

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

**Board Meeting**  
**Minutes**  
**October 5, 2021 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

Thomas Kelso  
Leonard Attman\*  
Joe Bryce  
Gary Mangum  
Manervia Riddick\*  
Jodi Stanalonis\*

**Maryland Stadium Authority**

Michael Frenz	David Raith
Gary McGuigan*	Jocelyn Grogan-Jones
Rachelina Bonacci	Vernon Conaway
Joseph March*	John Samoryk
Kristy Taylor	Jeff Provenzano*
Terry Hasseltine	
*Teleconference	

**Call to Order:**

Chairman Kelso called the meeting to order at 12:04 PM.

**Approvals**

**Minutes**

Introduction of the open meeting minutes for the September 7, 2021.

**Motion to Consider: Ms. Riddick**

**Second: Ms. Stanalonis**

**Discussion - None**

**Motion to Approve: Mr. Bryce**

**Second: Mr. Mangum**

**Affirming: Bryce, Mangum, Riddick, Stanalonis, Kelso**

**Contracts**

**Camden Yards Warehouse**

**Presentation by Mr. Provenzano**

**Warehouse Janitorial Services (First Renewal)**

Mr. Provenzano recommended that MSA exercise the first renewal option with Sentral Building Services, Inc. to provide janitorial services for the Camden Yards Warehouse. The term will from November 1, 2021 to October 31, 2022. This is the first of two renewal options that are available to MSA under the existing contract. The request will not exceed \$375,036.39 and meets anticipated requirements for the renewal term.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

**Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso**

**21<sup>st</sup>Century School Buildings Program**

**Presentation by Mr. Johnson**

**Cross Country Phase 1 GMP**

Mr. Johnson recommended Attached awarding Turner Construction Company a Guaranteed Maximum Price contract in the amount of \$1,399,852 for the replacement of Cross Country Elementary/Middle School. The contract includes the initial trade package and site requirements necessary to begin the demolition and Hazmat removal for the project. The overall MBE participation goal for the project has been set at 30%. MSA's Board and the Board of Public Works approved the CM's preconstruction contract in December of 2018, and it is anticipated that two more GMP packages will follow in early 2022.

MSA and the CM conducted pre-bid and site visit meetings at the project site, and all attendees were provided with summary project information and afforded the opportunity to tour the project site. Additionally, the project was presented virtually to conduct outreach and networking opportunities on August 4, 2021 and was attended by MSA, numerous trade contractors, and other representatives and agencies regarding contracting, MBE participation, and local hiring opportunities.

**Motion to Consider: Mr. Bryce**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

**Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso**

**CPDG Projects & Studies**

**Presentation by Mr. Tyler**

**Frostburg State University MOU**

Mr. Tyler presented the MOU between Frostburg State University and MSA. MSA will provide business, architectural and engineering services related to the potential development of the I-68 Recreation Complex, relocation and enhancement of sports fields and improvements to the existing Cordts Physical Education Center at FSU in Frostburg. The agreement, which formalizes MSA's relationship and expected role on the project, was negotiated and approved by the President of FSU. The MSA board approved the project on September 7, 2021 and Frostburg State University will fully fund the Step 1 costs of \$30,000, which includes a review and analysis of the current program and design concept report.

**Motion to Consider: Ms. Riddick**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

**Affirming: Bryce, Mangum, Riddick, Stalonis, Kelso**

**Presentation by Mr. Tyler**

**Prince George's County Amphitheater Project Management**

Mr. Tyler recommended approval of a request by the County to have MSA manage the design, development, and construction process as the Owner's Representative of the proposed Prince George's County Amphitheater in Largo, Maryland. A countywide site feasibility study was completed with the participation of HR&A Advisors, CSL, OLIN Studio, and Jaffe Holden. Establishing a self-sustaining destination entertainment venue in Prince George's County is an important project, providing community-enriching programming to County residents as well stimulating adjacent economic development.

**Motion to Consider: Mr. Bryce**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Ms. Stalonis**

**Second: Mr. Bryce**

**Affirming: Bryce, Mangum, Riddick, Stalonis, Kelso**

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Build to Learn Bonds Series 2021**

Mr. Raith presented bond documents related to the Built to Learn Revenue Bonds Series 2021 and recommended Zions Bank as the trustee for the Built to Learn program. They will serve as trustee for every bond series issued under this program. There was a procurement conducted. Four financial institutions submitted bids. After a review of the bids, Zions Bank has the lowest fees for the program.

**Motion to Consider: Mr. Mangum**

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**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Ms. Riddick**

**Affirming: Attman, Bryce, Mangum, Riddick, Staltonis, Kelso**

**Presentation by Mr. Raith**

**Hagerstown Multi-Use Financing Plan and Resolution**

Mr. Raith presented and recommended approval of the Comprehensive Plan of Financing, for the Hagerstown Multi-Use Sports and Events Facility, Series 2022A and resolutions. The plan will be submitted to the fiscal committees of the General Assembly on or about October 10, 2021 and to the Board of Public Works on December 15, 2021, along with Board of Public Works approval of the bond sale.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Attman**

**Discussion – None**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Staltonis**

**Affirming: Attman, Bryce, Mangum, Riddick, Staltonis, Kelso**

**Informational**

**Executive Director's Report- Mr. Frenz**

- Ms. Jocelyn Grogan-Jones, Vice President, Human Resources and Ms. Altha Weaver, Equal Employment Officer are enrolled in the Maryland Equity and Inclusion Leadership Program at the University of Baltimore.
- MSA employees will participate in Just Serve, a month long initiatives of community service. MSA employees will garden and clean up the area around the Carroll Park Mansion in Baltimore City.
- We are discussing with Ms. Rosalie Johnson, granddaughter of Henry Parks of the Parks Sausage Co. the installation of a historical marker on the complex near the site of the Parks Co. factory. The date of the commemoration will be forthcoming.
- Mr. Jeff Provenzano, Vice President, Facilities will present on AwareManager, our computerized maintenance system, during next month's Board meeting.

**Security Report- Mr. Conaway**

- No incidents to report since last board meeting.

**Report of Small Procurements and Change Orders**

**Camden Yards Sports Complex**

- Internet Service Provider
- Project No. 22-025 Port Networks

**Camden Yards Sports Complex**

- Port Networks, Internet Service Provider

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**M&T Bank Stadium**

- B&H Photo, Video Storage Device Replacement

**CPDG**

- CPDG, Project C.O.R.E., ETI-005 Closeout, Professional Service Industries (\$13,146.50)
- BCS, Fairmount Harford Building, Flooring Repairs, MCN Build/Southway Builders \$148,962
- BCS, Baltimore Polytechnic Institute & Western High School, Additional Request for Feasibility Study, Cannon Design \$39,860

**Capital Development Projects Group Update – Mr. McGuigan**

- Ocean City Convention Center, construction is on schedule and on budget for the end of 2021 opening.
- Racing Projects Initiative: Continues planning and programs.
- DLS Building: Design is almost complete and construction starts after the 2022 legislative session. Public relations and information sharing has begun.
- CORE: 1090 notices to proceed; 894 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: Property acquisitions along with bond issuance continue.
- Prince George's County Proposed Tennis Complex: Feasibility study is being reviewed and should be complete Fall; of 2021
- Coppin State Public Safety Building, site visit with stakeholders is being scheduled.
- Historic Saint Mary's study is underway.
- BCPS: 23 schools opened, 1 school scheduled to open in December, 3 in design or construction.
- Built To Learn Schools Program: Discussions and negotiations toward MOUs continue with counties.

**Audit Committee Update**

Mr. Brann provided an internal audit review of two 21<sup>st</sup>Century School program schools, both audits were excellent. Audit schedule was updated and will be completed on time.

**Leasing Report**

Mr. Raith announced the availability of 2,700 sq. feet available for lease. The 2023 budget package will be completed and mailed shortly.

**Finance Report**

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

**Maryland Sports Update**

Mr. Hasseltine informed the board of the following:

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- Maryland 5 Star at Fair Hill (Inaugural Event Dates: October 14-17, 2021). Ticket sales are going along nicely. Board members should respond to emails for event tickets and access.
- Working with Visit Baltimore in preparation for Junior Olympics hosting bid. Prospective venue includes Morgan State University.
- USA Cycling Marathon Mountain Bike National Championships in Frederick, MD in October of 2022.
- FIFA delegation was hosted for the World Cup bid, Baltimore and Maryland appeared capable and ready to host.

**Motion to Adjourn: Mr. Bryce**

**Second: Mr. Attman**

**Affirming: Bryce, Mangum, Riddick, Stanalonis, Kelso**