

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

**Board Meeting Minutes**  
**March 4, 2025 – 12:00 PM**

**OPEN MEETING**

**Attendance:**

**Board**

Craig Thompson  
Joe Bryce\*  
Bill Cole  
Lee Coplan  
John Hussman  
Maggie McIntosh\*  
Manervia Riddick\*  
Justin Williams

**Maryland Stadium Authority**

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

\*Teleconference

**Call to Order:**

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

**Approvals**

**Minutes**

Approval of the open meeting minutes for February 4, 2025 and February 19, 2025.

**Discussion** – None

**Motion to Approve: Mr. Cole**

**Second: Mr. Coplan**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

Chairman Thompson thanked Mr. Coplan for chairing last month's meetings.

## **Contracts**

### **21<sup>st</sup> Century Schools**

#### **Presentation by Mr. Johnson**

#### **21<sup>st</sup> Century Schools Program Annual Report**

Mr. Johnson recommended approval of the 2024 21st Century Schools Program Annual Report.

**Discussion-**The quality of the Annual Report was acknowledged.

**Motion to Approve: Mr. Coplan**

**Second: Mr. Cole**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

### **Built To Learn**

#### **Presentation by Mr. Johnson**

#### **Anne Arundel County Project MOU- Old Mill High School**

Mr. Johnson recommended approval of a MOU between MSA and Anne Arundel County related to the Built to Learn Act.

**Discussion-**None

**Motion to Approve: Mr. Bryce**

**Second: Mr. Hussman**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

### **Built To Learn**

#### **Presentation by Ms. Waite**

#### **Code Compliance Services – Various Built to Learn Act School Projects**

Ms. Waite recommended approval of a contract with The Institute for Building Technology and Safety, Inc. for code compliance services for various Built to Learn Act school projects.

**Discussion-**None

**Motion to Approve: Mr. Coplan**

**Second: Mr. Cole**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

### **Capital Projects Development Group Projects & Studies**

#### **Presentation by Mr. Deremeik**

#### **Prince George's Stadium Improvements GMP#4**

Mr. Tyler recommended approval of GMP#4 for Prince George's Stadium Improvements.

**Discussion-**None

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

**Capital Projects Development Group Projects & Studies**

**Presentation by Mr. Deremeik**

**Harry Grove Stadium Improvements GMP Package #1**

Mr. Deremeik recommended approval of GMP#1 for Harry Grove Stadium Improvements.

**Discussion** – None

**Motion to Approve: Mr. Hussman**

**Second: Mr. Cole**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

**Capital Projects Development Group Projects & Studies**

**Presentation by Mr. Tyler**

**Western Maryland Regional Sports Complex at Frostburg State University-  
Guaranteed Maximum Price**

Mr. Tyler recommended approval of a contract with Northpoint Builders for a Guaranteed Maximum Price contract in the amount of \$3,476,217 for the Western Maryland Regional Sports Complex at Frostburg State University project.

**Discussion** – None

**Motion to Approve: Mr. Coplan**

**Second: Mr. Bryce**

**Affirming: Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

**Capital Projects Development Group Projects & Studies**

**Presentation by Mr. Tyler**

**Northwest Baltimore County Sports Tourism Facility Study-MOU**

Mr. Tyler recommended approval of a MOU between MSA and Baltimore County for MSA to manage a market and economic study of a proposed sports tourism facility at Reisterstown Regional Park in Northwest Baltimore County, MD.

**Motion to Approve: Mr. Coplan**

**Second: Mr. Hussman**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

**Capital Projects Development Group Projects & Studies**

**Presentation by Mr. Tyler**

**MD Racing-Shamrock Farm Preliminary Design and Engineering**

Mr. Tyler recommended approval of the contract modification with Ayers Saint Gross in the amount of \$1,628,982 for design and engineering services related to the Maryland Racing Facilities project.

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

## **Capital Projects Development Group Projects & Studies**

### **Presentation by Ms. Waite**

#### **Regency Furniture Stadium Improvements-Preliminary**

##### **Design/Architectural Engineering Services**

Mr. Waite recommended approval of a contract to Colimore-BallParchitecture-JV to provide preliminary design and engineering services for the Regency Furniture Stadium.

**Discussion** – Explanation of fees from the bidders and the difference in bid amounts.

**Motion to Approve: Mr. Attman**

**Second: Mr. Cole**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

## **Camden Yards Sports Complex**

### **Presentation by Mr. Provenzano**

#### **Central Plant Heating and Cooling Operations and Maintenance Modification**

##### **#2**

Mr. Provenzano recommended approval of a contract modification with AAA Complete Building Services, Inc. for critical repairs related to the central plant at the Camden Yards Sports Complex.

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

## **M&T Bank Stadium**

### **Presentation by Mr. Hutson**

#### **Gensler Architecture Design & Planning A/E Services**

Mr. Hutson recommended approval of a contract modification with Gensler Architecture, Design and Planning, P.C. in the amount of \$317,654.99 for design changes of M&T Bank Stadium renovation project.

**Discussion** – Explanation of how the amount of changes occur and how the negotiation during construction is managed.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

## **Maryland Stadium Authority**

### **Presentation by Ms. Abshire**

#### **Comprehensive Plan of Financing Sports and Entertainment Facilities Series 2025**

Ms. Abshire recommended approval of the Comprehensive Plan of Financing Sports and Entertainment Facilities Series 2025 and the MSA Board Resolution for the Financing Plan. The Comprehensive Plan of Financing contemplates the issuance of tax-exempt bonds up to \$121.505 million for the Series 2025 Sport Entertainment bonds.

**Discussion** – Confirmation that the use of the funds has a specific allocations.

**Motion to Approve: Mr. Attman**

**Second: Mr. Hussman**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick,  
Williams, Thompson**

### **Maryland Sports Commission**

#### **Presentation by Mr. Hasseltine**

#### **Michael Erin Bush/YASG FY2025 Approvals**

Mr. Hasseltine requested grant funding approval for events.

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick,  
Williams, Thompson**

### **Informational**

#### **Executive Director's Report - Mr. Frenz**

- Mr. Frenz introduced Victoria Gurdak, Manager - Tenant Services and Events
- Katie Dantin and Nate Crow from Scheer Partners provided a leasing update including rental market update and strategies.

#### **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. Staffing and training for the upcoming baseball season is underway, along with Opening Day preparations.

### **Report of Small Procurements and Change Orders**

#### **Camden Yards Sports Complex**

- Maryland Time LAS Software Maintenance and Support
- Employee Relations Consultant

#### **Oriole Park at Camden Yards**

- Temporary Sound System

#### **M&T Bank Stadium**

- Design Consulting Services
- Spare Power Supply Components for the Evertz EXE Router
- Solid Waste Removal

#### **CPDG**

- BCS, Cross Country Elementary/Middle School, Commissioning Services  
Closeout, Wright Engineering, **(\$15,000.00)**

#### **CPDG Update – Mr. McGuigan**

- Baltimore City Schools – 27 completed, 2 schools in construction.
- Built To Learn – MOUs with 16 counties representing 38 projects.
- Racing – Pimlico schematic design will continue along with acquiring permits for

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demo work.

- CORE: 1,303 notices to proceed; 1,285 properties completed and turned over to Baltimore City. Mr. McGuigan is a member of a council with a goal to increase the demolition of vacant Baltimore City properties at an increased speed and efficiency.
- Baltimore Convention Center – starting construction along with design for back of house issues
- MLS-Next soccer study should be completed next month
- Minor League Baseball Stadiums
  - Prince George’s County-in construction
  - Aberdeen-MOU finalized and waiting approval
  - Charles County entering design build procurement
  - Fredrick – first GMP expected
  - Bowie-Construction Spring 2025
  - Perdue-Groundbreaking, construction started
- St. Mary’s County Sports Complex - will enter procurement process soon

**Maryland Sports Monthly Update - Mr. Hasseltine**

- Preakness Festival 150 planning is ongoing with sustainability of the event at the forefront.
- CIAA was a success; currently awaiting decision to continue as the host city.

**Motion to Adjourn: Mr. Attman**

**Second: Mr. Coplan**

**Affirming: Attman, Bryce, Cole, Coplan, Hussman, McIntosh, Riddick, Williams, Thompson**

**The Open Meeting was adjourned at 12:50pm.**