

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

Board Meeting Minutes
November 12, 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
Eric Johnson	Dawn Sanders
Kristy Taylor	Al Tyler*
Yai Waite	Joe March*
Amy Mataban*	John Samoryk
Cynthia Hahn	Vernon Conaway*
Terry Hasseltine*	Bruce Benshoof*
Phil Hutson	Nick Caronna
Jocelyn Grogan Jones*	Jeff Provenzano
Chris Deremeik*	

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the open meeting minutes for October 1, 2024

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Contracts

21st Century Schools

Presentation by Mr. Johnson

Northwood Elementary Project Closeout Change Order

Mr. Johnson recommended approval of a credit change order in the amount of \$1,596,463.98, which will close out the Davis Construction contract for the Northwood Elementary School Project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

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

21st Century Schools

Presentation by Mr. Johnson

Patterson High School Project closeout Change Order

Mr. Johnson recommended approval of a credit change order in the amount of \$2,138,640.34, which will close out the Skanska USA construction contract for the Patterson High School Project.

Discussion-None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Built To Learn

Presentation by Mr. Johnson

MOU Kent County Public Schools, Kent County Middle School

Mr. Johnson recommended approval of a MOU between MSA, The Board of Education of Kent County and Kent County related to the Built to Learn Act.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Built To Learn

Presentation by Ms. Waite

Kent County Middle School-Architectural/Engineering Services

Ms. Waite recommended approval of a contract with Crabtree, Rohrbaugh & Associates in the amount of \$2,495,716.30 to provide architectural and engineering design services for the Kent County Middle School.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

**Affirming: Attman, Bryce, Cole, Hampshire-Cowan, Hussman, McIntosh
Riddick, Stalalonis, Williams, Thompson
Mr. Coplan abstained from the discussion and vote.**

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Arthur Perdue Stadium Testing and Inspection Services

Ms. Waite recommended approval of a contract with Hillis-Carnes Engineering Associates, Inc. in the amount of \$32,140.50 to provide testing and inspection services for the Arthur Perdue Stadium Improvements.

Discussion – Confirmation was provided regarding financial responsibility.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Ocean City Phase 2-Preliminary Architectural and Engineering Services

Ms. Waite recommended approval of a contract with Manns Woodward Studio, Inc. in the amount of \$275,000 for architectural/engineering preliminary design services and Cannon Design in the amount of \$690,900 to provide Preliminary design and engineering services for the Ocean City Phase 2 Indoor/Outdoor Sports Complex. This amount includes a 5% Owner's Contingency for each of three proposed sites.

Discussion – Confirmation of MBE status of firm and the MBE sub-consultant goals. Explanation of MBE qualifications and the percentage goals provided by staff report. Explanation of payment structure. Clarification of the bid differential between applicants.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Supplemental Baltimore Convention Center MOU

Mr. Tyler recommended approval of Supplement to the MOU between the Mayor and City Council of Baltimore and the Maryland Stadium Authority dated March 5, 2024. The supplement formally authorizes MSA to pursue additional waterproofing at the center, and it has been reviewed and approved by the City's legal Counsel for execution by the Mayor and City Council. The Baltimore Convention Center is committed to fully funding the project.

Discussion – None

Motion to Approve: Mr. Hussman

Second: Mr. Coplan

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

Camden Yards Sports Complex

Presentation by Mr. Provenzano

Solid Waste Removal and Recycling Second Renewal

Mr. Provenzano recommended MSA exercise its second renewal option with The Goode Companies, Inc. for solid waste removal and recycling services at the Camden Yards Sports Complex. This second renewal option will be for Oriole Park only. This is the second of two renewal options that is available to MSA under the contract that went into effect February 1, 2021. The period of this option will be February 1, 2025 through January 31, 2025. To date, Goode has achieved 12% MBE participation during the term of the agreement.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Hampshire-Cowan

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

Camden Yard Sports Complex

Presentation by Mr. Samoryk

On-Call Material Testing and Inspection

Mr. Samoryk recommended approval of a contract with Atlas Group Services LLC to provide on-call testing and inspection services at the Camden Yards Sports Complex. The proposed contract term is three years with two one-year renewal options for the not-to-exceed sum of \$300,000.

Discussion –Explanation of scope of construction testing and examples of the benefit of committing to on call testing and inspection.

Motion to Approve: Mr. Attman

Second: Mr. Hussman

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

Oriole Park at Camden Yards

Presentation by Mr. Provenzano

Stadium Janitorial Services Second Renewal

Mr. Provenzano recommended a second contract renewal with Aramark Management Services Limited Partnership at the Camden Yards Sports Complex. This second renewal option will be for Oriole Park only. This is the second of two renewal options that are available to MSA under the contract that went into effect February 21, 2021. The period for this option will be February 1, 2025 through January 31, 2026. To date, Aramark has achieved 43% MBE participation during the term of the agreement.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

M&T Bank Stadium

Presentation by Mr. Provenzano

Controls Maintenance Contract-(Sole Source)

Mr. Samoryk recommended approval of a sole source contract with Pritchett Controls, Inc. to provide preventive and predictive maintenance and onsite services for the Building Automation System at M&T Bank Stadium. Pritchett is the BAS installation contractor and only Factory Authorized Dealer in the local region for the BAS controls at M&T Bank Stadium. The proposed contract is for a term of three years with two one year renewal options. The not-to-exceed cost for the initial contract term is \$319,892.00.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T-GMP#11

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane Building Company in the amount of \$25,503,873.87 for a portion of the M&T Bank Stadium Improvements projects.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Maryland Stadium Authority

Presentation by Mr. Frenz

Upper Deck Golf and Savannah Bananas Baseball

Mr. Frenz recommended that MSA opt-out of financial participation in net revenues from Upper Deck Golf and Savannah Bananas events.

Discussion – The support of events in the stadium on non-game days and the support and benefit of Baltimore City was highlighted.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

Maryland Stadium Authority

Presentation by Mr. Hasseltine

Grants Awards

Mr. Hasseltine recommended approval of grants of financial support for The Military Bowl and Washington International Horse Show.

Discussion – Confirmation of the schedule of The Military Bowl.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz acknowledged the passing of Chair Emeritus John Brown and his support of the MSA, University of Maryland, College Park and the State.
- Mr. Frenz led a discussion of a recent article regarding the Baltimore Convention Center and the economic impact of BCC to Baltimore City.

Security Report - Mr. Conaway

- Mr. Conaway confirmed that there were no significant threats to the complex and shared the success of the events held on the complex. The acknowledgement of no drone disruptions during the primetime Ravens game. Mr. Conaway explained the procedure of detecting and apprehending drone operators and the investigations that occur to aid in prosecution.
- Update on relationship with Baltimore City Sheriff's Office and the unauthorized vendors near the M&T Stadium. The work is complex and ongoing.
- The progress of drone detection was discussed.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Sharefile and Right Signature Licenses
- Citrix Online, LLC, Replacement Cup Holders
- Caddy Products, Irwin Seat Parts
- JLM HR Consulting, LLC -Workplace Culture and Employee Relations Consultant

M&T Bank Stadium

- M&T Bank Stadium Renovations – Furniture, Fixtures and Equipment
- Riedel Care Max Service Level Agreement
- Quandlex PRV and CRDs
- AE Services
- Evertz Router Heads

Warehouse

- Replacement of Pella Windows, KC Pella Windows

CPDG

- BCS, Frederick Douglass Building, Preconstruction Closeout, Dustin Construction Inc.
- 2) BCS, Northwood Elementary School, AE Closeout, SEI,

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CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in design.
- Built To Learn – MOUs with 14 counties representing 35 projects.
- Racing – Construction manager is being sought
- DLS Building: construction continues on schedule.
- CORE: 1,300 notices to proceed; 1,281 properties completed and turned over to Baltimore City.
- Baltimore Convention Center GMP is expected Fall 2024
- Frostburg State University – construction kickoff
- Prince George’s County Blue Line – continues with design
- Minor League Baseball Stadiums
 - Prince George’s County-in design
 - Aberdeen-finalized cost estimate
 - Charles County entering design build procurement
 - Fredrick – finalized design
- Ocean City parking study is progress
- St. Mary’s County Sports Complex - will enter procurement process soon
- Curry Civic Plaza anticipates start 2025
- Northwest County Tourism Study – MOU is under County review

Dawn Sanders was introduced and shared her experience at MSA and her past and current projects.

Audit Update – Mr. Caronna

- Mr. Caronna provided an update to the Legislative Audit and the internal audits. Staff was commended for responding quickly and the willingness to make corrections timely.
- The audit methodology and the need to changing next year’s audit schedule was discussed.

Maryland Sports Monthly Update - Mr. Hasseltine

- Attended the Sports Entertainment & Tourism Summit
- Hosted the World Rugby Federation leadership
- Hosted Get In the Game- HBCU Conference for students that are interested in careers in sports tourism.
- Hall of Fame Basketball Series-hosting at the CFG Arena

Chair Thompson expressed his admiration and sadness for the passing of Chair Emeritus, John Brown. John was named MSA Chair by Parris Glendening and served from 1999 to 2003. He was the owner of the popular College Park restaurant, R.J. Bentley's, and was a

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major booster of University of Maryland sports. During his tenure the MSA oversaw the design and construction of the University's basketball arena.

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

Second: Mr. Coplan

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

The Open Meeting was adjourned at 1:12pm.