in and MSA should be out, he noted.



Mr. Bryce asked how MEDCO handled the proposed MOU. Mr. Frenz said it was tabled at their last meeting.

Mr. Attman said he has never seen MSA take on a project where we weren't involved in selecting the site. Having not been a party to selecting either developer or site, he could not understand why we are being asked to participate.

He inquired where the request for MSA involvement came from, and was told it originated in the original bond bill.

Ms Riddick said it is not clear what million dollar grant is for. She was told it is part of the project, which is \$31 million. She noted the role of developer is not spelled out and asked if it is subject to the approval of the MOU.

Mr. Attman asked about the MSA study. Mr. Frenz said the study shows it is a viable project. Mr. Attman noted the study is four years old.

Mr. Frenz said MSA is a placeholder for MEDCO. Mr. Attman said he does not want to be involved in something where we are not sure of our role.

Mr. Mangum asked why the owner doesn't want it and was told it would be built with public funds.

Mr. Bryce said he would like to do what legislature wants, but doesn't understand the role MSA would playing. MEDCO doesn't need MSA involved.

Mr. Attman said this is MEDCO's responsibility.

Ms. Riddick said she is not inclined to move forward. We should wait for MEDCO to take action.

Chairman Kelso stated he doesn't like the concept of MSA being used to channel money. Our staff is fully stretched with current and future projects. He asked why MSA should want to do this.

Mr. Attman said if MEDCO didn't move on this, neither should MSA. Ms. Riddick agreed.

Chairman Kelso asked for a motion to resolve the question.

Motion: Mr. Mangum
Second: Mr. Bryce

The motion was voted down unanimously.

Montgomery County Conference Center
Parking Garage Guaranteed Maximum Price

Mr. Tyler explained the contract amendment in the amount of \$16,249,993 for construction services for the parking garage.



Chairman Kelso asked for a motion to consider the GNP.

Motion: Mr. Attman
Second: Ms. Riddick

Discussion: Mr. Attman asked for the cost of the project per parking space. Mr. Tyler said it is \$32,000 a space. Mr. Attman said he had never seen a garage built with this cost per space.

Tyler clarified that this amount included construction, contingency, construction administration and management. Ms. Riddick asked for the cost of construction of the garage only, not including the site improvements. Mr. Tyler replied it is \$13,842,000. This equates to a cost of \$21,295 per space.

Chairman Kelso asked for a motion to approve the contract.

Motion: Mr. Mangum
Second: Mr. Bryce

The motion carried unanimously.

C.O.R.E

Environmental Testing and Inspection Services

Mr. Tyler explained the terms of the contract for environmental studies on 68 Baltimore City properties in 15 locations slated for demolition. It is to be awarded to Batta Environmental Associates for \$305,166.14.

Chairman Kelso asked for a motion to consider the contract.

Motion: Mr. Attman
Second: Mr. Bryce

Discussion: Chairman Kelso asked if this represented about \$5,000 per property. Mr. Tyler said no, it is closer to \$4,500. The Chairman asked if we trying to lower that cost as we go forward. Mr. Tyler replied that we are.

Chairman Kelso asked for a motion to approve the contract.

Motion: Mr. Mangum
Second: Mr. Bryce

The motion carried unanimously.

Demolition

Mr. Tyler explained the terms of the contract same 68 properties at 15 locations, to be awarded to P&J. This was an open procurement. P&J was selected by committee, with a best and final offer of \$1,497,100.



Chairman Kelso asked for a motion to consider the contract.

Motion: Mr. Mangum
Second: Mr. Bryce

Discussion: Chairman Kelso added that MSA needs to give feedback to the City and DHCD and ask what they can do to further reduce costs.

Mr. Attman asked whose money this was. When told it is DHCD's, Mr. Attman asked if MSA could make recommendations to stretch the dollars.

Ms. Parthemos said the City would love to see blocks and blocks demolished at a time, but there are challenges with people who don't want to move.

Chairman Kelso asked for a motion to approve the contract.

Motion: Mr. Attman
Second: Mr. Bryce

The motion carried unanimously.

Baltimore City Public Schools
Testing and Inspection – Pimlico Elementary/Middle School

Ms. Perez-Fowler explained the terms of the contract with Hillis-Carnes Engineering Services for \$180,370.60 to provide testing and inspection services. Hillis-Carnes had the highest technical score and the lowest fee.

Chairman Kelso asked for a motion to consider the contract.

Motion: Mr. Attman
Second: Mr. Riddick

Discussion: none

Chairman Kelso asked for a motion to approve the contract.

Motion: Mr. Attman
Second: Mr. Mangum

The motion carried unanimously.

Commissioning Agent, Arlington Elementary School

Ms. Perez-Fowler explained the terms of the contract with Kibant, Inc. for \$89,815.95 to provide building commissioning services. Of six firms in the project pool who bid, Kibant offered the lowest fee.

Chairman Kelso asked for a motion to consider the contract.

Motion: Mr. Attman
Second: Mr. Bryce



Discussion: none

Chairman Kelso asked for a motion to approve the contract.

Motion: Mr. Attman
Second: Mr. Mangum

The motion carried unanimously.

Informational

Executive Director's Report –

Mr. Frenz discussed:

Governor Hogan's visit to Camden Yard
MTA grant of \$7.5 million to replace the MARC station
Electric car chargers now at Camden Yards
Green Sports Alliance meeting at M&T Bank Stadium
DBM hearing in Annapolis about MSA 2018 budget
New Visit Baltimore CEO
LED sports lighting being installed at OPACY

Procurement and Change Orders –

Mr. Samoryk referenced information in packet.

Baltimore City Schools and C.O.R.E --

Mr. McGuigan reported that Baltimore City Schools asked about transferring Year II schools to MSA.

Leasing Report –

Mr. Raith related that Wells Fargo Home Mortgages is interested in South Warehouse space, as is Maryland University Hospital's Shock Trauma Department, who need office space for their back billing system.

Geppi Museum has indicated interested in leasing the entire Camden Station building.

Maryland Sports –

Mr. Hasseltine referenced material in packet.

Closed Session



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Chairman Kelso asked for a motion to close the Open Meeting, under provisions 5, 8, and 10 of the Maryland Open Meetings Act.

Motion: Mr. Attman

Second: Mr. Bryce

The motion passed unanimously. The open meeting closed at 4:46pm

While the meeting was closed, the Board received MSA security.

MSA Board also considered and passed the FY 2018 budget.

Chairman Kelso asked for a motion to reopen the open meeting.

Motion: Ms. Parthemos

Second: Ms. Riddick

The vote was unanimous. The meeting reopened at 5:01 pm

Chairman Kelso asked for a motion to adjourn the open meeting.

Motion: Mr. Mangum

Second: Mr. Bryce

The meeting adjourned at 5:02pm

