

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

Board Meeting Minutes
October 1, 2024 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce*
Bill Cole
Lee Coplan
Artis Hampshire-Cowan*
John Hussman*
Manervia Riddick*
Jodi Stanalonis*
Justin Williams

Maryland Stadium Authority

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

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:01 PM.

Approvals

Minutes

Approval of the open meeting minutes for September 3, 2024

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Contracts

21st Century Schools

Presentation by Mr. Johnson

Commodore John Rodgers Elementary/Middle School GMP #1

Mr. Johnson recommended approval of a contract with CAM Construction Company in the amount of \$30,714,480 for Commodore John Rodgers Elementary/Middle School renovation.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

21st Century Schools

Presentation by Ms. Waite

Commodore John Rodgers Elementary/Middle School Testing & Inspection Services

Ms. Waite recommended approval of a contract with ECS Mid-Atlantic, LLC in the amount of \$229,040 for testing and inspection services.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Built To Learn

Presentation by Ms. Abshire

Built To Learn Bonds

Ms. Abshire presented the Built To Learn Bonds Series 2024 for approval.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Arthur Perdue Stadium Improvements GMP#3

Mr. Deremeik recommended approval of GMP#3 for Arthur Perdue Stadium Improvements.

Discussion-None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 10/1/2024, 12:00 PM

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Deremeik

Prince George's Stadium Improvements GMP #1

Mr. Deremeik recommended approval of GMP#1 for Prince George's Stadium Improvements.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

St. Mary's County Sports Complex- Architectural/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.

Discussion – Confirmation of funding source.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Pimlico Racing Facility Redevelopment-Construction Management Services

Ms. Waite recommended approval of a contract with Clark Construction Group, LLC in the amount of \$889,750 for pre-construction services.

Discussion – Clarification of MBE status, participation and commitment.

Motion to Approve: Ms. Riddick

Second: Mr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Ms. Waite

Pimlico Racing Facility Redevelopment-Comprehensive Threat and Vulnerability Risk Assessment

Ms. Waite recommended approval of a contract with Thorton Tomasetti, Inc. in the amount of \$68,596 for comprehensive threat and vulnerability risk assessment consulting.

Discussion – Clarification of the scope of the work and the time frame of the assessment consulting. Acknowledgement of the benefit of separate procurements

Motion to Approve: Mr. Attman

Second: Dr. Hussman

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

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Pimlico Racing Facility Redevelopment-Architecture and Engineering Services

Mr. Tyler recommended approval of a contract with Ayers Saint Gross in the amount of \$17,142,663 for design and engineering services.

Discussion – Clarification of MBE goals and the plan to reach/exceed the goals. Explanation of the projects involved and the relationship with MTROA.

Motion to Approve: Mr. Cole

Second: Mr. Coplan

Affirming: Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Staltonis, Williams, Thompson

Mr. Attman abstained from the vote.

Camden Yard Sports Complex

Presentation by Mr. Samoryk

On-Call General Trades Services

Mr. Samoryk recommended approval of contract with Colossal Contractors, Inc. in the amount of \$200,000.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

Camden Yard Sports Complex

Presentation by Mr. Samoryk

General Painting Services

Mr. Samoryk recommended approval of a contract with Manigault Construction, Inc. in the amount of \$200,000.

Discussion –None

Motion to Approve: Mr. Attman

Second: Mr. Williams

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

Oriole Park at Camden Yards

Presentation by Ms. Abshire

Financing Plan-Baseball Bonds

Ms. Abshire recommended the finance package for the Baseball Stadium in multiple series. The 2024 series was presented for approval, the total debt incurred will not surpass \$135 million.

Discussion – Details on the funding projections and tax clarifications.

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

M&T Bank Stadium

Presentation by Mr. Samoryk

M&T Bank Stadium North Plaza Renovations-Testing and Inspection

Mr. Samoryk recommended approval of a contract with Hillis-Carnes Engineering Associates, Inc. in the amount of 370,371.23 for testing and inspection services for North Plaza renovations.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

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

M&T Bank Stadium Improvements

Presentation by Mr. Hutson

M&T-GMP#10

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane Building Company in the amount of \$26,330,152.32 for a portion of the M&T Bank Stadium Improvements projects.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Coplan

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

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz mentioned the ongoing Legislative Audit and thanked Dawn Abshire, Danny Brann and Cynthia Hahn for their work on the finance plans presented.
- Mr. Frenz introduced Ross Petticord and Sheila Curry from the Maryland Horse Industry Board (MHIB). Mr. Petticord then briefed the board on the MIHB and various studies performed by MSA on its behalf.

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.

Report of Small Procurements and Change Orders

Oriole Park at Camden Yards Warehouse

- Floor Mat Purchase and Weekly Cleaning

M&T Bank Stadium

- M&T Bank Stadium Renovations – Furniture, Fixtures and Equipment
- Pest Control Services
- Ravens Team Selected Vendor- Portable Toilet Supply and Maintenance
- Ravens Team Selected Vendor-Electric Supply Service

CPDG

- MLS NEXT Pro Multi-Use Soccer Stadium, Preliminary Design Site Modification, Moody Nolan, Inc., \$39,680.

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

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

Second: Mr. Coplan

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

The Open Meeting was adjourned at 1:25pm.