

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

Board Meeting Minutes
February 4, 2025 – 12:00 PM

OPEN MEETING

Attendance:

Board

Joe Bryce*
Bill Cole
Lee Coplan
Artis Hampshire-Cowan*
John Hussman
Maggie McIntosh*
Manervia Riddick
Jodi Stalalonis*

Maryland Stadium Authority

Michael Frenz	Gary McGuigan*
Kristy Taylor	Eric Johnson*
Joe March	Al Tyler*
Amy Mataban*	John Samoryk
Cynthia Hahn*	Vernon Conaway
Terry Hasseltine	Bruce Benshoof*
Phil Hutson*	Nick Caronna
Jocelyn Grogan Jones*	Rachelina Bonacci
Matt Boy	

*Teleconference

Call to Order:

Lee Coplan called the meeting to order at 12:02 PM.

Approvals

Minutes

Approval of the open meeting minutes for January 7, 2025

Motion to Approve: Mr. Cole

Second: Mr. Bryce

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis

Approval of the open meeting minutes for January 15, 2025

Motion to Approve: Mr. Cole

Second: Ms. Hampshire-Cowan

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis

Contracts

21st Century Schools

Presentation by Mr. Johnson

Highlandtown Elementary School Closeout/Change Order

Mr. Johnson recommended approval of a credit change order in the amount of \$563,703.32, which will close out the CAM Construction contract for the Highlandtown Elementary/Middle School Project.

Discussion-None

Motion to Approve: Mr. Hussman

Second: Ms. McIntosh

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Prince George's Stadium Improvements GMP#3

Mr. Tyler recommended approval of GMP#3 for Prince George's Stadium Improvements.

Discussion-None

Motion to Approve: Ms. Riddick

Second: Ms. Hampshire-Cowan

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Ripken Stadium Improvements-City of Aberdeen MOA Agreement

Mr. Tyler recommended approval of the MOA with City of Aberdeen and the Maryland Stadium Authority.

Discussion – None

Motion to Approve: Mr. Hussman

Second: Ms. Riddick

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Parking Management Services

Mr. Samoryk recommended approval of a contract with SP Plus Corporation to provide parking management services at the Camden Yards Sports Complex.

Discussion – Technical scoring method described and rationale for choice explained.

Motion to Approve: Mr. Bryce

Second: Ms. Hampshire-Cowan

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis

Oriole Park at Camden Yards

Presentation by Mr. Conaway

Emergency Medical Services 4th Renewal

Mr. Conaway recommended approval of the fourth of four renewal options for the Emergency Medical Services Agreement at Oriole Park at Camden Yards between MSA and the Mayor and City Council of Baltimore.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. Riddick

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis

Mr. Williams abstained from the vote.

Oriole Park at Camden Yards

Presentation by Mr. Samoryk

Female Umpire Locker Room Renovation

Mr. Samoryk recommended approval of a contract with Popowski Brothers Commercial to convert a locker room to accommodate female umpires. This project was requested by the Orioles and is anticipated to be completed by the start of the 2025 baseball season.

Discussion – Rationale of the bid price and the scope of the work for the award.

Motion to Approve: Ms. Riddick

Second: Mr. Hussman

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis, Williams

Oriole Park Camden Yards

Presentation by Mr. Hutson

Camden Yard Improvements Projects Revised Design and Preconstruction Services Funding Plan

Mr. Hutson recommended approval of the funding plan for the remaining contract values of the architectural/engineering preconstruction services. The architectural and preconstruction services will be fully funded from bond proceeds.

Discussion – None

Motion to Approve: Mr. Cole

Second: Mr. Williams

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalalonis, Thompson, Williams

M&T Bank Stadium Improvements

Presentation by Mr. Samoryk

Furniture Fixtures and Equipment Package No 4

Mr. Samoryk recommended approval of a contract to provide furniture, fixtures and equipment for the renovation of the M&T Bank Stadium-North Plaza to PriceModern, LLC.

Discussion – Clarification of how the furniture and fixtures are selected.

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T Bank Stadium Improvements GMP#14

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane Building Company for a portion of the M&T Bank Stadium Improvements projects.

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stalonis, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz stated that a leasing update formerly scheduled for this meeting will be provided by Scheer Partners Commercial Real Estate during the March meeting.
- Mr. Frenz acknowledged the success of the construction of the DLS building.
- Mr. Frenz attended the ground breaking for Arthur W. Perdue Stadium and expressed the importance of the project.
- Mr. Frenz shared activity of MSA staff at Maryland State Budget Hearings.

Security Report - Mr. Conaway

- Mr. Conaway stated that there were no significant threats to the complex, shared the success of the events held on the complex. Staffing and training for the upcoming baseball season is underway.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Third Party Elevator Inspections
- Materials Testing and Inspection Service Consultant Environmental Reporting Consultant

Oriole Park at Camden Yards

- Pest Control Services

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 16 counties representing 38 projects.
- Racing – Shamrock Farms-needs to receive approval for right of entry. Pimlico schematic design will continue along with acquiring permits for demo work.
- CORE: 1,303 notices to proceed; 1,285 properties completed and turned over to Baltimore City. Mr. McGuigan is a member of a council with a goal to increase the demolition of vacant Baltimore City properties at an increased speed and efficiency.
- Baltimore Convention Center – starting construction

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Executive Boardroom, Board Meeting Minutes, 2/4/2025, 12:00 PM**

- Frostburg State University – GMP is under review
- Ocean City Indoor Outdoor Sports Complex - in preliminary design
- Minor League Baseball Stadiums
 - Prince George’s County-in design
 - Aberdeen-MOU finalized and approved
 - Charles County entering design build procurement
 - Fredrick – first GMP expected
 - Bowie-Construction Spring 2025
 - Perdue-Groundbreaking, construction started
- St. Mary’s County Sports Complex - will enter procurement process soon
- Curry Civic Plaza anticipates start 2025
- Northwest County Tourism Study – MOU is under County review

Matt Bodt provided a presentation of the timeline, challenges and progression of the Department of Legislative Services building construction. He also answered questions from the Board.

Maryland Sports Monthly Update - Mr. Hasseltine

- Mr. Hasseltine shared his response at the Budget Hearings and the importance of the expenditures.
- Preakness Festival 150 is continue to be planned with stainability of the event on the forefront.
- CIAA plans were and schedule were shared along with the desire to bid for the continuation to host in Baltimore.

Motion to Adjourn: Ms. McIntosh

Second: Mr. Cole

Affirming: Bryce, Coplan, Hampshire-Cowan, Hussman, McIntosh, Riddick, Stanalonis, Thompson

The Open Meeting was adjourned at 12:50pm.