

Maryland Stadium Authority
333 W. Camden Street, Baltimore, MD 21201
Conference Room One

Board Meeting Minutes
December 2, 2025 – 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
Amy Mataban	Cynthia Hahn
Vernon Conaway	John Samoryk*
Terry Hasseltine*	Bruce Benshoof
Nick Caronna*	Rachelina Bonacci
Jeff Provenzano	Al Tyler
Jocelyn Grogan Jones	Yai Waite
Eric Johnson	Phil Hutson*
Dawn Abshire*	

*In Person

Call to Order:

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

Approvals

Minutes

Approval of the minutes of open meeting held November 4, 2025.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

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

Contracts

Maryland Stadium Authority

Presentation by Ms. Abshire

Taxable Revenue (Pimlico Improvement) Series 2025 Bond Documents

Ms. Abshire requested approval of the MSA Resolution authorizing the issuance, sale and delivery of Taxable Revenue bonds for the Pimlico race course improvements.

Discussion: Explanation of legislation language, clarification of bond amount and the limitations for issuance.

Motion to Approve: Mr. Attman

Second: Dr. Hussman

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

Abstention: Mr. Bryce abstained from discussion and vote.

Maryland Stadium Authority

Presentation by Mr. Caronna

Internal Audit Plan and Risk Assessment

Mr. Caronna recommended approval of 2026 Audit Plan and Risk Assessment.

Discussion- Explanation of the risk assessment and internal audit process provided along with report support provided by Committee Chair.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Redevelopment of Maryland Racing Facilities-Pimlico GMP #5

Mr. Tyler recommended approval of a contract with Clark Construction Group, LLC for the contract modification for Guaranteed Maximum Price No. 5 in the amount of \$43,701,878 for the Redevelopment of Maryland Racing Facilities project.

Discussion-Confirmation of bid clarifications and the time frame for update.

Motion to Approve: Ms. Riddick

Second: Mr. Cole

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

Abstention: Mr. Bryce and Ms. Riddick abstained from discussion and vote.

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Charles County Sports and Wellness Center Economic Impact Study

Mr. Tyler recommended approval of a contract with Crossroads Consulting Services for economic study services. The county is pledging \$125,000 towards the study.

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 Ms. Waite

Cost Estimating Services-On Call Master Contract 2025

Ms. Waite recommended approval of a contract with Axias, Inc., M C Fuhrman & Associates, LLC, McKissack & McKissack, Inc., OCMI, Inc.; and Rider Levett Bucknall Ltd. in the amount of \$1,000,000 for on-call cost estimating services.

Discussion-None

Motion to Approve: Ms. Hampshire-Cowan

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

M&T Bank Stadium

Presentation by Mr. Hutson

M&T Stadium GMP #18

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 \$29,487,867.15.

Discussion-Confirmation that the funds are a portion of the original financial allocation. A description of the work was provided.

Motion to Approve: Mr. Attman

Second: Dr. Hussman

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

Oriole Park at Camden Yards

Presentation by Mr. Samoryk

Solid Waste Removal & Recycling Services

Mr. Samoryk recommended approval of a contract to BFI Waste Services, LLC. for removal and recycling services at Oriole Park at Camden Yards.

Discussion-None

Motion to Approve: Mr. Coplan

Second: Mr. Cole

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

M&T Bank Stadium

Presentation by Mr. Frenz

M&T Bank Stadium Solar Panel Agreement

Mr. Frenz recommended approval of an agreement between the Baltimore Ravens Limited Partnership and the Maryland Stadium Authority related to the installation, operation and maintenance of two solar roof systems.

Discussion – Confirmation of team responsibility and liability for repairs and restoration.

Motion to Approve: Ms. Leach

Second: Ms. Riddick

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

Built to Learn Act

Presentation by Mr. Johnson

Baltimore County Schools –Scott’s Branch Elementary - Project MOU

Mr. Johnson recommended approval of a MOU between MSA, Baltimore County Board of Education and Baltimore County.

Discussion- MOU clarifications and explanation of funding allocation along with project differences.

Motion to Approve: Ms. McIntosh

Second: Dr. Hussman

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

Built to Learn Act

Presentation by Mr. Johnson

Baltimore County Schools –Towson High School – Project MOU

Mr. Johnson recommended approval of a MOU between MSA, Baltimore County Board of Education and Baltimore County.

Discussion- MOU clarifications and explanation of funding allocation along with project differences. Confirmation of structure of MOUs. Allocations of funding confirmed along with explanation.

Motion to Approve: Dr. Hussman

Second: Ms. Riddick

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

Built to Learn Act

Presentation by Mr. Johnson

Montgomery County Schools MOU

Mr. Johnson recommended approval of a MOU between MSA, The Board of Education of Montgomery County and Montgomery County.

Discussion- MOU clarification included the listing of the schools impacted by the MOU.

Motion to Approve: Dr. Hussman

Second: Ms. McIntosh

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz, Ms. Abshire and Mr. Brann toured the Baltimore Convention Center. The tour highlighted the water intrusion repairs, pedestrian bridge, and restroom modernization. Mr. Frenz congratulated Mr. Miller for his management of this construction project.
- Mr. Frenz provided an update on the use of AI, especially related to project management.

Audit Committee Report – Mr. Caronna

- Mr. Caronna acknowledged the internal audits that were completed and distributed to the Board.

Security Report - Mr. Conaway

- Mr. Conaway confirmed ongoing safety and security preparation for Ravens' games and other stadium events. Confirmation that

Report of Small Procurements and Change Orders

M&T Bank Stadium

- Elevator – Escalator Modernization Otis Elevator Contract Modification no. 4
- A/E Services – M&T Master Plan A/E Services Contract Modification no. 7
- Plaza and Upper Concourse Furniture Design
- Furniture, Fixtures & Equipment
- Building Commissioning Services
- Steam Station Upgrade
- CPDG, Hagerstown Multi-Use Sports and Event Facility, Building Commissioning Services Closeout
- CPDG, Frostburg State University, Excavation and Fill of Soil
- CPDG, Baltimore Convention Center, Restroom Renovations and Bridge Repairs
- CPDG -CORE, COR-028, Project Closeout, GOEL Services ,CORE, COR-031, Project Closeout, GOEL Services ,CORE, COR-327)
- BCS, Commodore John Rodgers Elementary/Middle School, AVIT Revised Scope of Work

CPDG Update – Mr. McGuigan

- Baltimore City Schools-27 completed, 2 schools in construction.
- Built To Learn-MOUs with 19 counties representing 47 projects.
- Maryland Racing–Demolition of Pimlico is complete. Tunnel excavation to take place early 2026.

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- Shamrock Farms due diligence time frame is extended.
- BVRI: 1,356 notices to proceed; 1,299 properties completed and turned over to Baltimore City.
- Baltimore Convention Center-renovations underway
- Frostburg State-Complete
- City of Ocean City Sports Complex Study-in review
- Prince George's Civic Plaza-in construction completion for 2026
- Minor League Baseball Stadiums
 - Prince George's County- scheduled to open 2026
 - Charles County- entering design build procurement
 - Fredrick-in construction spring 2026
- St. Mary's County Sports Complex-design is complete and estimation in progress
- Historic St. Mary's County Fort to 400 - design
- Baltimore County Sports-study in progress
- Hagerstown Community College-study in progress
- Hippodrome Theatre is in architectural design

Maryland Sports Monthly Update - Mr. Hasseltine

- Mr. Hasseltine shared an update of upcoming sports events and armature event grant process

Motion to Adjourn: Mr. Cole

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

The Open Meeting was adjourned at 12:52pm.