

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

Board Meeting Minutes
January 7, 2025 – 12:00 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

Maryland Stadium Authority

Michael Frenz*	Gary McGuigan
Kristy Taylor*	Eric Johnson
Chris Deremeik	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	
*In Person	

Call to Order:

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

Approvals

Minutes

Approval of the open meeting minutes for December 3, 2024

Motion to Approve: Mr. Cole

Second: Mr. Bryce

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

Contracts

21st Century Schools

Presentation by Mr. Johnson

Cross country Elementary/Middle School Project Closeout Change Order

Mr. Johnson recommended approval of a credit change order in the amount of \$697,396, which will close out the Turner Construction contract for the Cross Country Elementary/Middle School Project.

Discussion-None

Motion to Approve: Ms. McIntosh

Second: Mr. Cole

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

Built To Learn

Presentation by Ms. Waite

Polytechnic Institute & Western High School Architectural Engineering Services

Mr. Waite recommended approval of a contract for Architectural and Engineering services for the Baltimore Polytechnic Institute/Western High School Campus with GWWO, Inc.

Discussion-None

Motion to Approve: Mr. Coplan

Second: Mr. Bryce

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Prince George's Stadium Improvements GMP#2

Mr. Deremeik recommended approval of GMP#2 for Prince George's Stadium Improvements.

Discussion – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Blue Line Corridor-Civic Plaza Early Release Package GMP#1

Mr. Tyler recommended approval of GMP#1 for Blue Line Corridor-Civic Plaza.

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Cole

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. McGuigan

Liquidated Damages Policy

Mr. McGuigan recommended the adoption of a for liquidated damages related to a delay and breach of contract.

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Cole

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Repairs and Replacements of Caulking and Expansion Joints

Mr. Samoryk recommended approval of a contract to provide repairs and replacement of caulking and expansion joints at the Camden Yards Sports Complex with Colossal Contractors, Inc.

Discussion – None

Motion to Approve: Mr. Cole

Second: Mr. Coplan

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

Oriole Park Camden Yards

Presentation by Mr. Samoryk

Extended Warranty Annual Maintenance Agreement

Mr. Samoryk recommended approval of a warranty and service agreement for the video display boards at Oriole Park at Camden Yards with ANC Sports, LLC.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Ms. McIntosh

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

Camden Yards Warehouse

Presentation by Mr. Samoryk

Building Automation System Maintenance

Mr. Samoryk recommended approval of a sole source maintenance contract for the Building Automation System at the Camden Yards Warehouse to Facility Engineering Services Corporation.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Ms. McIntosh

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McIntosh, Riddick, Stalalonis, Thompson**

Camden Yards Warehouse

Presentation by Mr. Frenz

Lease-Lawrence Law

Mr. Frenz recommended approval of a lease with Lawrence Law, LLC, an existing tenant, for a term of two years.

Discussion – None

Motion to Approve: Ms. McIntosh

Second: Ms. Hampshire-Cowan

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

Maryland Stadium Authority

Presentation by Ms. Abshire

Baseball Financing Package

Ms. Abshire recommended approval the Baseball Financing Package related to MSA issuance of revenue bonds for projects at Oriole Park.

Discussion – Clarification of the renaming of the 2024 Bond Series.

Motion to Approve: Mr. Hussman

Second: Ms. Riddick

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

Maryland Stadium Authority

Presentation by Mr. Caronna

2025 Audit Plan and Risk Assessment

Mr. Caronna recommended approval of 2025 Audit Plan and Risk Assessment.

Discussion – Support of the report provided by Committee Chair.

Motion to Approve: Mr. Hussman

Second: Mr. Bryce

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

Maryland Sports Commission

Presentation by Mr. Hasseltine

Grant Awards-Michael Erin Bush/YSAG FY2025 Approvals

Mr. Hasseltine recommended approval of financial support for various youth and amateur sporting events, including description of event types.

Discussion – None

Motion to Approve: Mr. Cole

Second: Mr. Coplan

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T Bank Stadium Improvements GMP#13

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 – None

Motion to Approve: Ms. Riddick

Second: Mr. Bryce

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz announced the dates of the Budget Hearings.
- Mr. Frenz stated that a leasing update formerly scheduled for this meeting will be provided by Scheer Partners Commercial Real Estate during the February meeting, due to weather.

Security Report - Mr. Conaway

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

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Lawn Care, Landscaping, Grounds, Irrigation and Snow Removal
- Repairs and Replacements of Caulking and Expansions
- Environmental Reporting Consultant
- MSA Internet Service

Oriole Park at Camden Yards

- Backstop Net Retensioning
- Expansion Joint Repairs

M&T Bank Stadium

- Suite Balcony Heater Installation

MSA Human Resources

- Compease Salary Structure

CPDG

- BCS, Cross Country Elementary/Middle School, FFandE Closeout, Douron Inc.,
(\$42,767.61)

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 15 counties representing 37 projects.
- Racing – Pimlico in design and Training facility announced
- DLS Building: construction complete opening announced
- CORE: 1,300 notices to proceed; 1,281 properties completed and turned over to Baltimore City.
- Baltimore Convention Center – exploratory demo and construction spring 2025
- Frostburg State University – GMP forthcoming
- 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

Audit Committee Report

Results of audit were provided during public audit meeting and

Maryland Sports Monthly Update - Mr. Hasseltine

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

Motion to Adjourn: Ms. McIntosh

Second: Mr. Attman

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

The Open Meeting was adjourned at 12:40pm.