

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

Board Meeting Minutes
October 7, 2025 – 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
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*
Amy Mataban*	Cynthia Hahn
Vernon Conaway	John Samoryk
Terry Hasseltine	Bruce Benshoof*
Nick Caronna	Rachelina Bonacci
Jeff Provenzano	Altha Weaver
Jocelyn Grogan Jones	

*Teleconference

Call to Order:

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

Approvals

Minutes

Approval of the minutes of open meeting on September 5, 2025 and ad hoc meeting on September 29, 2025.

Discussion – None

Motion to Approve: Mr. Cole

Second: Ms. Riddick

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

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call General Trades Services

Mr. Samoryk recommended approval of a contract with Baltimore Contractors, Inc. to provide on-call general trades services on an as-needed bases for Camden Yards Sports Complex.

Discussion-None

Motion to Approve: Mr. Cole

Second: Mr. Kane

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

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On-Call General Plumbing Services

Mr. Samoryk recommended approval of a contract with G.A. Mechanical, Inc. to provide plumbing services for Camden Yards Sports Complex.

Discussion-Explanation of quantity of bid responses explained.

Motion to Approve: Ms. Riddick

Second: Mr. Cole

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

Oriole Park At Camden Yards

Presentation by Mr. Samoryk

Furniture, Fixtures & Equipment Package no. 1

Mr. Samoryk recommended approval of a contract with Price Modern, LLC to provide furniture, fixtures and equipment for the initial phase of the Oriole Park at Camden Yards Renovation Project.

Discussion-Explanation of the MBE percentage explained along with the specifications of the furniture and pricing structure.

Motion to Approve: Mr. Bryce

Second: Mr. Coplan

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

Oriole Park At Camden Yards

Presentation by Mr. Samoryk

Structural Steel Painting

Mr. Samoryk recommended approval of a contract with Titan Industrial Services, Inc. to provide structural steel painting services at Oriole Park.

Discussion-Explanation of the scope review process and the bid pricing differences. Clarification of the frequency of stadium painting. Confirmation of companies insurance and bonding.

Motion to Approve: Mr. Cole

Second: Mr. Coplan

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

Maryland Stadium Authority

Presentation by Mr. Frenz

Orioles' Office Use Agreement

Mr. Frenz recommended approval of a request from the Orioles to allow the Los Angeles Rams to use Oriole Park as a practice facility from October 11-17, 2025. As part of the Rams use for such purposes, the Rams will primarily have access to the playing field, banquet areas, the Orioles club house, and the visiting club house.

Discussion- Acknowledgement of the agreement as an example of teamwork was shared.

Motion to Approve: Dr. Hussman

Second: Ms. Riddick

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

Maryland Stadium Authority

Presentation by Mr. Frenz

University of Maryland Faculty Physicians Lease

Mr. Frenz recommended approval of a lease amendment with University of Maryland Faculty Physicians. The office lease amendment adds 10,348 SF of space on the 6th floor of the south warehouse to the existing 17,748 SF that is currently leased on the 5th floor for a total of 28,096 SF of space.

Discussion- Explanation of lease termination agreement within tenant leases.

Motion to Approve: Mr. Coplan

Second: Mr. Kane

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

Abstention: Mr. Bryce: abstained from discussion and vote.

Maryland Stadium Authority

Presentation by Ms. Abshire

Financing Plan-Racing Facilities Capital Improvements-Pimlico

Ms. Abshire recommended approval of a Comprehensive Plan of Financing Racing Facilities Capital Improvement Projects Series 2025 and the Maryland Stadium Authority Board Resolution for the Financing Plan. The Comprehensive Plan of Financing contemplates the issuance of taxable bonds or alternative financing up to \$250 million for the Series 2025 Racing Facilities Capital Improvement Projects.

Discussion- Confirmation that return range is tolerable and the rationale for taxable bonds explained. Revenue bonds specific for Pimlico was confirmed.

Motion to Approve: Mr. Cole

Second: Mr. Kane

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

Abstention: Mr. Bryce: abstained from discussion and vote.

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz confirmed that the last month's Board approval for MSA to manage Caroline County Public Schools construction services was also approved by the Department of Legislative Services.
- Mr. Frenz attended Baltimore Rising: Innovation at the Intersection of Profit and Purpose event.

Chief Financial Officer's Report – Ms. Abshire

- Ms. Abshire reported that the taxable bond sale for the 2025BC Taxable Revenue Bonds (Baseball Stadium Issue), Series 2025 B&C, was successful.

Security Report - Mr. Conaway

- Mr. Conaway confirmed ongoing safety and security preparation for Ravens games and other stadium events.
- Mr. Bryce shared his concern regarding traffic during the recent pre-season game.

Report of Small Procurements and Change Orders

Camden Yard Sports Complex

- Visitor Management Software
- On-Call General Plumbing
- Sharefile Premium License Renewal
- LED Lighting Annual Service
- Electrical Substation Maintenance

M&T Bank Stadium

- X-Ray Machine Purchase

CPDG Update – Mr. McGuigan

- Baltimore City Schools-27 completed, 2 schools in construction.
- Built To Learn-MOUs with 19 counties representing 41 projects.
- Maryland Racing–Demolition of Pimlico has started.
- Shamrock Farms is not in State control
- BVRI: 1,309 notices to proceed; 1,290 properties completed and turned over to Baltimore City.
- Baltimore Convention Center-procurement and construction underway
- Frostburg State-in construction with estimated completion Fall 2025
- City of Ocean City Sports Complex Study-in review
- MLS-Baltimore City considering site selections
- Prince George's Civic Plaza-in construction completion for 2026
- Blue Line-Ground breaking occurred this month.
- Minor League Baseball Stadiums
 - Prince George's County- scheduled to open 2026
 - Shore Birds- complete

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes 10/7/2025, 12:00 PM**

- Charles County- entering design build procurement
- Fredrick-in construction spring 2026
- Bowie-Construction Spring 2025
- Perdue Stadium-under construction
- St. Mary's County Sports Complex-study in design
- Historic St. Mary's County 4-400 - design
- Baltimore County Sports-study in progress
- Hagerstown Community College-study in progress

Maryland Sports Monthly Update - Mr. Hasseltine

- Mr. Hasseltine shared the preparations for the Maryland Five Star along with an update of Team Maryland activities and his attendance at a Sports Summit.

The Open Meeting was adjourned at 12:44pm.

**Closed Meeting
Summary Statement**

Chairman Thompson called the Closed Meeting to order at 12:50 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.