

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

Board Meeting Minutes
May 7, 2024 - 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 Stanalonis*
Justin Williams

Maryland Stadium Authority

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

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:01 PM.
Chairman Thompson welcomed new board member Dr. John P. Hussman.

Approvals

Minutes

Approval of the open meeting minutes for April 2, 2024

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Contracts

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center Improvements Design and Engineering Study

Mr. Tyler recommended approval of a contract with Ayers Saint Gross to provide design and engineering services associated with capital improvement projects at the Baltimore Convention Center.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. McIntosh

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Ocean City Sports Complex Preliminary Design Services

Mr. Tyler recommended approval of a request by the Town of Ocean City for MSA to manage phase 2 preliminary design and engineering services for the Ocean City Sports Complex project.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Vertical Transportation Maintenance and Repairs

Mr. Samoryk recommended approval of a contract with Schindler Elevator Corporation to provide vertical transportation maintenance and repairs for the Camden Yards Sports Complex.

Discussion – Explanation of bid amounts and scope of work along with the acknowledgment of type and brand of elevators.

Motion to Approve: Mr. Bryce

Second: Dr. Hussman

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Central Plant Heating and Cooling Operations and Maintenance

Mr. Samoryk recommended approval of a contract with AAA Complete Building Services, Inc. to provide central plant heating and cooling operations and maintenance services for the Camden Yards Sports Complex.

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Williams

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Fire Alarm Inspection and Testing

Mr. Samoryk recommended approval of a contract with GL Kreiner, Inc. to provide fire alarm inspection and testing services at the Camden Yards Sports Complex.

Discussion – Confirmation that the winning bid and scope were in line with previous bids and contracts.

Motion to Approve: Mr. Attman

Second: Mr. Williams

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Repair and Replace Caulking and Expansion Joints

Mr. Samoryk recommended approval of a contract with Unisource Services, LLC to provide repairs and replacement of caulking and expansion joints at the Camden Yards Sports Complex on a time and materials basis.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

AE Services for M&T Bank Stadium Master Plan-Change Order No. 3

Mr. Hutson recommended that MSA modify its contract with Gensler Architecture, Design and Planning, P.C. in the amount of \$573,270.00 for additional design services in connection with the M&T Bank Stadium renovation project.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Maryland Sports Commission

Presentation by Mr. Hasseltine

Michael Erin Busch Fund and Youth and Amateur Sports Grant

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 5/7/2024, 12:00 PM**

Mr. Hasseltine recommended approval of the MLS Next Flex grant funding request. The event met the grant requirements and organizers are asking for the maximum allocation per the grant.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Maryland Sports Commission

Presentation by Mr. Benshoof and Mr. Hasseltine

Ratification of Affiliated Foundations Policy

Mr. Hasseltine recommended that the MSA adopt a resolution to ratify the Policy on Foundations Affiliated with Maryland Sports and all actions undertaken in accordance with the Policy since January 18, 2018. The policy is based on legislation that allows MSA to recognize certain foundations as affiliated with the office of Maryland Sports to promote private fundraising in support of Maryland Sports.

Discussion – Dr. Hussman recommended that the vote on ratification of this policy be taken prior to the Board's consideration of the request for funding to support the Sport and Entertainment Corporation.

Motion to Approve (Ratification): Dr. Hussman

Second: Mr. Bryce

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

Maryland Sports Commission

Presentation by Mr. Hasseltine

Sport and Entertainment Corporation of Maryland (SECMD) Overhead Funding Support

Mr. Hasseltine recommended a waiver of rent, (351 W. Camden Street, Suite 202) and administrative cost for calendar year 2024 to support the SECMD. The support will help ensure the organization can continue to deliver world-class events, while giving the new SECMD board of directors' time to get acclimated to their roles and their fund-raising efforts.

Discussion -None

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz highlighted the success of Meritus Park in Hagerstown and congratulated Messrs. McGuigan, Tyler, Bodt and Irby on successfully completing a challenging project.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 5/7/2024, 12:00 PM**

- Mr. Frenz acknowledged the fine work Mr. Hutson and Ms. Smulovitz are doing on the M&T Bank Stadium renovation projects.

Legislative Update – Ms. Mataban

Ms. Mataban provided an update of the 2024 Maryland Legislative Session. The written report of bills that impact the Authority will be available In July.

Security Report - Mr. Conaway

- Mr. Conaway shared the success of security at the Orioles Park
- In April MSA participated in a table top security exercise.
- Mr. Conaway discussed concerns regarding traffic control during games and the need to increase traffic patrol using resources from the Baltimore City Sheriff's Office.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Repairs and Replacement of Caulking and Expansion Joints
- Drone Detection Software License

M&T Bank Stadium

- Exterior Signage Replacement
- Temporary Pest Control

MSA Administration

- Audit Services-Purchase Order Modification

Capital Project Development Group

- Frostburg State University Upper Field Design, Additional Services, Ewing Cole
- Arthur Perdue Stadium Improvements, Cost Estimate for Non-PDL Improvements, Gilbane Building Company

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 12 counties representing 32 projects.
- Racing – Legislature passed legislation. Most aggressive schedule and project ever pursued by MSA.
- DLS Building: construction continues on schedule.
- CORE: 1,291 notices to proceed; 1,239 properties completed and turned over to Baltimore city.
- Baltimore Convention Center renovations in design
- Hagerstown on schedule for May's opening
- Frostburg State University – athletic field in design stage
- MLS Next PRO Soccer Stadium in study and design
- Prince George's County Blue Line – continues with design

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 5/7/2024, 12:00 PM**

- Minor League Baseball Stadiums
 - Prince George's County-in design
 - Hagerstown Multi-Sport Center on schedule (early May 2024)
 - Arthur Perdue-in design
 - Aberdeen-in design analyzing cost
 - Charles County entering design build concept soon.
- Ocean City parking study is proceeding
- St. Mary's County Sports Complex - Phase 2 Study will enter procurement process soon
- Mr. McGuigan provided an update on 21s Century Schools and the Built To Learn School program and the relationships with the counties

Maryland Sports Monthly Update

- Reported on Sports Events Tourism Association conference that was attended by staff. Mr. Hasseltine is encouraged by Maryland's ability to bid successfully for sports tourism events.
- 100% participation in Team Maryland by Maryland Counties.
- Announcements of soccer matches scheduled to be held in Maryland.

Chairman Thompson requested a motion to move into a Closed Meeting of the Board to receive advice of legal counsel on a proposed settlement of a contract dispute that is the subject of potential litigation against MSA. Chairman Thompson cited the following reasons permitted under the Open Meetings Act for moving into Closed Meeting: to obtain advice of counsel (Section 3-305(b)(7)) and to consult with counsel and staff regarding pending or potential litigation (Section 3-305(b)(8)). He further announced that the Board would not move back into Open Session following the Closed Meeting.

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

Second: Ms. Riddick

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

The Open Meeting was adjourned at 1:07pm.

**Closed Meeting
Summary Statement**

Chairman Thompson called the Closed Meeting to order at 1:09 p.m. for the purpose of considering a legal advice and recommendations on the proposed settlement of a contract dispute, involving potential litigation. The basis for closing the meeting are set forth in the above Minutes. During the Closed Meeting, AAG Cynthia Hahn briefed the Board on the proposed settlement and responded to questions regarding the terms thereof. The Board voted unanimously to approve the settlement. No other topics were discussed and no other votes were taken. The Closed Meeting was adjourned at 1:27 p.m. Persons present during the Closed Meeting were: (i) all Board members; (ii) MSA staff: Michael Frenz and Kristy Taylor; and (iii) AAGs Cynthia Hahn, Amy Mataban, and Bruce Benshoof.