

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

Board Meeting
Minutes
September 6, 2022 - 12:00 PM

OPEN MEETING

Attendance

Board

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

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*	Yai Waite*

*Teleconference

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for August 2, 2022

Motion to Consider: Mr. Attman

Second: Ms. Stanalonis

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Contracts

21st Century Schools

Presentation by Ms. Waite

Architectural/Engineering Services

Ms. Waite recommended approval of a contract to Crabtree, Rohrbaugh & Associates for planning, design, and construction administration services for Commodore John Rodgers Elementary/Middle School. This contract will be submitted for final approval to the Board of Public Works on September 14, 2022.

Motion to Consider: Mr. Attman

Second: Ms. Stalonis

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

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

Capital Projects Development Group

Presentation by Mr. Tyler

Department of Legislative Services GMP#3

Mr. Tyler recommended Whiting-Turner Contracting Company be awarded a contract modification for GMP #3 for the Razing and Replacement of the Department of Legislative Services Building.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Confirmation that demolition will be completed shortly.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Capital Projects Development Group

Presentation by Mr. Tyler

MOU – Multi-Use Soccer Stadium Study – Baltimore, MD

Mr. Tyler recommended approval of the MOU between MSA, the Department of Commerce, and DC Soccer LLC to prepare a market, economic, and site analysis for a new multi-use soccer stadium in the Baltimore Metro area.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Confirmation regarding the study request and location.

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

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

Capital Projects Development Group

Presentation by Mr. McGuigan

Fair Hill Natural Resources Management Area

Mr. McGuigan recommended approval of a contract modification for Turner Construction Company to complete repairs of the three arenas at the Fair Hill Special Event Zone. Prior approval included removing and salvaging the existing cushion, performing a two-foot undercut and replacement of subbase materials, and an allowance to perform a complete replacement of asphalt pathways following the completion of the arena repair efforts. This request covers a number of changes associated with the prior approval.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Explanation regarding timing for Board approval.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

General Painting Services

Mr. Samoryk recommended approval of a two-year contract with Glover Investments and Construction to provide general painting services on an as-needed basis at the Camden Yards Sports Complex. Glover submitted the lowest responsive and responsible bid of the seven bids received.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Informational

Executive Director's Report - Mr. Frenz

- Kudos to Terry Hasseltine and his team for the success of the Maryland Cycling Classic.
- MSA Security team member Darnell Holley provided excellent service assisting an Orioles fan who lost an item.
- The E.coli water problem in West Baltimore has provided some concern. Although the complex is out of the designated boil water advisory we are testing water at Warehouse, OPCY and MTBS.

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- Press statement regarding stadium agreements with the teams: We understand the interest, but can't comment publicly on ongoing negotiations and will release a statement when the negotiations are complete.

Security Report - Mr. Conaway

- Darnell Holley assisted game goer who lost wallet and went above and beyond in locating wallet.
- Ravens, August 27th preseason game encountered problems with MTA light rail and bus bridge was used.

Report of Small Procurements and Change Orders

M&T Bank Stadium

- Control Room Monitor Replacement - B&H Photo Video
- Samsung Temporary Service Agreement - Dunning Electrical Services, Inc.
- Structural Steel Painting - deduct \$65,508.72 Manolis Painting Inc.
- Lighting Fixtures Project - Star LED

Oriole Park at Camden Yard

- Roof Anchors Recertification - Pro-Bel Enterprises Limited

Maryland Sports Commission

- Demonstration Event - Attwood Equestrian Surfaces

Capital Projects Development Group

- BCS, Bay Brook Elementary/Middle School, Pre-Con Closeout, CAM Construction **(\$14,649)**
- BCS, Commodore John Rodgers Elementary/Middle School, Feasibility Study Closeout, GWWO Architects **(\$17,126.81)**
- BCS, Frederick Douglass High School, Feasibility Study Closeout, Design Collective **(\$15,163)**
- BCS, Govans Elementary School, Furniture, Fixture & Electronics Closeout, Douron **(\$32,939.16)**
- BCS, Northwood Elementary School, Moving & Relocation Closeout, Hoffberger Moving Services **(\$52,362.44)**
- BCS, Northwood Elementary School, Testing & Inspection Services Additional Hours, ECS Mid-Atlantic **\$14,775**
- CPDG, Fair Hill Special Event Zone, Equestrian Surface Repairs, Rummel Klepper & Kahl **\$77,453**

CPDG Update – Mr. McGuigan

- Racing – Waiting approval/confirmation from Stronach Group. Will move toward MOU shortly. Will provide preliminary report later this month.
- CORE: 1274 notices to proceed; 106 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area have been

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included in this program.

- Coppin State University Public Safety Building – has entered design and working with architect.
- Historic St Mary's Sports – phase 2 of the study; which is the economic study.
- Frostburg State University Sports Complex – working on MOU for architect and design.
- Ocean City Indoor/Outdoor Sports Complex – Expect release of phase 2 study this at the end of the year.
- Two soccer studies are in MOU negotiations.
- Blue line Project in Prince George's – meeting to establish program and priorities, and finalizing MOU negotiations.
- HB 897 – writing policy and procedures and should seek Board approval next month.

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 Cycling was a success, spectator participation was high. Looking forward to next year. Confirmation that television coverage will be included as a part of completion report.
- Maryland Five Star ticket sales are picking up.

Motion to adjourn the closed meeting was made at 12:52 PM by Mr. Attman, seconded by Mr. Bryce and affirmed unanimously.