

**Maryland Stadium Authority**  
**333 West Camden Street, Suite 500**  
**BOARD MEETING MINUTES**  
**Tuesday, April 3, 2018**

**OPEN SESSION**

**Attendees**

**In Person:**

Thomas Kelso  
Gary Magnum  
James Smith\*\*

**Conference Line:**

Jodi Stanalonis  
Manervia Riddick  
Joe Bryce\*  
Leonard Attman \*\*\*

**MSA:**

Michael Frenz	John Samoryk
David Raith	Vern Conaway
Gary McGuigan	Rachelina Bonacci
Jeff Provenzano	Kelly Smulovitz
	Linda Pohuski

**Counsel:**

Amy Mataban

**Other:**

Paul Diez, AIA, Architect, AECOM Technical Services  
Toby Johnson, Chief of Architecture, MTA Facilities Engineering  
Priya Iyer, AIA, LEED AP BD+C, Manager, Facilities Engineering  
Ed Gunts, Baltimore Brew

\*Mr. Bruce joined the call at 3:01 PM

\*\*Mr. Smith arrived at 3:05 PM

\*\*\*Mr. Attman joined the call at 3:08 PM

**Call to Order**

Chairman Kelso called the meeting to order at 3:00 PM. The Board and guests were welcomed.

**Presentation**

Mr. Diez shared architectural images with the Board during his presentation for the MTA/MARC Camden Station Replacement Project (the "Project"). The presentation elaborated on some of the design details and the rationale for certain design decisions.

Following the presentation, Mr. Hutson indicated that some images were conceptual and design details on the north/west elevation may be enhanced. The location of the existing utilities for the station have been a significant consideration in the design process. Moving the utilities would be cost prohibitive based on the Project budget. The Project will return to the Board during the 2018 summer for the GMP approval. Its estimated completion date is mid to late 2019, with a more firm estimate to be determined upon final design approval. The renovation work is expected to have minimal impact on the Ravens 2018 season. Project design and related information are being shared with the Orioles.

\*Messrs. Bryce, Smith and Attman joined the meeting during the presentation by Mr. Diez.

**Approvals**

**Minutes**

Chairman Kelso asked for a motion to consider the minutes of March 6, 2018.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion - None

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

**Contracts**

**Oriole Park at Camden Yards**

**Presentation by Mr. Samoryk**

**Sound System Maintenance and Repair Services**

Mr. Samoryk recommended a 2-year contract with Corbett Technology Solutions, Inc. in the amount of \$97,744. He outlined the competitive sealed bid process.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion: None

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

**Unanimous**

**Presentation by Mr. Samoryk**

**Video Replay System Replacement**

Mr. Samoryk recommended a contract with Communications Engineering, Inc. in the amount of \$62,382.21. The purchase price includes a new video replay system, along with commissioning, and staff training. The competitive sealed bid process was outlined.

**Motion to Consider: Mr. Smith**

**Second: Mr. Magnum**

Discussion: None

**Motion to Approve: Mr. Mangum**

**Second: Mr. Smith**

**Unanimous**

**Maryland Stadium Authority**

**Presentation by Mr. McGuigan**

**Hagerstown MiLB Ballpark – Market and Site Assessment**

Mr. McGuigan presented a letter from the City of Hagerstown (the “City”) requesting a market and site assessment related to a proposed Minor League Baseball (“MiLB”) park in Hagerstown. The Board’s approval is requested contingent upon a firm funding commitment from the City. The presentation included a recent article reporting local controversy over the MiLB project in Hagerstown.

**Motion to Consider: Mr. Smith**

**Second: Mr. Mangum**

Discussion: Two previous studies were recalled – the last one about five years ago - and related to the economics of MiLB in the City. However, this would be the first to assess actual possible sites (three sites would be considered in the current assessment).. Mr. Mangum assured the Board that the City’s current request is not duplicative of prior requests or assessments. It seems local controversy over MiLB in Hagerstown has until now, stalled attempts to renovate a site or construct a facility.

**Motion: Approval is pending Hagerstown’s funding commitment**

**Motion to Approve: Mr. Smith**

**Second: Mr. Attman**

**Unanimous**

**Baltimore City Public Schools**

**Presentation by Mr. McGuigan**

**2017 21st Century Schools Annual Report**

Mr. McGuigan’s report summary included the increase to 26 - 28 schools in the program. 257 local Baltimore City residents have been employed to date. Substantial program completion is expected during 2021.

**Motion to Consider: Mr. Smith**

**Second: Mr. Magnum**

Discussion: Board members commented on the job well done.

**Motion to Approve: Mr. Smith**

**Second: Mr. Mangum**

**Unanimous**

**Informational**

**Executive Director’s Report**

Mr. Frenz reported that Phase II of the Ravens’ project at M&T Bank Stadium is progressing on schedule. Phase II includes the vertical transportation, club level renovations, sound system improvements and video boards in the corner notches.

Mr. Frenz updated the Board on the status of several pieces of legislation: HB133, HB311, and SB40. Mr. Bryce was congratulated for his work with the legislature on the BRFA resulting in maintaining the Maryland Sports grant program funding.

An Earth Day celebration to be attended by the Lt. Governor will be held April 22 to commemorate Oriole Park at Camden Yards' ("OPCY") award of the LEED EBOM Gold designation. The Warehouse was awarded the Silver designation. Working toward these awards was a true team effort led by Jeff Provenzano, Phil Hutson, John Samoryk, Matt Kastel, Rick Blasi, Helene Hillestad, Jana Brooks, Kelly Smulovitz, and Kelly Cavey.

The briefings for Phase 2 of the Pimlico study began this week with presentations to various stakeholders.

Mr. Frenz concluded with an announcement that MSA received an award from the Maryland Charity Campaign ("MCC") for reaching 157% of its goal. Rachelina Bonacci, Public Information Officer, led the MCC effort.

### **Report of Small Procurements and Change Orders**

Mr. Samoryk reported small procurements of concrete bollards for CYSC, Google licenses for MSA users, and a tractor to replace one purchased circa 1990. He also reported on a small procurement contract for OPCY LED lighting design and consulting services and one contract modification for the lower concourse domestic water re-piping.

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

Having provided an update earlier with the BCPS Annual Report, Mr. McGuigan reported the status of Project C.O.R.E. To date 178 blighted structures have been demolished in 31 locations. Hazardous material surveys at 20 locations for 69 properties have been completed.

The press covered Governor Hogan's commemorative event announcement regarding the next phase of Project C.O.R.E. to prioritize removal of properties contributing to crime in Baltimore.

### **Leasing Report**

Mr. Raith reported that all rents were paid. One tenant was late. He reviewed the upcoming lease renewals and reported communications with potential tenants.

### **Financial Report**

Mr. Raith reported from the MSA profit and loss statements which included additional income from investments.

### **Security Report**

Mr. Conaway reported that there was no change in the threat environment. Opening Day was uneventful from the perspective of safety and security. In ongoing measures toward safety and security, Mr. Conaway reported on the location and installation of additional concrete bollards.

### **Sports Marketing and Media Report**

Ms. Bonacci updated the Board on the March 16, submission of the U.S. 2026 World Cup bid to FIFA. She also shared information on MSA's hosting, support and participation in numerous events, including the recent Maryland Sports Spelling Bee. Board members praised the academic recognition and the event's distinction.

Mr. Kelso, on behalf of the Board, congratulated the work of Mr. Hasseltine in restoring the Maryland Sports \$350,000 grant to the BRFA legislation. Chairman Kelso thanked the Board and staff and asked for a motion to adjourn at 3:46 p.m.

**Motion to Adjourn: Mr. Smith**

**Second: Mr. Attman**

**Unanimous**