

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

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

OPEN MEETING

Attendance:

Board

Leonard Attman
Joe Bryce
Bill Cole
Lee Coplan
Artis Hampshire-Cowan*
John Hussman
Adam Kane
Faith Leach
Maggie McIntosh
Manervia Riddick

Maryland Stadium Authority

Gary McGuigan	Joe March*
Kristy Taylor	Vernon Conaway*
Cynthia Hahn	Nick Caronna
John Samoryk	Al Tyler*
Rachelina Bonacci	Jeff Provenzano
Eric Johnson*	Amy Mataban
Phil Hutson*	Yai Waite
Chris Deremeik	Dawn Abshire
Jocelyn Grogan Jones*	Kelly Smulovitz
Bruce Benshoof	

*Teleconference

Call to Order:

Board Member Coplan called the meeting to order at 12:02 PM.

Approvals

Minutes

Approval of the open meeting minutes for June 2, 2026 and the closed meeting minutes for June 2, 2026 and June 19, 2026 were approved.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Contracts

Built To Learn

Baltimore City College High School Renovation GMP 2

Presentation by Mr. Johnson

Mr. Johnson recommended approval to amend a contract with Davis Construction in the amount of \$116,806,036 related to the Baltimore City College High School renovation project.

Discussion-Mr. Johnson agreed to provide a more extensive report to supplement missing materials and provided documents to the board after the meeting.

Motion to Approve: Mr. Kane

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Built To Learn

Charles County LaPlata High School MOU

Presentation by Mr. Johnson

Mr. Johnson recommended approval of a Project Memorandum of Understanding between the Maryland Stadium Authority, Charles County, and The Board of Education of Charles County Maryland.

Discussion-Clarification of MOU approval signature time frame.

Motion to Approve: Mr. Cole

Second: Mr. Attman

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

21st Century Schools Program

Presentation by Mr. Johnson

21st Century Schools 2025 Annual Report

Mr. Johnson provided an overview and recommended approval of a 2025 Annual Report of the 21st Century Schools Program.

Discussion-Acknowledgement of the quality of the report and programs.

Motion to Approve: Mr. Attman

Second: Dr. Hussman

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, Riddick

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Construction Management Services-Lockerman Middle School

Ms. Waite recommended approval award a professional service contract to Oak Contracting, LLC in the amount of \$182,080 to provide preconstruction management services to Lockerman Middle School. This amount includes a \$50,000 Owner's Contingency.

Discussion-None

Motion to Approve: Dr. Hussman

Second: Mr. Attman

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center-MOU Supplement: Capital Improvement and Design

Ms., Waite recommended approval of a contract to Crabtree, Rohrbaugh & Associates, Inc. for architectural and engineering services of the Lockerman Middle School

Discussion-None

Motion to Approve: Mr. Cole

Second: Ms. Leach

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center-Ayers Saint Gross Contract Modification #20: Branding and Digital Signage Infrastructure Design

Mr. Tyler recommended approval of contract to provide recommendation to provide a contract modification to Ayers Saint Gross in the amount of \$498,770. The contract modification is for the development of a comprehensive branding package, design of digital signage, infrastructure, and design of remediation measures for unforeseen water intrusions at the Baltimore Convention Center.

Discussion- Budget allocation requested.

Motion to Approve: Ms. Leach

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Oriole Park At Camden Yards

Presentation by Mr. Hutson

Oriole Park GMP#7

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane-Warren Builds Joint Venture for a portion of the Oriole Park Improvements project in the amount of \$23,183,298.99.

Discussion-MBE goals tracking acknowledged and correction explained.

Motion to Approve: Mr. Bryce

Second: Mr. Kane

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick,

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call Security Video Repair & Maintenance Services

Mr. Samoryk recommended approval of a contract with MidPoint Technology Group, LLC to provide on-call security video repair & maintenance services on an as-needed basis at the Camden Yards Sports Complex. The term of the proposed contract is a period of up to two years or total contract spend of \$200,000, whichever comes first.

Discussion- Overview of the incumbent vs new vendor process and impact.

Motion to Approve: Dr. Hussman

Second: Mr. Kane

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Maintenance and Repair Services for Two Way Radio Communication System

Mr. Samoryk recommended approval of a contract with Brown's Communications Inc. provide maintenance and repair services for the two-way radio communication system on an as-needed basis at the Camden Yards Sports Complex. The proposed term is three (3) years with two (2) one-year renewal options.

Discussion- Explanation of the price difference between bidders provided and the time frame of the contract.

Motion to Approve: Mr. Attman

Second: Mr. Kane

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Maryland Stadium Authority

Presentation by Mr. Samoryk

Staffing With Related Services and Solutions

Mr. Samoryk recommended approval MSA indefinite delivery indefinite quantity contract to Tryfacta, Inc. based upon its Sourcewell Intergovernmental Cooperative Purchasing Agreement, dated October 23, 2024, for Staffing with Related Service and Solutions. The contract with Tryfacta shall include all the terms and conditions that would be in a typical contract between MSA and its contractor under a standard procurement.

Discussion- Explanation of the reason for this type of procurement along with the vendor choice and qualifications. The uniqueness of the scope of work was acknowledged. Justification for using the Intergovernmental Cooperative Purchasing Agreement was provided. Confirmation that MSA has never used this type of service in the past.

Motion to Approve: Dr. Hussman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Maryland Sports Commission

Presentation by Ms. Cottrell

Choo Smith Youth Empowerment Basketball and Enrichment Camp and

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Lake Arbor Jazz Festival

Ms. Cottrell recommended funding approval \$75,000 to Choo Smith Youth Empowerment for the Basketball & Enrichment Camp through the Youth & Amateur Sports Grant and Michael Erin Busch Fund. Along with approval of \$75,000 grant award to the Prince George's Cultural Arts Foundation for the Lake Arbor Jazz Festival through the Major Sports & Entertainment Events Fund.

Discussion- Confirmation MSA will have signage acknowledging the grant. Explanation of the change in grant administration including the discontinuation of a rolling grant application process.

Motion to Approve: Mr. Bryce

Second: Ms. Leach

Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick

Informational

Security Report - Mr. Conaway

No significant security threat to the complex.

Continuing to plan and prepare for the upcoming concert events at M&T Bank Stadium

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

Repairs to Schneider Ecostruxure Metering System

Electrical Automation Services Inc.

Purchase Order Modification no. 1

Visitor Management Software Subscription

M&T Bank Stadium

Smith's Detection X-Ray Machines-Point Security

AE Services for M&T Bank Stadium Master Plan

Gensler Architecture, Design & Planning, P.C.-Contract Modification no. 9

Platform Manager Software Based Licensing Professional Services-Ross Video Inc.

Oriole Park at Camden Yards

Portable Sound System Equipment-Full Compass Systems, Inc.

Warehouse at Camden Yards

Warehouse Window Replacement-KC Pella Windows and Doors

MSA Administration

Website Hosting and Maintenance-The Canton Group-Contract Renewal no. 2

CPDG Update – Mr. McGuigan

- 1) City Schools – two schools remaining.
- 2) Built To Learn - 51 MOUS 20 LEAS, \$3.5 billion.
- 3) Maryland Racing – Laurel Park acquisition approved by Board of Public Works Wednesday, 1st July 2026; closing scheduled for Wednesday, 8th July 2026.
- 4) Shamrock Farms is in State Disposition process. Scheduled to sell in fall.
- 5) Pimlico – Structures going up. Tunnel coming out of the ground, deepest concentration.
- 6) BVRI: New demolition program – received 95 properties, 30 notices to proceed in procurement. Hoping to bring those to the board for approval at September’s meeting. 20 stabilizations and 45 environmental notices to proceed
- 7) Baltimore Convention Center – work ongoing.
- 8) City of Ocean City Indoor/Outdoor Sports Complex – city still selecting a site.
- 9) Blueline active discussions with county on money allocation to which projects.
- 10) Prince George’s County Blueline necessary MOU and are awaiting a project list and details regarding which projects they would like to advance.
- 11) Minor League Baseball Stadiums
 - a) Prince George’s Co. and Frederick Co. in punch list.
 - b) Southern MD. going out with RFP to select contract. In design.
 - c) Ripken – Legislative dictation that MSA will be doing a study reporting potential funding for Aberdeen due November 1st, 2026.
 - d) Charles County Amphitheater Sports Wellness Center – Study in progress .
- 12) Ocean City Convention Center - Master plan and parking study draft report is in and under review.
- 13) St. Mary’s County Sports Complex - expected to be released in the next 4-6 weeks.
- 14) Hagerstown Community College final report released May 16th, 2026.
- 15) Historic St. Mary’s County Force 400 is under review.
- 16) France-Merrick Performance Arts Center in progress.
- 17) Montgomery Co. Indoor field house - awaiting funding.

Q&A:

Q: Will the Frederick Douglass High be opening August?

A: GM: It will be available for students in September, and groundbreaking scheduled for late August/September.

Q: BVRI, do we have an internal demolition team or is it contracted out?

A: GM: It’s all contracted out. MSA mans the staff that manages the contracts.

Q: Is that the same for the stabilization work?

A: GM: Yes. Any projects we do, we’re managers and hire staff to do the actual work.

Maryland Sports Commission Update – Ms. Cottrell

Ms. Cottrell provided an update on the grand application and funding.

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Motion to Adjourn: Mr. Attman

Second: Mr. Bryce

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh,
Riddick**

The Open Meeting was adjourned at 12:48 PM

Motion to Adjourn: Mr. Attman

Second: Mr. Bryce

Affirming: Bryce, Cole, Coplan, Hussman, Kane, Leach, McIntosh, Riddick,
The Open Meeting was adjourned at 12:53 PM