

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

Board Meeting
Minutes
October 11, 2022 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce*
Bill Cole
Mike Huber*
Gary Mangum
Manervia Riddick*
Jodi Stalalonis*

Maryland Stadium Authority

Michael Frenz	Al Tyler
David Raith	Vernon Conaway
John Samoryk	Jeff Provenzano
Rachelina Bonacci	Kristy Taylor
Terry Hasseltine	Jocelyn Grogan-Jones*
Gary McGuigan*	Joseph March*
Bruce Benshoof*	Cynthia Hahn
Amy Mataban	
*Teleconference	

Call to Order:

Chairman Kelso called the meeting to order at 12:02 PM.

Approvals

Minutes

Introduction of the open meeting minutes for September 6, 2022

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Huber, Mangum, Riddick, Stalalonis, Kelso

Contracts

Capital Projects Development Group

Presentation by Mr. Raith

Sports Entertainment Policy and Procedures

Mr. Raith presented the policy that will govern the Sports and Entertainment Facilities Program implemented under HB897 for consideration and approval.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – Acknowledgement that the Major Sports and Entertainment Event Program was approved by the board in August 2022. Definition of the term local support was provided. Explanation of the method of request and collaboration. Communication of policy approval and implementation also explained

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Huber, Mangum, Riddick, Stalaloni, Kelso

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call General Services

Mr. Samoryk recommended approval of a contract with RWH Associates, LLC to provide general electric services on an as-needed basis at the Camden Yards Sports Complex. RWH submitted the lowest cost responsive and responsible bid of the six that were received.

Motion to Consider: Mr. Attman

Second: Mr. Cole

Discussion – Explanation of bid process and the method of using an on-call contractor. Clarification of the scope of when an on-call contractor is needed.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Huber, Mangum, Riddick, Stalaloni, Kelso

Camden Yards Warehouse

Presentation by Mr. Provenzano

Warehouse Janitorial Services – Second Renewal

Mr. Provenzano recommended approval of a second renewal contract with Sentral Building Services, Inc. to provide janitorial services at the Camden Yards Warehouse. The term will be November 1, 2022 through October 31, 2023. This is the second of two renewal options that are available to MSA under the existing contract that went into effect on November 1, 2018.

Motion to Consider: Mr. Attman

Second: Mr. Cole

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Huber, Mangum, Riddick, Stalalonis, Kelso

M&T Bank Stadium

Presentation by Mr. Provenzano

Samsung Extended Warranty Maintenance Agreement

Mr. Provenzano recommended approval of a second renewal contract with Samsung Electronics America, Inc., the manufacturer of the video board systems and equipment at M&T Bank Stadium. One agreement is for extended warranty and maintenance coverage and one contract provides event support at all stadium events. Background: Samsung was selected by the Ravens in 2017 to provide and install the LED video boards and related components throughout the stadium. The video system is out of warranty and the Ravens have requested that MSA enter into these agreements to ensure that the maintenance by the equipment manufacturer and supported during all events at M&T Bank Stadium. The cost is fully paid by the Ravens.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Explanation of the activation fee that is part of the contract and the continuation of service past the warranty period. Confirmation of the Ravens as financially responsible.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Huber, Mangum, Stalalonis, Kelso

Abstained: Riddick

Informational

Executive Director's Report - Mr. Frenz

- Governor's transition report is complete.
- Visited Baltimore Urban Baseball Association.
- Attended topping off ceremony at Cross Country Elementary/Middle School.
- Mr. Frenz recommended visiting Baltimore Urban Baseball Association and the participation in the next topping off ceremony.

Security Report - Mr. Conaway

- Last week of baseball season MSA participated in a testing of new security technology and remain confident in our current technology.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Fire Sprinkler Repairs - Fireline Corporation
- Central Plant Heating and Cooling Ops and Maintenance – Energy Baltimore Heating

Maryland Stadium Authority

- Internet Service - Port Networks

Oriole Park at Camden Yard

- Intercom System Service Agreement - Reidel USA
- Consulting Services for Continuity of Operations Plan – All Hands Consulting dba Davis Logic

Capital Projects Development Group

- BCS, Baybrook Elementary/Middle School, Architectural/Engineering Services Closeout, Crabtree Rohrbaugh & Associates **(\$246,332)**
- BCS, John Ruhrah Elementary/Middle School, Testing & Inspection Services Closeout, Hillis-Carnes Engineering Associates **(\$24,467.50)**
- BCS, Highlandtown Elementary/Middle School, Pre-Construction Closeout, CAM Construction **(\$33,518.24)**
- CPDG, Program Management Services on Project C.O.R.E., Program Closeout, Johnson, Mirmiran, & Thompson (\$2,521,669.73)
- CPDG, Redevelopment of the Pimlico Racing & Laurel Park Racing Facilities, Additional Programming Effort, Ayers Saint Gross **\$101,555**

- **CPDG Update – Mr. McGuigan**
- Racing – Issued preliminary report and in negotiations of development agreement.
- CORE: 1287 notices to proceed; 1011 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Coppin State University Public Safety Building – has entered design.
- Frostburg State University Sports Complex – procurement released for architect.
- Ocean City Indoor/Outdoor Sports Complex – expect release of phase 2 study this at the end of the year.
- Historic St. Mary's is in second phase of study.
- Two soccer studies are in MOU negotiations.
- Blue line Project in Prince George's – meeting to establish program and priorities, and finalizing MOU negotiations.
- Hagerstown Multi Sports Center – in construction, with an aggressive completion schedule.
- DLS Building is demolished.
- Blue Line Corridor – MOU negotiations in progress.
- Major League Soccer - soccer stadium moving for Board of Public work approval.
- Baltimore City Schools – 25 Schools open – 4 in various stages.

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Leasing Report

Mr. Raith provided an update of the square footage available for lease and the current activity for leasing.

Financial Update

Mr. Raith provided financial report.

Maryland Sports Monthly Update

- Maryland Five Star week, encouraging board participation.
- Maryland Cycling Classis is approved for 2023.
- Grant funding for youth and amateur sports should seek board approval in November.

Motion to adjourn the closed meeting was made at 12:42 PM by Mr. Attman, seconded by Mr. Mangum and affirmed unanimously.

CLOSED MEETING

Attendance

Executive Boardroom and Teleconference

Board: Thomas Kelso, Leonard Attman, Joe Bryce*, Bill Cole, Gary Mangum, Michael Huber*, Manervia Riddick*, Jodi Stalonis*

Staff: Michael Frenz, Kristy Taylor, Joe March*

Counsel: Cynthia Hahn, Bruce Benshoof*, Amy Mataban*

*Teleconference

Chairman Kelso asked for a motion to open the closed session at 12:46 PM

Motion to Open: Mr. Attman

Second: Mr. Mangum

Vote: Unanimous

Ms. Hahn provided an update on the pending legal action. Several scenarios regarding the litigation along with the financial request were presented.

After each Board members had the opportunity to ask questions of counsel, the Chairman asked for a motion to adjourn the closed session.

Motion to adjourn: Mr. Attman

Second: Mr. Cole

Vote: Unanimous

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Mr. Kelso adjourned the closed session at 1:03 PM

Call to Order:

Chairman Kelso called the Open Meeting to order at 1:04PM and requested a motion to adjourn.

Motion to adjourn the open meeting was made at 1:05 PM by Mr. Attman, seconded by Mr. Cole and affirmed unanimously.