

**Maryland Stadium Authority**  
**333 W. Camden Street, Suite 500**  
**BOARD MEETING MINUTES**  
**Tuesday, October 3, 2017**

**OPEN SESSION**

**Attendance**

**In Person:**

Thomas Kelso, Chair  
Manervia Riddick  
Joe Bryce  
Leonard Attman\*\*

**Conference Line:**

Jodi Stanalonis

**Absent:**

James Smith  
Gary Mangum

**MSA Staff:**

Michael Frenz	Vern Conaway
John Samoryk	Jeff Provenzano
Al Tyler	Rachelina Bonacci
Phil Hutson	Joe March
David Raith	Terry Hasseltine
Gary McGuigan	Linda Pohuski

**Counsel:**

Bruce Benshoof  
Cynthia Hahn\*

**Other:**

Marianne Navarro, Baltimore City Mayor's Office  
Ian Duncan, Baltimore Sun  
Ed Guntz \*\*\* independent reporter

\* Ms. Hahn participated by conference line

\*\*Mr. Attman arrived at 3:05 p.m.

\*\*\*Mr. Guntz arrived at 3:30 p.m.

**Call to Order:**

Chairman Kelso called the meeting to order at 3:01 p.m. and presided over the open and closed meetings.

**Approvals**

**Minutes**

Mr. Kelso asked for a motion to consider the Minutes of September 5, 2017.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Riddick**

Discussion: None

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

**Unanimous**

Mr. Kelso asked for a motion to consider the September 25, 2017 Minutes.

**Motion to Consider: Mr. Riddick**

**Second: Mr. Bryce**

Discussion: None

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

**Unanimous**

**Contracts**

\*\* Mr. Attman joined the meeting at this time.

**Camden Yards Sports Complex**

**Presentation by Mr. Hutson - Domestic Water Treatment System**

Mr. Hutson recommended a contract with Klenzoid, Inc., the low bidder on a water treatment system at CYSC. The scope of the work is to install chemical injection equipment and maintain it for a period of two years.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Staloni**

Discussion: The treatment system is needed to address ongoing corrosion caused by having the water system dormant in the winter and normal wear and tear. This is a solution to maximize the life of the current system.

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

**Unanimous**

M&T Bank Stadium

Presentation by Mr. Hutson - Sound System Replacement

Mr. Hutson recommended the award of the Sound System Replacement contract at M&T Bank Stadium to Signal Perfection, LTD, a subsidiary of AVI/SPL. The total contract amount will be \$3,960,852.82. The project will be funded jointly by MSA and the Ravens, with the Ravens responsible for 58% and MSA 42% of the total project costs.

The procurement process was outlined for the Board.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

Discussion: SPL has completed similar projects at numerous stadiums and arenas, including other NFL and MLB facilities and its key personnel were involved in the original installation of the sound systems at Oriole Park and M&T, as well as the replacement of the original sound system at Oriole Park in 2008.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous**

Presentation by Mr. Tyler - Construction Management Services Contract  
Phase III - Ocean City Convention Center Expansion & Improvements

Mr. Tyler recommended the award of a professional services contract to the Barton Malow Company in the amount of \$100,000 to provide pre-construction services for the Phase III - Ocean City Convention Center Expansion & Improvements. With approval, the contract will be submitted to the Board of Public Works on October 18, 2017. This recommendation is pursuant to the MOA between the Mayor and City

Council of Ocean City and MSA. The selection process, procurement, technical submissions and financial proposals were outlined for the Board.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

Discussion: Construction will be a competitive bid and MBE goals will be established at that time. \$1 million has been approved for this phase so far. MSA anticipates the funding sources to be finalized during the upcoming legislative session. Ocean City has requested \$20 million from the State and will commit \$14 million from the City. MSA has worked with Barton Malow previously including their role in a team for the construction of both Oriole Park and M&T Bank Stadium.

**Motion To Approve: Mr. Attman**

**Second: Ms. Riddick**

**Unanimous**

Presentation by Mr. Hasseltine - Affiliated Foundation Policies

Mr. Hasseltine recommended preliminary approval pursuant to the memorandum of Bruce Benshoof, MSA Counsel. This approval will permit MSA staff to submit the draft policy to the Attorney General and the State Ethics Commission for their review, edits and approval. Following this, the policy will be resubmitted to the MSA for final approval. MSA's preliminary approval will also permit the policy to be published in the Maryland Register.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Riddick**

Discussion: The preliminary policy was drafted from the AG's generic statute and tailored to MSA. At the appropriate time, one or more foundations would be established.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous**

\*\*\* Mr. Gunz arrived at 3:30 p.m.

**Informational**

**Executive Director**

Mr. Frenz reported on the selection of the paperless Board document software. Seven of the top ten providers were called on to interview and provided demos. From six, three were selected based on price and performance. Diligent was selected. Their initial quote was \$8,500 plus a 20% installation fee. The final price is \$6,000 which is offset by the reduction in the cost of paper, printing, and labor.

Mr. Frenz thanked Mr. Attman and Mr. Mangum for their attendance at the Baltimore Convention Center Chilled Water Plant 1 Event on the previous Monday evening. A plaque was presented to MSA in appreciation for our participation and expertise during construction. It will be installed in the Boardroom.

Sean Powell has been assigned by the Governor's office as MSA's Deputy Chief of Staff once again. Mr Frenz named the sequence of DCOS assigned to MSA, adding his impression that MSA's credibility and excellent reputation contribute to less oversight being required.

### **Small Procurements and Change Orders**

Mr. Samoryk reported on two small contracts. The first was awarded to Reduction n Motion for a not-to-exceed amount of \$26,890 for a waste stream audit at M&T Bank Stadium. The audit includes a thorough review and analysis of the current trash removal operation. It is a requirement of the LEED Gold EBOM recertification.

A small procurement of \$45,000 was awarded to Irwin Seating Company for parts and material for seating at M&T Bank Stadium. Irwin was the original provider and is the only company that can provide material and color to match the existing seating.

### **BCPS and C.O.R.E. Small Procurements and Change Orders**

Mr. McGuigan reported on a change order in the amount of \$11,155 to SEI Architects for administration and coordination of survey work relating to the site of Forest Park High School.

A contract modification in the amount of \$116,875 to Goel Services to credit the unused amount for abatement and unidentified HazMat allowances and to return the unused owner contingency.

### **BCPS and Project C.O.R.E.**

Mr. McGuigan presented a the timeline of 11 Year 1 Schools scheduled for building and renovation through the summer of 2019. A handout was provided which also included an update on C.O.R.E. accomplishments. 968 blighted units have been eliminated

between 2016 and May, 2017 with an additional 4,000 projected for removal through FY 2019. Ms. Bonacci was thanked for her work on the report by Mr. Kelso and Mr. McGuigan. The report contained photographs and a map.

### **Warehouse Tenant and Lease Update**

Mr. Raith reported on Warehouse tenant status, potential tenants, and and late payments. All payments are up to date. He described some of the Warehouse spaces available for rent.

### **Financial Report**

Mr. Raith reported that the first quarter financial statements are being prepared and will be presented to the Board during the November meeting. He also updated the Board on the timeline for going to the Bond Market

### **Security Report**

Mr. Conaway reported that the attendance during the first two regular season football games was 65,000 +/- similar to past games during the early season. No major problems occurred. On September 17, there was a small protest group which was managed without incident. In preparation for the October 1, game extra security was added and continues.

Mr. Conaway also reported on contacts he has made with the Las Vegas Police as a result of the recent/current tragedy. Police departments, Homeland Security, and other agencies are re-thinking security measures in public settings as a result of this event. Each of MSA's stadiums differ in security measures due to the proximity of surrounding buildings and stadium configuration. Increased security will develop with these things in mind as a result of the LV tragedy.

### **Sports Marketing and Communications**

Mr. Hasseltine provided an update on the Fair Hill 4 Star master planning under the leadership of Mr. McGuigan's team at CPDG. Federated Equine International (FEI) Sports Committee accepted the USEF recommendation and will seek the approval of the full FEI board in November. Several 3 Star events are also on the calendar for the near future.

Mr. Hasseltine updated directors the World Cup bid for which Lt. Governor Rutherford is the honorary chair. Shortlist notification is due this week.

The Sports Marketing team is working with the AAG to develop MSA foundation policies. Mr. Hasseltine highlighted the media and social media coverage during September.

Chairman Kelso thanked the staff and asked for a motion to close the open meeting at 3:50 p.m.

**Motion to close the open meeting: Mr. Attman**

**Second: Mr. Bryce**

**Unanimous**