

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

**Board Meeting Minutes**  
**March 3, 2026 – 12:00 PM**

**OPEN MEETING**

**Attendance:**

**Board**

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

**Maryland Stadium Authority**

Michael Frenz	Gary McGuigan*
Kristy Taylor	Joe March*
Cynthia Hahn	Vernon Conaway
John Samoryk	Nick Caronna
Rachelina Bonacci	Al Tyler*
Yai Waite	Eric Johnson*
Phil Hutson	Amy Mataban
Altha Weaver	

\*Teleconference

**Call to Order:**

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

**Approvals**

**Minutes**

Approval of the minutes of open meeting held February 3, 2026.

**Discussion** – None

**Motion to Approve: Mr. Coplan**

**Second: Ms. Riddick**

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson**

## **Contracts**

### **Built To Learn**

#### **Chopticon High School Renovation – St. Mary’s County**

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

Mr. Johnson recommended approval of the Project Memorandum of Understanding between the MSA and the Board of Education of St. Mary’s County for the renovation of Chopticon High School

**Discussion-**Funding source was confirmed

**Motion to Approve: Dr. Hussman**

**Second: Mr. Coplan**

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson**

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

#### **Presentation by Mr. Tyler**

##### **France-Merrick Performing Arts Center Facility Assessment MOU**

Mr. Tyler recommended approval Memorandum of Understanding between the MSA and the Hippodrome Foundation to manage a facility assessment of the France-Merrick Performing Arts Center.

**Discussion-**Confirmation of funding source was provided and MSA’s role in the project.

**Motion to Approve: Mr. Attman**

**Second: Mr. Cole**

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson**

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

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

##### **Central Plant heating & Cooling Operations & Maintenance Renewal no. 1**

Mr. Provenzano recommended approval of the first renewal option of the contract with AAA Complete Building Services, Inc. to provide central plant heating and cooling operations and maintenance services for the Camden Yards Sports Complex. This is the first of three renewal options under the contract that went into effect June 5, 2024.

**Discussion-**Clarification of funding source and update on renovations provided.

**Motion to Approve: Ms. Riddick**

**Second: Ms. McIntosh**

**Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson**

### **Oriole Park At Camden Yards**

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

##### **Oriole Park GMP#5**

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 \$8,137,777.93.

**Discussion-**None

**Motion to Approve: Dr. Hussman**

**Second: Mr. Cole**

**Affirming: Attman (arrived during presentation), Bryce, Cole, Coplan,  
Hampshire-Cowan, Hussman, Kane, Leach, McIntosh, Riddick, Thompson**

## **Maryland Stadium Authority**

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

#### **Maryland Stadium Authority Budget Fiscal Year 2027**

Ms. Abshire recommended the approval of the fiscal year 2027 budget.

**Discussion-**Confirmation of funding source and budget completion schedule.

**Motion to Approve: Mr. Coplan**

**Second: Ms. Riddick**

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

## **Maryland Stadium Authority**

### **Presentation by Mr. Samoryk**

#### **Amendment To Procurement Policy Procedures**

Mr. Samoryk recommended that MSA formalize its policies and procedures related to procurement.

**Discussion-**None

**Motion to Approve: Mr. Coplan**

**Second: Ms. Riddick**

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

## **Informational**

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

- Mr. Frenz announced the budget briefing schedule and shared an overview of what will be provided to the legislature.

### **Security Report - Mr. Conaway**

- Mr. Conaway confirmed that M&T Stadium is free of snow and ready for the soccer game. Security preparations underway for baseball season, including tabletop security exercise.

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

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

- Automatic Door Closures Preventative Maintenance
- ASSA Cylinders for OPCY Renovations
- Relocation of Coors Light Sign
- OPCY FF&E Package no. 1
- OPCY Testing & Inspection

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**Camden Yards Sports Complex**

- Snow Melt Device Installation
- Fluke Cable Certifier Test Equipment
- M&T and OPCY Door Repairs

**M&T Bank Stadium**

- M&T FF&E Package no. 7

**CPDG Update – Mr. McGuigan**

- Baltimore City Schools-27 completed, 2 schools in construction
- BVRI: 1,346 properties completed and turned over to Baltimore City
- City of Ocean City Sports Complex-site selection
- Hagerstown Community study in draft form
- Minor League Baseball Stadiums
  - Prince George’s County- scheduled to open 2026
- Ocean City Convention Center-master plan is in progress
- St. Mary’s County sports study is in draft and under review and the Historic St. Mary’s County Force 400 is ongoing.
- Baltimore County sports study-examining potential indoor and outdoor expansion for community and tourism
- Maryland Racing–Demolition of Pimlico is wrapping up. with a focus on a large tunnel for track tractor-trailers and pedestrians.
- Shamrock Farms Due diligence is ongoing-the board received a letter from the commissioners of Carol County expressing concerns about the project, including traffic, environment, power needs, and property values.

Chairman Thompson requested a motion to move into a Closed Meeting of the Board to receive advice of legal counsel. 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. Hampshire-Cowan**

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

**The Open Meeting was adjourned at 12:34pm.**

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**Closed Meeting  
Summary Statement**

Chairman Thompson called the Closed Meeting to order at 12:35 p.m. for the Discussion of specific MSA tenant matters; consultation with counsel for legal advice in connection with MSA's response to a tenant request.

Members who voted to meet in closed session: Craig Thompson, Leonard Attman\*, Bill Cole\*, Lee Coplan, Artis Hampshire-Cowan\*, John Hussman, Adam Kane, Faith Leach, Maggie McIntosh, Manervia Riddick

\*Teleconference

A discussion by the Board followed, and no formal vote or Board action was taken.

The Chairman then asked for a motion to close the meeting at 1:08 PM. A Motion to Adjourn was made, seconded, and the vote to adjourn was unanimous.

The closed meeting was adjourned at 1:09 PM.