

Maryland Stadium Authority
Board Meeting Minutes
333 W. Camden St., Baltimore, MD
Tuesday, August 7, 2018

OPEN MEETING

Attendance

In Person:

Thomas Kelso
James T. Smith*

Conference Line:

Leonard Attman
Joe Bryce
Gary Magnum
Jodi Stanalonis

*Mr. Smith joined the meeting at 3:07 PM

Absent:

Manervia Riddick

Staff:

Michael Frenz	David Raith	Rachelina Bonacci
Gary McGuigan	Vern Conaway	Linda Pohuski
Jeff Provenzano	Terry Hasseltine	
John Samoryk	Carmina Perez-Fowler	

Counsel: Amy Mataban

Other: None

APPROVALS

Call to Order:

Chairman Kelso called the meeting to order at 3:05 PM and asked for motion to consider the open and closed meeting minutes of July 10, 2018.

*Mr. Smith entered the meeting at 3:07 PM

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Unanimous

Discussion: Correction to open meeting minutes of Mr. Hasseltine's July report noting the World Cup date is 2026, not 2016 as written.

Motion to Approve : Mr. Bryce

Second: Mr. Attman

Unanimous

CONTRACTS

Camden Yards Sports Complex

CSX/BGE Easements

Presentation by Mr. Frenz

Mr. Frenz recommended approval to grant CSX an easement of 0.077 acres of land to undertake renovations to mitigate flooding in the Howard Street Tunnel. The easement is on a small parcel of unused land, adjacent to the CSX railroad tracks where other construction would be prohibited and unsafe. MSA has no current plans to use the space, but the easement includes a provision for termination if needed in the future.

An additional approval is requested to grant an easement to BGE of 0.032 acres of land in order to place transformers and duct banks to provide power for the CSX stormwater pumping station..

Negotiated price to CSX is \$35,000 based on a percentage calculation of total property valuation.

Motion to Consider: Mr. Smith

Second: Mr. Attman

Unanimous

Discussion: Approval is for two easements: CSX and BGE. Charges are to CSX only because BGE's easement is only necessary to accommodate equipment of CSX. The money will go into MSA general funds.

Motion to Approve : Mr. Bryce

Second: Mr. Attman

Unanimous

Baltimore City Public Schools

Building Commissioning Services

Walter P. Carter/Lois T. Murray Elementary/Middle School

Presentation by Ms. Perez-Fowler

Ms. Perez-Fowler recommended approval for a professional services contract to Advanced Building Performance, Inc. for \$96,488 to provide building commissioning services. The procurement process was outlined for the Board.

Motion to Consider: Mr. Smith

Second: Mr. Attman

Unanimous

Discussion: None

Motion to Approve : Mr. Smith

Second: Ms. Staloni

Unanimous

Change Order

Cooling Tower for Robert Poole Building - Cam Construction

Presentation by Mr. McGuigan

MSA, Board Meeting, 333 W. Camden St., Baltimore 8/7/18

Mr. McGuigan recommended a contract amendment to CAM Construction for \$995,472 related to the necessary addition of a supplemental cooling tower for the school's mechanical system after an error in the water cooling capacity was discovered by the design engineer in June of 2018. The school is scheduled to open in September 2018.

Motion to Consider: Mr. Smith

Second: Ms. Stanalonis

Unanimous

Discussion: Negotiations for reimbursement of replacement costs are underway. This company has worked for MSA before and performed well. CAM is working with their insurance company. Results will be reported back to the Board.

Motion to Approve : Mr. Smith

Second: Mr. Attman

Unanimous

INFORMATIONAL

Executive Director's Report

Mr. Frenz reported on his trip to Los Angeles to visit the Boring Company which has proposed a hyperloop tunnel between Washington DC and Baltimore.

From more than a hundred responses, the candidates for Director of Human Resources have been narrowed down to five highly qualified applicants, who have been called back for a second round of interviews this week. A final decision is expected next week and the Board may be introduced to the new director in September.

The MACo Summer Convention is being held next week and Mr. Raith along with other MSA personnel will attend. Marketing the available space for leasing in the Warehouse and Camden Station properties is a goal.

Security Report

Mr. Conaway reported on preparations in advance of preseason football that will begin in two days. He is in touch with both the Governor's and Mayor's protection staff for parking and other preparations.

Report of Small Procurements and Change Orders

Mr. Samoryk highlighted four items in his report:

CYSC - Fluke Optifiber Optical Time Domain Reflectometer Fiber Test Kit - Accu-Tech Corp.

M&T - Sound System Replacement - Change Order #5 - AVI SPL

MSA - Internet Service Agreement - Port Networks

OPCY - Submersible Sewage Ejection Pumps and Coupler Sets - Ames, Inc

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

McGuigan Provided the following updates.

BCPS: 4 schools open, 5 schools will open this summer and will have ribbon cutting ceremonies in two weeks. A groundbreaking announcement, media release, and press packets have been created by Ms. Bonacci for the year-two schools', which were forwarded to the Board.

CORE: 491 Notices to Proceed, 198 complete, 8 in demolition, and the remainder are in environmental assessment phases.

MSA, Board Meeting, 333 W. Camden St., Baltimore 8/7/18

Leasing Report

Mr. Raith reported that all rents were paid this month on time. Geppi entertainment lease has ended and they have moved out. Items being donated to the Library of Congress remain in the building for pick up next week.

Additionally, office space in Camden Station will be leased for 8 months to Barton Malow during the MTA light rail station renovations and an update was provided on changes to the lease of existing tenant, Harpoon, Inc.

An RFP has been created and advertised for a real estate broker to work with MSA in leasing space in the Warehouse and Camden Station.

Financial Report

The June 30, fiscal year end report is in development and expected to be presented next month.

MD Sports and Media Report

Mr. Hasseltine reported on the Central Intercollegiate Athletic Association (CIAA) Men's/Women's Basketball Tournament 2025 meeting with State and City Officials, and MSA management during a three day tour that included Oriole Park and M&T Bank Stadiums. A specific interest in the club and suites levels was expressed for hospitality opportunities.

2026 World Cup - next steps: review guidelines and establish a timeline for grants and funding. Miles and Stockbridge has been retained to assist in establishing a 501(c)(3).

The Board applauded Ashley Cottrell on the announcement that she has been named 2018-19 Game Changer by CONNECT Sports. Mr. Hasseltine also shared that Ms. Cottrell received high praise from US Cycling Road Nationals for her work on the Road Amateur National Championship.

Next week a meeting is scheduled with John Pica to possibly assist with identifying marketing opportunities for him, in his promotion of a future Charm City Charities basketball tournament at Royal Farms Arena.

Mr. Hasseltine reviewed the media mentions reported to the Board.

Chairman Kelso called the meeting to a close and asked for a motion to adjourn at 3:35 PM

Motion to Adjourn: Mr. Smith

Second: Mr. Attman

Unanimous