

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

Board Meeting Minutes
December 3, 2024 – 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson*
Leonard Attman
Joe Bryce*
Lee Coplan
Artis Hampshire-Cowan*
John Hussman
Maggie McIntosh*
Manervia Riddick*
Jodi Stanalonis*

Maryland Stadium Authority

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

Rachelina Bonacci

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the open meeting minutes for November 12, 2024

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Contracts

21st Century Schools

Presentation by Mr. Johnson

Commodore John Rodgers Elementary/Middle School Phase 2

Mr. Johnson recommended approval of a Guaranteed Maximum Price contract in the amount of \$30,574,742.00 with CAM Construction Company a for the renovation of Commodore John Rodgers Elementary/Middle School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Built To Learn

Presentation by Mr. Johnson

MOU Worcester County, Buckingham Elementary School

Mr. Johnson recommended approval of a MOU between MSA and the Board of Education of Worcester County, for the Buckingham elementary School project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

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

Built To Learn

Presentation by Mr. Johnson

MOU Calvert County, Northern Middle School Replacement

Mr. Johnson recommended approval of a MOU between MSA, the Board of Education of Calvert County and the Board of County Commissioners of Calvert County for the replacement of Northern Middle School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Built To Learn

Presentation by Ms. Waite

Baltimore City College High School-Commissioning Services

Ms. Waite recommended approval of a contract to RMF Engineering, Inc. for building commissioning services in the amount of \$226,116 for renovation of Baltimore City College High School. This amount includes an Owner's Contingency in the amount of \$20,556.

Discussion-Clarification of the scope and type of work for the renovation.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Arthur Perdue Stadium Improvements – GMP#4

Mr. Deremeik recommended approval of GMP#4 for Arthur Perdue Stadium Improvements.

Discussion – Explanation of the design build contract related to GMP#4.

Motion to Approve: Ms. Riddick

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center Contract Modification #12

Mr. Tyler recommended approval of a contract modification for additional design and engineering services for the Baltimore Convention Center.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Uniformed Security Services

Mr. Samoryk recommended approval of a contract to provide uniformed security services for the Camden Yards Sports Complex with S.A.F.E Management, Inc.

Discussion – Explanation of contract and confirmation that payment is for hours worked by employees. Explanation of technical scores and qualifications of security personnel, training, work plan, minority participation, and events coverage.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Camden Yard Sports Complex

Presentation by Mr. Samoryk

LEED and Sustainability Consultant

Mr. Samoryk recommended approval of a contract with Baumann Consulting, Inc. to provide LEED and sustainability consultant services for the Camden Yards Sports Complex.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

M&T Bank Stadium

Presentation by Mr. Samoryk

Furniture, Fixtures and Equipment Package #5 (Field Level Club)

Mr. Samoryk recommended approval of a contract to provide furniture, fixtures and equipment for the M&T Bank Stadium Field Level Clubs to Douron, Inc.

Discussion – Confirmation of technical score and process.

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T Bank Stadium Improvements GMP#12

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.

Discussion – Description of ongoing stadium construction and the scope of work that will continue during the season was explained.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Maryland Stadium Authority

Presentation by Mr. Hasseltine

Grant Awards

Mr. Hasseltine recommended approval of financial support for the Preakness 150 Festival through the major events grant program.

Discussion – Description of the types of the events and the goal of a sustainable Preakness Festival.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz stated that a leasing update will be provided by Scheer Partners Commercial Real Estate during the January meeting

Security Report - Mr. Conaway

- Mr. Conaway stated that there were no significant threats to the complex, and shared the success of the events held on the complex and the lack of drone activity.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Lawn Care, Landscaping, Grounds, Irrigation and Snow Removal
- High Rise Window and Glass Cleaning and Ancillary

M&T Bank Stadium

- M&T Furniture Storage

MSA Human Resources

- Compease Salary Structure

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 14 counties representing 35 projects.
- Racing – Construction manager is being sought
- DLS Building: construction continues on schedule.
- CORE: 1,300 notices to proceed; 1,281 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
 - Fredrick – finalized design
- Ocean City parking study is progress
- St. Mary's County Sports Complex - will enter procurement process soon
- Curry Civic Plaza anticipates start 2025
- Northwest County Tourism Study – MOU is under County review

Maryland Sports Monthly Update - Mr. Hasseltine

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 12/3/2024, 12:00 PM**

- Team Maryland is working on 2025 event and tradeshow calendar.
- Maryland Cycling Classic and Maryland 5 Star event planning continues.

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

Second: Mr. Bryce

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

The Open Meeting was adjourned at 12:45pm.