

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

**Board Meeting Minutes**  
**July 1, 2025 – 12:00 PM**

**OPEN MEETING**

**Attendance:**

**Board**

Craig Thompson  
Lenny Attman  
Joe Bryce\*  
Bill Cole  
Lee Coplan  
Artis Hampshire-Cowan  
John Hussman  
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
Jocelyn Grogan Jones*	Rachelina Bonacci
Yai Waite	
Eric Johnson*	
*Teleconference	

**Call to Order:**

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

**Approvals**

**Minutes**

Approval of the open minutes for June 3, 2025

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

## **Contracts**

### **Built To Learn**

#### **Presentation by Ms. Waite**

#### **Polytechnic Institute 7 Western High School Construction Management Services**

Ms. Waite recommended approval of a contract with Dustin Construction, Inc. in the amount of \$360,000 to provide pre-construction services for the Baltimore Polytechnic Institute & Western High School.

**Discussion**-Confirmation that the approved contract will be accomplished at the bid cost provided.

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Thompson**

### **Capital Projects Development Group Projects & Studies**

#### **Presentation by Mr. Tyler**

#### **Redevelopment of Maryland Racing Facilities Pimlico GMP#2**

Mr. Tyler recommended approval of GMP#2 contract in the amount of \$7,503,012 for the Redevelopment of Maryland Racing Facilities project to Clark Construction Group, LLC.

**Discussion**-Explanation of how the construction schedule will be accomplished including explanation of goals met during complex construction needs. Acknowledgement and clarification of numbers of employees in bid proposal.

**Motion to Approve: Mr. Attman**

**Second: Mr. Cole**

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

### **Capital Projects Development Group Projects & Studies**

#### **Presentation by Mr. Tyler**

#### **Memorandum of Agreement with Maryland Historical Trust for the Redevelopment of Pimlico Race Course**

Mr. Tyler recommended approval of the Memorandum of Agreement that has been negotiated between the Maryland Stadium Authority and the Maryland Historical Trust. The MOA outlines roles and responsibilities of the agencies to mitigate adverse effects on the historic Pimlico property.

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Mr. Cole**

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

**Capital Projects Development Group Projects & Studies**

**Presentation by Mr. Tyler**

**Market and Economic Study-Ocean City Convention Center Expansion**

Mr. Tyler recommended approval of MSA to manage a market and economic study related to a potential expansion of the Roland E. Powell Convention Center in Ocean City, MD. The Town of Ocean City requests the use of MSA's on-call market, economic, and business consultant; Crossroads Consulting Services LLC, to perform the study. The cost of the study is \$50,000, and the Town of Ocean City has committed to fully fund the effort.

**Discussion-**None

**Motion to Approve: Mr. Attman**

**Second: Dr. Hussman**

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

**Baltimore Vacants Reinvestment Initiative**

**Presentation by Ms. Waite**

**Abatement and Demolition Services-002**

Ms. Waite recommended approval of a contract Berg Demo Group, LLC in for demolition services.

**Discussion-**None

**Motion to Approve: Mr. Attman**

**Second: Dr. Hussman**

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

**Camden Yards Sports Complex**

**Presentation by Mr. Shifler**

**Stadium Janitorial Services, Contract Modification No. 3**

Mr. Shifler recommended approval of a contract modification of a contract with Aramark Sports and Entertainment Services, LLC for stadium janitorial services at the Camden Yards Sports Complex.

**Discussion-**None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

**Oriole Park At Camden Yards**

**Presentation by Mr. Hutson**

**Oriole Park GMP#2**

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 \$59,778,808.66.

**Discussion-**None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

### **M&T Stadium**

#### **Presentation by Mr. Hutson**

##### **M&T Stadium GMP #17**

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 in the amount of \$18,983,962.56.

**Discussion-**Confirmation that items that are removed from the building that are not at end of life are recycled.

**Motion to Approve: Mr. Attman**

**Second: Dr. Hussman**

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

### **M&T Stadium**

#### **Presentation by Mr. Shifler**

##### **Fire Alarm Services Agreement**

Mr. Shifler recommended approval of a sole source contract with Siemens Industry, Inc. for a fire alarm service contract at M&T Bank Stadium. The contract amount is \$173,840.

**Discussion-**None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

### **M&T Stadium**

#### **Presentation by Mr. Shifler**

##### **Extended Warranty for Control Room Equipment**

Mr. Shifler recommended approval of a sole source contract with Ross Video, Inc. to provide an extended warranty for the unified video control room equipment at M&T Bank Stadium.

**Discussion-** None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

## **Informational**

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

- Mr. Frenz announced participation in Maryland's cross-agency AI Community of Practice seminar.
- Mr. Frenz acknowledged MSA's adherence to safety guidelines during extreme heat.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD**  
**Executive Boardroom, Board Meeting Minutes 7/1/2025, 12:00 PM**

- Mr. Frenz acknowledged the retirement of Ms. Sandra Fox and her strong and consistent contribution to MSA.

**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.
- Mr. Conaway acknowledged the change of employee education regarding working in high heat conditions.

**Report of Small Procurements and Change Orders**

**Capital Projects Development Group**

- **CPDG, Hagerstown Multi-Use Sports and Event Facility, Scope Changes, Sheladia Associates, Inc., (\$49,675.10)**
- **BCS, Cross Country Elementary/Middle School, A/E Services Closeout, Colimore Architects Inc., (\$67,819.46)**

**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 will be start late July.
- Shamrock Farms is under review for construction due diligence
- BVRI: 1,305 notices to proceed; 1,290 properties completed and turned over to Baltimore City.
- Baltimore Convention Center-in procurement for early construction packages
- Frostburg State-in construction with estimated completion Fall 2025
- City of Ocean City Sports Complex Study-in review
- MLS-Next soccer study should be completed next month
- Prince George’s Civic Plaza-in construction completion for 2026
- Blue Line-Ground breaking occurred this month.
- Minor League Baseball Stadiums
  - Prince George’s County-in construction
  - Aberdeen-Kick Off meeting pending
  - Charles County- entering design build procurement
  - Fredrick-in construction
  - Bowie-Construction Spring 2025
  - Perdue Stadium-under construction
- St. Mary’s County Sports Complex-study in design
- Baltimore County Sports-study in progress
- Hagerstown Community College-study in progress

Note: The Maryland Thoroughbred Racetrack Operating Authority was established in 2023 and sunset by Maryland legislative procedure in 2025.

**Maryland Sports Monthly Update - Mr. Hasseltine**

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes 7/1/2025, 12:00 PM**

- Mr. Hasseltine attended the Major Events Summit in order to meet with international federations to increase commitment to Maryland.
- Mr. Hasseltine shared the work of the Team Maryland partners and they will meet in Annapolis in September.
- Mr. Hasseltine confirmed grant fund amount and maximum award.

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, 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, Leach, McIntosh, Riddick and Thompson were present during the Closed Meeting.