

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

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

OPEN MEETING

Attendance:

Board

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

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
Jeff Provenzano	Jocelyn Grogan Jones
Yai Waite*	John Samoryk

*Teleconference

Call to Order:

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

Chairman Thompson thanked everyone involved with a successful Orioles Opening Day.

Approvals

Minutes

Approval of the open meeting minutes for March 4, 2025

Discussion – None

Motion to Approve: Mr. Coplan

Second: Mr. Cole

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

Contracts

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Prince George's Stadium Improvements GMP#5

Mr. Deremeik recommended approval of GMP#5 for Prince George's Stadium Improvements.

Discussion-None

Motion to Approve: Ms. Riddick

Second: Ms. McIntosh

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Prince George's Stadium Improvements Testing and Inspection Services

Ms. Waite recommended approval of a contract with Froehling & Robertson, Inc. for testing and inspection services for Prince George's Stadium.

Discussion-None

Motion to Approve: Mr. Coplan

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Harry Grove Stadium Improvements-Building Commissioning Services

Ms. Waite recommended approval of a contract with Allen + Shariff Corporation for building commissioning services for the Harry Grove Stadium improvements.

Discussion-None

Motion to Approve: Ms. Riddick

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Harry Grove Stadium Improvements-Testing and Inspection

Ms. Waite recommended approval of a contract with Hillis-Carnes Engineering Associates, Inc. for testing and inspection services for Harry Grove Stadium improvements.

Discussion-None

Motion to Approve: Mr. Cole

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Maryland Racing Facilities-Pimlico Concept and Schematic Redesign

Mr. Tyler recommended approval of a contract with Ayers Saint Gross for concept and schematic redesign for Pimlico racing facility.

Discussion – Acknowledgement that redesign provided a significant cost savings.

Motion to Approve: Ms. Hampshire-Cowan

Second: Ms. McIntosh

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Civic Plaza at the Wayne K. Curry Building-GMP#2

Mr. Tyler Ms. Waite recommended approval of GMP#2 for the Wayne K. Curry Building Civic Plaza.

Discussion-None

Motion to Approve: Mr. Bryce

Second: Ms. Hampshire-Cowan

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Landscaping, Grounds, Irrigation and Snow Removal Services

Mr. Samoryk recommended approval of a contract with Distinctive Landscaping, LLC. for landscaping, irrigation and snow removal at the Camden Yards Sports Complex.

Discussion – Use of gas powered lawn equipment was confirmed and the relation to the ban by Baltimore City.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Central Plant Heating and Cooling Operations and Maintenance

Mr. Provenzano recommended approval of a contract with AAA Complete Building Services, Inc. Camden Yards Sports Complex for central plant heating and cooling operations and maintenance services.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

M&T Bank Stadium

Presentation by Mr. Hutson

M&T Bank Stadium GMP#15

Mr. Hutson recommended approval of a contract with Gilbane Building Company for a portion of the M&T Bank Stadium Improvements project in the amount of \$35,671,036.76.

Discussion –

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Maryland Stadium Authority

Presentation by Ms. Abshire

Sports Entertainment Facilities (Milb) Revenue Bonds Revenue Bonds Series 2025

Ms. Abshire recommended approval of the Sports Entertainment Facilities Revenue Bonds Series 2025

Discussion – Confirmation of estimated rate and the tax exempt status of the bonds.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Stanalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz acknowledged the compliments that were received regarding the stadium on opening day. Including the attendance of previous MSA Chairmen and thanked board member Mr. Attman for the commemorative baseballs.

Audit Committee and Legislative Audit Reports - Mr. Caronna

- Ms. Riddick (Audit Committee Chair), acknowledged the results of the recent legislative audit, which produced no findings.
- Mr. Caronna explained the audit process and the significance of having a legislative audit without findings. He provided an overview of the audit process and the changes that have occurred during the audit process.

Security Report - Mr. Conaway

- Mr. Conaway confirmed that there were no safety or security issues during Orioles Opening Day.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Drone Detection Services
- Aramark

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Executive Boardroom, Board Meeting Minutes, 4/1/2025, 12:00 PM

- Construction Management Staffing
- Johnson, Mirmiran & Thompson (JMT)
- On-Call A/E Services
- EOS Outdoor Services
- K. Dixon Architecture K. Dixon Architecture, Murphy & Dittenhafer, Inc., SM+P Architects
- Vicinity Energy Baltimore Heating, LLP

M&T Bank Stadium

- B&H Photo Video
- Evertz Insight Service
- Evertz Microsystems LTD

CPDG

- BCS, Cross Country Elementary/Middle School, Commissioning Services
Closeout, Wright Engineering, **(\$15,000.00)**

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in construction.
- Built To Learn – MOUs with 16 counties representing 38 projects.
- Racing – Permit process is underway.
- 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 along with design for back of house issues-controls package
- MLS-Next soccer study should be completed next month
- Minor League Baseball Stadiums
 - Prince George's County-in construction
 - 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

Maryland Sports Monthly Update - Mr. Hasseltine

- Spelling Bee winner was announced.
- Team Maryland will bring the US Flag Football Championship to Maryland.
- Acknowledgement of the Press Box article highlighting the history of Oriole Park at Camden Yards.

Motion to Adjourn: Mr. Attman

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

The Open Meeting was adjourned at 12:48pm.