

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

Board Meeting Minutes
August 5, 2025 – 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Lenny Attman
Joe Bryce*
Bill Cole
Lee Coplan
Artis Hampshire-Cowan
John Hussman*
Adam Kane
Faith Leach
Maggie McIntosh
Manervia Riddick

Maryland Stadium Authority

Michael Frenz	Gary McGuigan*
Kristy Taylor	Joe March*
Al Tyler*	Amy Mataban*
Cynthia Hahn*	Vernon Conaway*
Terry Hasseltine	Bruce Benshoof*
Phil Hutson	Nick Caronna
Rachelina Bonacci	Jeff Provenzano
Yai Waite	Chris Deremeik*
Eric Johnson*	

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the open and closed minutes for July 1, 2025

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Contracts

Built To Learn

Presentation by Ms. Waite

Kent County Middle School-Building Commissioning Services

Ms. Waite recommended approval of a contract with RMF Engineering, Inc., P.C. in the amount of \$214,225 to provide Building Commissioning services for the Kent County Middle School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Cloud-Based Contract Compliance Software Monitoring and Reporting of MBE and Prevailing Wage Requirements

Mr. Waite recommended approval of a contract with AskReply, Inc., dba B2Gnow in the amount of \$456,456 to provide a Cloud-based Compliance Software solution for the Capital Projects Development Group.

Discussion-Confirmation of the handling of non-responsive bidders. Confirmation of the term of the contract and renewal explanation, and confirmation of the incumbent.

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Harry Grove Stadium Improvements Design Build-GMP#3

Mr. Deremeik recommended approval of a contract with The Whiting-Turner Contracting Company for the contract modification for Guaranteed Maximum Price No. 3 in the amount of \$7,549,299.65 for the Harry Grove Stadium Improvements project.

Discussion-Confirmation of cap for the GMP of the project.

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Ocean City Convention Center Expansion Market & Economic Study MOU

Mr. Tyler recommended approval of Memorandum of Understanding between the Town of Ocean City and the Maryland Stadium Authority to manage a market and economic study related for a potential expansion of the Roland E. Powell Convention Center in Ocean City, MD.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Hagerstown Multi-Use Sports and Entertainment Facility Contract

Amendment-Project Reconciliation Package #1

Mr. Tyler recommended approval of a contract modification to Turner Construction Company in the amount of \$2,229,601. This contract modification reflects costs associated with Turner's final negotiation and contract closeout of various subcontractors and vendors that performed work on the project. The contract modification is being fully funded by available project funds.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Furniture and Millwork ContractMr. Samoryk recommended a contract with Second Century Homes, LLC to provide on-call furniture and millwork repair and maintenance services at the Camden Yards Sports Complex. The term contract is a period of up to two years or a total of \$200,000.00, whichever comes first. All costs for M&T Bank Stadium will be reimbursed by the Ravens through the operations and maintenance budget.

Discussion-Explanation of the type of work was provided.

Motion to Approve: Mr. Attman

Second: Ms. Leach

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Camden Yards Sports Complex

Presentation by Mr. Samoryk

TV Maintenance Services

Mr. Samoryk recommended a contract with GEC Systems Engineering to provide television maintenance services for the Camden Yards Sports Complex. The proposed term is two years.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Oriole Park At Camden Yards

Presentation by Ms. Abshire

Oriole Baseball Bond Series 2025

Ms. Abshire recommended approval of the financing plan for the Baseball Stadium Capital Improvement projects. The Series 2025B Bonds will provide funds for the capital improvement projects of Oriole Park.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Oriole Park At Camden Yards

Presentation by Mr. Hutson

Oriole Park GMP#3

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane-Warren Builds Joint Venture for a portion of the Oriole Park Improvements project in the amount of \$26,479,689.29.

Discussion-None

Motion to Approve: Mr. Coplan

Second: Mr. Bryce

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Oriole Park At Camden Yards

Presentation by Ms. Waite

**Renovation Projects at Oriole Park at Camden Yards Building
Commissioning Services**

Ms. Waite recommended approval of a contract with RMF Engineering, Inc. in the amount of \$389,445 to implement and manage the commissioning for the Renovation Projects at Oriole Park at Camden Yards.

Discussion-Confirmation of the process submission review.

Motion to Approve: Mr. Cole

Second: Ms. McIntosh

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

M&T Stadium

Presentation by Mr. Samoryk

Sound System Maintenance Services

Mr. Samoryk recommended approval of a contract with Maryland Sound International in the amount of \$540,566.50 to provide to provide sound system maintenance and repair services for M&T Bank Stadium.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Kane

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Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

M&T Stadium

Presentation by Mr. Provenzano

Vitech IPTV System Service Level Agreement

Mr. Provenzano recommended approval of a sole source Service Level Agreement from Vitech, Inc., the manufacturer of the IPTV system at M&T Bank Stadium. The total cost of the three-year service plan will be \$292,453.35, payable in annual installments of \$97,484.45.

Discussion-None

Motion to Approve: Mr. Kane

Second: Mr. Cole

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Maryland Stadium Authority

Presentation by Mr. Frenz

Lease Amendment-Maryland Stadium Authority and Baltimore Ravens Limited Partnership

Mr. Frenz recommended a lease amendment with the Baltimore Ravens that allows the Ravens to market all events in the Team Exclusive Rights Areas as defined in the Agreement dated January 4, 2023 as well as in the club level of the Stadium. The recommendation changes MSA's form of compensation from a percentage of revenues collected by the concessionaire minus certain expenses to a fee of \$431,085 for FY2025, subject to adjustment for availability, and compounded annually at 3% for subsequent years.

Discussion- Mr. Bryce recused himself from this item.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Messrs. Frenz, Johnson and Tyler met with the International Painters and General Trades District Council 51 and discussed MSA and potential construction work for their membership.
- Mr. Frenz acknowledged MSA's participation at the annual MACO conference.
- Mr. Frenz announced the Under Armour UA Next All-America Game scheduled for September 13th at Camden Yards.

Security Report - Mr. Conaway

- Mr. Conaway confirmed that there were no safety or security issues during Orioles season so far.
- Mr. Conaway acknowledged the impact of severe weather on game days.

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- Mr. Conaway announced preparations for upcoming Ravens season and preseason game.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- On-Call Security Video Repair and Maintenance Services
- Seat Parts for FY26
- Employee Training Program
- LED Lighting Annual Service
- VMWare Vsphere 3-year Renewal
- Sound System Maintenance Services
- General Trades
- Television Maintenance
- Composting Waste

M&T Bank Stadium

- Riedel Care Premium Service Level Agreement
- Purchase of High-Security Lock Cylinders
- Chilled Water Line Repairs
- Purchase of New Computers
- Provantage, LLC
- Removal and Replacement of Door Fixtures
- Event Support for Intercom System
- Purchase of High-Security Lock Cylinders
- Pre-Season TV Replacements

Oriole Park at Camden Yards

- Building Automation Services
- Office Chair Purchase for Command Center Renovation
- Storm Water Pump Control Panel Replacement
- Vinyl Stock for Padded Seats

Warehouse at Camden Yards

- IT Supplies for Warehouse Emergency Operations Center

CPDG Update – Mr. McGuigan

- Baltimore City Schools-27 completed, 2 schools in construction.
- Built To Learn-MOUs with 19 counties representing 41 projects.
- Maryland Racing–Demolition of Pimlico has started.
- Shamrock Farms is not in State control
- BVRI: 1,309 notices to proceed; 1,290 properties completed and turned over to Baltimore City.
- Baltimore Convention Center-procurement and construction underway
- Frostburg State-in construction with estimated completion Fall 2025
- City of Ocean City Sports Complex Study-in review
- MLS-Baltimore City considering site selections
- Prince George's Civic Plaza-in construction completion for 2026

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- Blue Line-Ground breaking occurred this month.
- Minor League Baseball Stadiums
 - Prince George's County- scheduled to open 2026
 - Shore Birds- complete
 - Charles County- entering design build procurement
 - Fredrick-in construction spring 2026
 - Bowie-Construction Spring 2025
 - Perdue Stadium-under construction
- St. Mary's County Sports Complex-study in design
- Historic St. Mary's County 4-400 - design
- Baltimore County Sports-study in progress
- Hagerstown Community College-study in progress

Maryland Sports Monthly Update - Mr. Hasseltine

- Mr. Hasseltine reminded the board that the grant portal is open and will close in the month of August.
- BMW golf event announced.
- Baltimore Cycling Classic event was announced.

Chairman Thompson requested a motion to move into a Closed Meeting of the Board to receive and discuss employee items and oversight and announced that the Board would not move back into Open Session following the Closed Meeting.

Affirming Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson

The Open Meeting was adjourned at 12:51pm.

**Closed Meeting
Summary Statement**

Chairman Thompson called the Closed Meeting to order at 1:00 p.m. for the purpose of considering advice and recommendations. The basis for closing the meeting are set forth in the above Minutes. No other topics were discussed and no votes were taken. The Closed Meeting was adjourned at 2:07 p.m. Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson and Frenz were present during the Closed Meeting.