

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

Board Meeting Minutes
April 7, 2026 – 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard 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*
Cynthia Hahn	Vernon Conaway
John Samoryk	Nick Caronna
Rachelina Bonacci	Al Tyler*
Eric Johnson*	Jeff Provenzano
Phil Hutson	Amy Mataban
Altha Weaver	Chris Deremeik

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the open and closed meeting minutes held March 3, 2026 and the open meeting held on March 7, 2026

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

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

Contracts

Built To Learn

Project Memorandum of Understanding – Garrett County Southern Middle School Renovation/Addition

Presentation by Mr. Johnson

Mr. Johnson recommended approval of the Project Memorandum of Understanding between the MSA and the Board of Education of Garrett County for the renovation of Southern Middle School.

Discussion-Funding source was confirmed.

Motion to Approve: Mr. Attman

Second: Mr. Kane

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

21st Century Schools

Frederick Douglass High School Project Furniture Fixtures & Equipment-Bill of Materials

Presentation by Mr. Johnson

Mr. Johnson recommended approval of a contract with Douron Inc. for Furniture, Fixtures, and Equipment purchase for the Frederick Douglass Project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Contract Modification-Hagerstown Multi-Use Sports and Entertainment Facility

Mr. Tyler recommended approval of a Design Build Services agreement with Turner Construction Company on the Hagerstown Multi-Use Sports and Entertainment Facility Project.

Discussion- None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Regency Furniture Stadium Improvements-Design Phase Service Modification

Mr. Tyler recommended approval of a contract with A/E Design Phase Services for Regency Furniture Stadium Improvements project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Kane

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center Clark Construction MOU Supplement Approval

Mr. Tyler recommended approval Memorandum of Understanding Supplement to pursue development of a comprehensive branding package for the Baltimore Convention Center as well as receiving additional funds for existing projects.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Abstention: Ms. McIntosh abstained from the discussion and vote.

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center Clark Construction Contract Modification #2- Waterproofing Supplemental Costs

Mr. Tyler recommended approval of a Contract Modification #02 for additional funding to include the waterproofing project for the Baltimore City Convention Center Capital Improvements project.

Discussion- Confirmation of the original scope of the project. Explanation of why the work is required.

Motion to Approve: Mr. Coplan

Second: Mr. Kane

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

Abstention: Ms. McIntosh abstained from the discussion and vote.

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

On-Call Market, Economic and Business Consulting-Final One-Year Option & Contract Amendment

Mr. Tyler recommended approval of the exercise of the final option for Crossroads Consulting Services, LLC to provide on-call market, economic & business consulting and advisory services. This approved contract is the last of the one-year renewals at MSA's sole discretion.

Discussion-Confirmation of the on-call need and the relationship and procedure of the consulting. Clarification of the cost reimbursement commitment.

Motion to Approve: Mr. Attman

Second: Dr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Montgomery County Indoor Sports Complex Market & Economic Study MOU

Mr. Tyler recommended approval of the Memorandum of Understanding between the MSA and Montgomery County to manage a market and economic study to determine the feasibility of developing a new indoor sports complex.

Discussion- None

Motion to Approve: Ms. McIntosh

Second: Mr. Attman

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Maryland Racing Facilities-Ayers Saint Gross Change Order-Reconciliation for Construction Administration Services

Mr. Tyler recommended approval of a contract modification to Ayers Saint Gross to provide construction administration services for the Pimlico Facility project.

Discussion-Confirmation of funding source was provided and MSA's role in the project.

Motion to Approve: Mr. Attman

Second: Dr. Hussman

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

Abstention: Messrs. Bryce and Cole abstained from the discussion and vote.

Oriole Park at Camden Yards

Presentation by Mr. Conaway

Baltimore City Fire Department Inter-Agency Agreement

Mr. Conaway recommended approval of an agreement with the Mayor and City Council of Baltimore to provide emergency medical services, certified hazardous materials response personnel and Chemical, Biological, Radiation, Nuclear equipment at the Camden Yards Sports Complex.

Discussion-None

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

On-Call General Painting Services

Mr. Samoryk recommended approval of an on-call general painting contract with Manigault Construction, Inc.

Discussion-None

Motion to Approve: Dr. Hussman

Second: Mr. Cole

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

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Google Workspace Licenses

Mr. Provenzano recommended approval of the one-year renewal of Google Workspace Licenses from SADA Systems, Inc.

Discussion- Confirmation of necessity to purchase separate Google Workspace licenses.

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

M & T Bank Stadium

Presentation by Mr. Samoryk

Furniture, Fixtures and Equipment Package No. 8

Mr. Samoryk recommended a contract with Price Modern for furniture, fixtures and equipment for the current phase of the M&T Bank Stadium Renovation Project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Maryland Stadium Authority

Presentation by Mr. Frenz

Orioles Office Use Agreement

Mr. Frenz recommended the approval of office lease with the Baltimore Orioles for the former Moore Law space on the 4th floor of the North Warehouse.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Informational

Security Report - Mr. Conaway

- No significant security threat to the complex.
- MSA will host a table top exercise with public safety partners.

Report of Small Procurements and Change Orders

- **Camden Yards Sports Complex**
- HR Consulting Services
- On-Call General Painting Services
- CYSC Composting Waste

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes 4/7/2026, 12:00 PM**

Oriole Park at Camden Yards

- Compressed Foam Expansion Joint Replacement
- Chair and Dollie Purchases
- Scoreboard Sign Reconnection
- Home Plate Plaza Awning Replacement
- OPCY Banners
- Granite Cleaning and Restoration
- Building Sealant Purchase

CPDG Small Procurements and Contract Modifications

- 21st Century Schools, Frederick Douglass Building Project, Specialized Engineering for Additional Unforeseen Testing & Inspection Services
- Baltimore Convention Center, P1 & P6 Unforeseen Conditions, Ayers Saint Gross
- MiLB, Harry Grove Stadium Improvements, Increase the Testing & Inspection Services Contract Amount, Hillis-Carnes Engineering Associates
- Laurel Fort Meade, Land Surveying Proposal, MK Associates, Inc.

CPDG Update – Mr. McGuigan

- Baltimore City Schools-27 completed, 2 schools in construction
- Built To Learn-20 MOUs, 49 projects
- Maryland Racing–property negotiations continue. Pimlico focus on a large tunnel for track tractor-trailers and pedestrians and some foundation work has begun
- Project Core – 1,307 notices to proceed - 1,299 completed
- BVRI: notice to proceed 95 – 5 properties completed
- Baltimore Convention Center – some bathroom renovation is complete, Charles Street bridge repair is underway
- City of Ocean City Sports Complex- waiting for site selection
- Prince George’s County-discussions continue with community needs and desires
- Minor League Baseball Stadiums
 - Prince George’s County- open
 - Fredrick Stadium-opening this month
- Hagerstown Community Center- study in final draft
- Charles County Amphitheatre and Sports/Wellness
- Ocean City Convention Center-master plan continues with first draft scheduled this month
- St. Mary’s County sports study is in draft and under review and the Historic St. Mary’s County Force 400 is ongoing.
- France-Merrick-study of the engineering and architectural plan of the facility underway

Executive Director’s Report - Mr. Frenz

- Mr. Frenz provided Executive Director’s report of his 17-year career.
- Ms. Taylor read citations from Governor Wes Moore and Mayor Brandon Scott.
- Board members and staff shared admiration and support for Mike during his retirement.

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Chairman Thompson requested a motion to move into a Closed Meeting of the Board to receive advice of legal counsel. Chairman Thompson cited the following reasons permitted under the Open Meetings Act for moving into Closed Meeting: to obtain advice of counsel (Section 3-305(b)(7)) and to consult with counsel and staff regarding pending or potential litigation (Section 3-305(b)(8)). He further announced that the Board would not move back into Open Session following the Closed Meeting.

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

Second: Mr. Coplan

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

The Open Meeting was adjourned at 12:45pm.

Summary Statement
Pursuant to §3-306(c) of Open Meetings Act
Closed Meeting Held on April 7, 2026

- (1) Time: The meeting was closed at 12:46
Place: Conference Room No. 1 of MSA, located at 333 W. Camden Street, Baltimore, MD 21201
Purpose: For MSA to: (1) receive a report and legal advice from counsel on pending or potential litigation; and (2) receive an update on the status of personnel matters relating specifically to one or more individuals.
- (2) Vote to close: The vote to close the meeting was unanimous (see above).
- (3) Statutory authority to close: Topic #1: §§ 3-305(b)(7) and 3-305(b)(8);
Topic #2: § 3-305(b)(1)
- (4) Listing of each topic actually discussed, persons present, and each action taken:

Topic description	Persons present for discussion	Action Taken/Each Recorded Vote
#1 Pending and potential litigation against MSA	<u>Board</u> : C. Thompson, L. Attman, W. Cole, L. Coplan, A. Hampshire-Cowan, J. Hussman, A. Kane, F. Leach, M. McIntosh, M. Riddick <u>Other</u> : M. Frenz, C. Hahn, A. Mataban	Approved settlement of one claim. Vote: Unanimous by all Board members present for discussion.
#2 Personnel matter involving specific individuals	<u>Board</u> : C. Thompson, L. Attman, W. Cole, L. Coplan, A. Hampshire-Cowan, J. Hussman, A. Kane, F. Leach, M. McIntosh, M. Riddick <u>Other</u> : M. Frenz, C. Hahn, A. Mataban	No action taken.