

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

Board Meeting Minutes
July 2, 2024 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce*
Bill Cole
Lee Coplan
Artis Hampshire-Cowan*
John Hussman
Jodi Stalalonis*
Justin Williams

Maryland Stadium Authority

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

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:01 PM.

Approvals

Minutes

Approval of the open meeting minutes for June 4, 2024 and closed minute meetings for July 25, 2024.

Motion to Approve: Mr. Coplan

Second: Mr. Cole

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

Contracts

21st Century Schools

Presentation by Ms. Waite

CM Services-The Commodore John Rodgers School Category IV

Ms. Waite recommended approval of a contract with CAM Construction Co., Inc. to provide construction management services for John Rodgers School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Built To Learn

Presentation by Mr. Johnson

4-Party MOU for Prince George's County Public Schools

Mr. Johnson recommended approval of a MOU between the MSA, The Interagency Committee on School Construction, The Board of Education of Prince George's County Public Schools, and Prince George's County.

Discussion – Clarification of MSA's role and responsibility.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

CM Services Baltimore Convention Center

Ms. Waite recommended approval of a construction management services contract to Clark Construction Group, LLC in the amount of \$21,489,171 to provide construction management services for capital improvements at the Baltimore Convention Center.

Discussion – Clarification of the procurement evaluation and ranking process.

Explanation of technical presentation of applicants. The requirements of the Request For Proposal were also confirmed.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Oriole Park At Camden Yards

Presentation by Mr. Hutson

Improvement Projects-Preliminary Design and Preconstruction Services Funding Plan

Mr. Hutson recommended approval of a preconstruction services funding plan for the improvements at Oriole Park.

Discussion – Explanation of the stakeholder relationship as projects are considered. Definition of the types of projects included in the funding and the rationale for this type of funding process and agreement. Confirmation of the permitted use of funds for stadium improvements and the benefit of this funding approval to future projects. Explanation of any reimbursement as an accounting tool and the relationship to bond financing.

Presentation by Ms. Waite

AE Services Renovation Projects at Oriole Park at Camden Yards

Ms. Waite recommended the award of a professional services contract to Populous, Inc. in the amount of \$15,048,300 to provide architectural/engineering design services for Oriole Park at Camden Yards improvements.

Discussion – None

Presentation by Ms. Waite

CM Services Renovation Projects at Orioles Park at Camden Yards

Ms. Waite recommended approval of a professional services contract to Gilbane – Warren Builds Joint Venture in the amount of \$1,097,444 to provide preconstruction management services for the renovation projects at Oriole Park at Camden Yards.

Discussion – None

The votes included all items presented and discussed for Oriole Park at Camden Yards

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Concrete Maintenance and Repairs

Mr. Samoryk recommended approval of a contract with SFMS, LLC. for on-call concrete maintenance and repair services.

Discussion - None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Sound System Maintenance (Second Renewal)

Mr. Provenzano recommended approval of a contract with Pavion/Corbett Technology Solutions, Inc. to provide sound system maintenance and repair services for Camden Yards Sports Complex.

Discussion - None

Motion to Approve: Dr. Hussman

Second: Mr. Coplan

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T-GMP#8

Mr. Hutson recommended that approval of a Guaranteed Maximum Price contract with Gilbane Building Company for a portion of the M&T Bank Stadium Improvements project in the amount of \$11,365,554.87.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Mr. Attman

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

Maryland Stadium Authority

Presentation by Mr. Frenz

Access and Due Diligence Agreement

Mr. Frenz recommended approval of the negotiated agreement with the Baltimore Orioles Limited Partnership regarding property access for due diligence purposes.

Discussion – Acknowledgement that the testing and evaluation will take place during business hours on North Warehouse.

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz congratulated MSA employees as recipients of the Ambassador Award for their success in using B2Gnow compliance software and training initiatives.
- Mr. Frenz acknowledged grant acceptance of the Choo Smith Empowerment Camp and encouraged visitation to grant recipient events.
- Upcoming procurement reports shared and will continue to be a part of the monthly reporting.
- MSA Summer interns were introduced along with the commitment to the program.

Security Report - Mr. Conaway

- Mr. Conaway shared the success of security at Oriole Park
- Baltimore Fleet Week will coincide with Orioles' games and we are working with our security and safety partners to have a safe and successful week.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- On-Call HVAC Repairs and Preventative Maintenance Services

M&T Bank Stadium

- A.E. Services
- Exterior Signage Replacement
- Temporary Pest Control
- Sound System Improvements
- Furniture, Fixtures and Equipment

MSA Administration

- Debtbook Software License Services

Capital Projects Development Group

- BCS, Highlandtown Elementary /Middle School, Furniture, Fixtures and Equipment, School Specialty **(\$67,258.20)**
- C.O.R.E., COR-029, Project Closeout, A1 Environmental and Safety Training LLC dba Mayoka Services **(\$89,516.95)**

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 12 counties representing 32 projects.
- Racing – Engineering analyses for full demo, consultants hired
- DLS Building: construction continues on schedule.
- CORE: 1,300 notices to proceed; 1,277 properties completed and turned over to Baltimore City.
- Baltimore Convention Center renovations in design
- Hagerstown opened.
- Frostburg State University – athletic field-released request for construction management
- MLS Next PRO Soccer Stadium in study and design is in progress
- Prince George's County Blue Line – continues with design
- Minor League Baseball Stadiums
 - Prince George's County-in design
 - Arthur Perdue-has a delayed design schedule
 - Aberdeen-in design analyzing cost
 - Charles County entering design build procurement

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Executive Boardroom, Board Meeting Minutes, 7/2/2024, 12:00 PM**

- Ocean City parking study is proceeding
- St. Mary's County Sports Complex - Phase 2 Study will enter procurement process soon

Maryland Sports Monthly Update

- Reported on Advancements of Blacks in Sports event and the MSA staff that supported the event.

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

Second: Mr. Cole

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

The Open Meeting was adjourned at 1:09pm.