

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

Board Meeting Minutes
August 5, 2024 - 2:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce
Bill Cole
Lee Coplan
Artis Hampshire-Cowan
John Hussman
Maggie McIntosh
Manervia Riddick
Jodi Staloni
Justin Williams*

Maryland Stadium Authority

Michael Frenz*	Gary McGuigan
Dawn Abshire*	Eric Johnson
Kristy Taylor*	Al Tyler
Yai Waite	Joe March
Amy Mataban	John Samoryk*
Cynthia Hahn	Kelly Smulovitz
Vernon Conaway	Terry Hasseltine*
Bruce Benshoof	Jeff Provenzano
Phil Hutson	Nick Caronna
Jocelyn Grogan Jones	Jeff Provenzano*
Terry Hasseltine	
*In Person	

Call to Order:

Chairman Thompson called the meeting to order at 2:01 PM.

Approvals

Minutes

Approval of the open meeting minutes for July 2, 2024

Motion to Approve: Mr. Cole

Second: Mr. Coplan

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

Contracts

21st Century Schools

Presentation by Ms. Waite

Testing and Inspections Services Frederick Douglass Building Renovations/Additions

Ms. Waite recommended approval of a contract with DIW Group, Inc. in the amount of \$139,515 to provide testing and inspection services for Frederick Douglass High School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

21st Century Schools

Presentation by Mr. Johnson

Commodore John Rodgers Preconstruction Contract Change Order

Mr. Johnson recommended approval of a credit change order in the amount of \$750,000.

Discussion-None

Motion to Approve: Mr. Coplan

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Staltonis, Williams, Thompson

Built To Learn

Presentation by Mr. Johnson

Cecil County Project MOU

Mr. Johnson recommended approval of a MOU between MSA, Cecil County, and the Cecil County Board of Education related to the Built to Learn Act.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

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

Built To Learn

Presentation by Mr. Johnson

Baltimore County Project MOU- Deer Park Elementary School and Dundalk High School

Mr. Johnson recommended approval of a MOU between the MSA, Baltimore County, and the Baltimore County Board of Education related to the Built to Learn Act.

Discussion-None

Motion to Approve: Ms. Hampshire-Cowan

Second: Ms. Riddick

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

Built To Learn

Presentation by Ms. Abshire

Built To Learn Financing Plan

Ms. Abshire recommended approval of a Comprehensive Plan of Financing which contemplates the issuance of a principal amount of approximately \$422million. With anticipated premiums, the plan estimates total proceeds of \$432million after the payment of cost of issuance and capitalized interest. The bonds are expected to be issued on or about November 5, 2024.

Discussion-Clarification on bond issuance

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. McGuigan

Town of Ocean City Sports Complex Preliminary Design MOU

Mr. McGuigan recommended approval for MSA to manage a phase 2 preliminary design effort for a proposed new sports complex in Ocean City, MD.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Arthur Perdue Stadium Improvements GMP#1

Mr. Deremeik e recommended approval of GMP#1 for Arthur Perdue Stadium Improvements.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. McGuigan

Northwest Baltimore County Sports Tourism Facility Sunday

Mr. McGuigan recommended approval of a request by Baltimore County to use MSA's on-call economic consultant, Crossroads Consulting Services, to perform the study. The cost of the study is \$60,000. Baltimore County has requested that MSA fund the effort.

Discussion – The clarification and rationale of MSA's paying the study cost and subsequent future study cost responsibilities.

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. McGuigan

MLS Next Pro Soccer Stadium Site Update

Mr. McGuigan recommended modification of the current Phase 2 preliminary design for the proposed new MLS NEXT soccer stadium that will be operated by DC United. The project stakeholders have agreed that an alternative location would be better suited for this project. In coordination with MAG Partners, the developers of the Baltimore Peninsula, a new location has been identified and will be evaluated in place of Swann Park. This request does not affect the ongoing evaluation of the Carrol Park Golf Course.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Mr. Cole

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

***Mr. Bryce recused himself from the vote.**

Oriole Park At Camden Yards

Presentation by Mr. Frenz

Transfer of Remaining Limited Partnership Interests in Baltimore Orioles Limited Partnership to New Ownership

Mr. Frenz recommended approval of the transfer of remaining Limited Partnership interests of the Baltimore Orioles Limited Partnership to new ownership.

Discussion – Clarification of the reason for vote.

Motion to Approve: Mr. Coplan

Second: Mr. Cole

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

Oriole Park At Camden Yards

Presentation by Mr. Samoryk

Trash Containers for Bulk Trash and Recycling

Mr. Samoryk recommended approval of a contract to JGW Machine Ltd to provide trash containers for bulk trash and recycling for Oriole Park at Camden Yards.

Discussion – Clarification for the need and use of new trash and recycling cans.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T-GMP#9

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane Building Company in the amount of \$15,326,614.12 for a portion of the M&T Bank Stadium Improvements project.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Stanalonis, Williams, Thompson

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

Furniture Fixtures & Equipment For Club Level at M&T Bank Stadium

Mr. Hutson recommended a contract modification with Edwards and Hill Office Furniture in the amount of \$379,912.10 for several changes to furniture selections, as well as the addition of new ADA seating bowl chairs.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Stanalonis, Williams, Thompson

Maryland Sports Commission

Presentation by Mr. Hasseltine

Event Funding Recommendations

Mr. Hasseltine recommended approval of financial support for events held in Anne Arundel County, Baltimore City, Baltimore County, Cecil County, Ocean City and Prince George's County.

Discussion – Acknowledgement that Sports Sub Committee discussion was robust.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Stanalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz reminded the Board of the September Ethics Training.
- Mr. Frenz congratulated Phil Hutson, Kelly Smulovitz, Tim Cober and Claudia Garvin on the M&T Stadium renovations. He expressed the excitement of the Press and visitors during the July stadium tour.

Security Report - Mr. Conaway

- Mr. Conaway confirmed that there were no significant threats to the complex and

shared preparations for Soccer and Ravens Preseason games.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Materials Testing and Inspection Service Consultant MSA
- Composting of Waste
- Central Plant Heating & Cooling Operations and Maintenance

Oriole Park at Camden Yards

- Sidewalk Replacement
- Repairs to Domestic Booster Pump System
- Forklift Rental – Seven Month Extension
- Additional Support for Building Automation

M&T Bank Stadium

- Workstations for Press Level

MSA Administration

- Learning and Training Services
- eProcurement Software Licenses

Capital Projects Development Group

- BCS, Compliance Software, B2GNow **\$76,882.00**

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 12 counties representing 35 projects.
- Racing – Construction manager is being sought
- DLS Building: construction continues on schedule.
- CORE: 1,300 notices to proceed; 1,277 properties completed and turned over to Baltimore City.
- Baltimore Convention Center GMP is expected Fall 2024
- Frostburg State University – construction kickoff
- Prince George’s County Blue Line – continues with design
- Minor League Baseball Stadiums
 - Prince George’s County-in design
 - Aberdeen-finalized cost estimate
 - Charles County entering design build procurement
- Ocean City parking study is progress
- St. Mary’s County Sports Complex - will enter procurement process soon

Maryland Sports Monthly Update

- Team Maryland Meeting will be held at MACo in Ocean City, Maryland
- Labor Day sports events will occur across the state of Maryland

**Motion to Adjourn and Move into Closed Session: Mr. Attman
Second: Mr. Cole**

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/5/2024, 2:00 PM**

**Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman,
Stanalonis, Williams, Thompson**

The Open Meeting was adjourned at 2:50pm.