

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

Board Meeting
Minutes
August 3, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Lenny Attman
Mike Huber
Gary Mangum
Manervia Riddick*
Jodi Stalaloni*

Maryland Stadium Authority

Michael Frenz	David Raith
Gary McGuigan*	Eric Johnson
Jocelyn Grogan-Jones	Rachelina Bonacci
Vernon Conaway	Joseph March*
John Samoryk	Kristy Taylor
Jeff Provenzano*	Terry Hasseltine

Altha Weaver

*Attended using teleconferencing

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for the July 6, 2021

Motion to Consider: Mr. Huber

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Huber

Second: Mr. Mangum

Affirming: Attman, Huber, Mangum, Stalaloni, Kelso

Introduction of the ad hoc open meeting minutes for the July 23, 2021

Motion to Consider: Mr. Mangum

Second: Mr. Huber

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/3/2021, 12:00 PM**

Discussion - None

Motion to Approve: Mr. Huber

Second: Mr. Mangum

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

Contracts

M&T Bank Stadium

Presentation by Mr. Samoryk

Controls Upgrade

Mr. Samoryk recommended approval of a contract to upgrade the HVAC controls, lighting controls and sub-metering system at M&T Bank Stadium to Pritchett Controls in the total contract amount of \$7,489,778.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Huber

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

21stCentury School Buildings Program

Presentation by Mr. Johnson

Highlandtown Elementary. Middle School Renovation GMP

Mr. Johnson recommended MSA award CAM Construction Inc. the construction contract in the amount of \$22,354,170 for the renovation of Highlandtown Elementary/Middle School. The GMP includes the trade packages necessary to complete the project. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for the overall project meets the goal. MSA's Board and the Board of Public Works approved the preconstruction contract at the April 7, 2020 meeting.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

Presentation by Mr. Johnson

John Rurah Elementary School Closeout Change Order

Mr. Johnson requested approval of a change order request in the amount of \$1,225,984.95 to close out the MCNBuild/Southway contract for the recently completed renovation and addition to the historic John Rurah Elementary/Middle School. This request is the

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/3/2021, 12:00 PM**

culmination of unforeseen conditions related to the removal of contaminated soil, the rehabilitation of certain historic features, and additional requested work by Baltimore City and the local community which was absorbed into the overall project budget.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Huber

Second: Mr. Attman

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

Maryland Stadium Authority

Presentation by Mr. Raith

Build To Learn Comprehensive Financing Plan

Mr. Raith presented the comprehensive financing plan for the Built to Learn Act including the following items:

- Comprehensive Plan of Financing Built to Learn Act Revenue Bond Series 2021
- The Maryland Stadium Authority Board Resolution for the Financing Plan
- The Maryland Stadium Authority Board Resolution for Reimbursement

The plan will be submitted to the fiscal committees of the General Assembly by August 6, 2021. They will have 45 days to review and comment. Once the 45-day period lapses, the plan will be submitted to the Board of Public Works at its September 22, 2021 meeting. At that meeting, MSA will request approval of the financing plan and bond sale.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Clarification of the number of possible financing scenarios, spending requirements and confirmation of school project allocations and approval process.

Motion to Approve: Mr. Mangum

Second: Mr. Attman

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

Presentation by Mr. Frenz

MSA Contribution For Garth Brooks Concert

The Ravens have requested that MSA contribute \$225,000 for the Garth Brooks concert at M&T Bank Stadium on October 2, 2021. The estimated net revenue to MSA would be \$609,739 in addition there would be state taxes, jobs and an economic impact.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Huber, Mangum, Stalalonis, Kelso

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/3/2021, 12:00 PM**

Informational

Executive Director's Report- Mr. Frenz

Mr. Frenz introduced Ms. Altha Weaver to the board. Ms. Weaver provided an overview of her new role as Equal Employment Opportunity, Diversity Equity and Inclusion MBE Liaison. Ms. Weaver highlighted the Diversity Equity & Inclusion Task Force, consisting of 16 employees representing all 5 departments. Her MBE focus regarding compliance and reporting was described.

Security Report- Mr. Conaway

- No significant security or safety issues at the complex since the last board meeting.
- Ravens hosted open practice at the stadium without incident. Security prepared for preseason Ravens game.
- The preparation to the Garth Brooks concert was discussed including the security preparation for traffic and 1st time visitors to the stadium.
- The benefit of the newly drone detection technology was explained and the importance of usage along with drones used to enhance the event experience.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Interior Plantscape Maintenance - The Plant Connection

MSA

- Security Uniforms – F&F Jacobs & Sons, Inc.

Warehouse

- CM for Warehouse Improvement – GMP2 Change Order No.1 Quandel/J.Vinton Schafer and Sons

CPDG

- Ocean City Convention Center, Boardwalk Changes, Barton Malow Company
\$37,503.45
- Project C.O.R.E. ETI-008, Additional Testing & Inspection/Industrial Hygienist Services, KCI Technologies **\$10,000**

Capital Development Projects Group Update – Mr. McGuigan

- BCPS: 23 schools open by the end of August 2021, 1 school scheduled to open in December, 4 in design or construction.
- Build To Learn Schools Program: Meetings held with 4 school districts. The approval of the financing plan will allow them to begin planning.
- Ocean City Convention Center: In construction and on schedule for end of 2021 opening. Will view progress while attending MACO.
- Racing Projects Initiative: Has entered planning and programs.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/3/2021, 12:00 PM**

- DLS Building: Design is completed and construction starts after the 2022 legislative session.

CORE: 1086 notices to proceed; 873 units demolished; remainder in demolition or HAZMAT.

Baltimore Convention Center: East side study is approaching completion including conversations with Visit Baltimore and convention center staff.

Hagerstown Multi-Use Sports and Events Facility: Property appraisals and acquisitions are underway. Will have design/build RFP should be released next month.

Prince George's County Proposed Tennis Complex: Feasibility study is being reviewed and should be complete soon.

Coppin State Public Safety Building: Kick off and stakeholder meetings are underway.

Historic St. Mary's: Kick off scheduled for next week.

Leasing Report

Mr. Raith presented a proposal offered by MSA to a State Agency regarding leasing the 4th floor of the south warehouse. The vacancy on the 1st floor of the south warehouse has been shown to a potential tenant.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

Maryland Sports Update

Mr. Hasseltine informed the board of the following:

- Maryland 5 Star at Fair Hill (Inaugural Event Dates: October 14-17, 2021)
 - Maryland 5 Star team working through multiple operation plans based on fans, some fans and no fans based on COVID protocols.
 - 5 Star Team went to Kentucky Three Day in April per USEF request.
 - Continue to work with key constituent groups for a successful inaugural event in October 2021.
- Maryland Cycling Classic postponed to 2022 amid COVID challenges.
- U.S. Soccer Site visit scheduled

Motion to Adjourn: Mr. Attman

Second: Ms. Stanalonis.

Affirming: Attman, Huber, Mangum, Riddick, Stanalonis, Kelso