

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

Board Meeting Minutes
October 3, 2023 - 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Leonard Attman
Joe Bryce*
Bill Cole
Lee Coplan
Maggie McIntosh*
Manervia Riddick
Jodi Stanalonis*
Justin Williams*

Maryland Stadium Authority

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

Guest

Hayes Gardner, Baltimore Sun
Garrett Dvorkin, Baltimore Business Journal
Pamela Wood, Baltimore Banner
Brenda Wintrobe, Baltimore Banner
Maureen Regan, Governor's Office

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:00 PM.

Approvals

Minutes

Approval of the open meeting minutes for September 5, 2023.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis,
Williams, Thompson

Contracts

Built To Learn

Presentation by Mr. Johnson

Harford County Project MOU

Mr. Johnson recommended approval of a MOU between MSA and Harford County and the Harford County School Board.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis,
Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Baltimore Convention Center – Modernization Capital

Infrastructure Improvements and Design

Mr. Tyler recommended approval of a request from the Baltimore Convention Center for MSA to assist with immediate capital infrastructure improvements and design work required for future modernization of the BCC. The BCC will be using supplemental funding from House Bill 200 that was assigned to MSA in the amount of \$25,700,000.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis,
Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Frostburg State University – Western Maryland Sports

Mr. Tyler recommended approval of a contract to provide design and engineering services for the Western Maryland Regional Sports Complex at Frostburg State University.

Discussion – Confirmation that total cost estimation is not fully completed. The design and engineering services contract falls within the initial funding allocation. Explanation of the full scope of the project was provided.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

St. Mary's County Sports Complex Phase 2 Preliminary Design

Mr. Tyler recommended approval of a request from St. Mary's County Commissioners to manage a phase 2 preliminary design effort for a potential sports complex in the county. The preliminary design will include conceptual design; site assessment; archeological, environmental, and geotechnical analysis; cost estimates; and business advisory services. St. Mary's County has committed \$275,000 to fully fund the cost of the preliminary design effort.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Ocean City Convention Center Space Master Plan MOU

Mr. Tyler recommended approval of a MOU between the Town of Ocean City and Maryland Stadium Authority for the management of a space master plan and parking demand study for the Roland E. Powell Convention Center in Ocean City. The Town of Ocean City will fully fund the study costs of \$57,500.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

CPDG Projects & Studies

Presentation by Ms. Waite

Prince George's County Stadium-Design Build Services

Ms. Waite recommended approval of a service contract with Gilbane Building Company for the Prince George's Stadium Improvements.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

CPDG Projects & Studies
Presentation by Ms. Waite
Arthur Perdue Stadium – Design Build Services

Ms. Waite recommended approval of a service contract with Gilbane Building Company for the Arthur Perdue Stadium.

Discussion – Explanation of the method of procurement and the explanation of construction budget. Justification of approval request including understanding of fees for design and construction. Confirmation of MSA’s oversight and approval for design and construction.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

Camden Yards Sports Complex
Presentation by Mr. Samoryk
Warehouse Janitorial Services

Mr. Samoryk recommended approval of a contract to provide janitorial services for the Camden Yards Warehouse and Camden Station to A.S.B.2 Enterprises, Inc.

Discussion – Confirmation of MBE status of awardee.

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

Camden Yards Sports Complex
Presentation by Mr. Samoryk
Security Video Server Upgrades

Mr. Samoryk recommended approval of three purchase orders for computer hardware and related supplies needed to upgrade the security video servers at the Camden Yards Sports Complex.

Discussion – Confirmation that Vern Conaway has authorized the purchase of equipment.

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

M&T Bank Stadium
Presentation by Mr. Samoryk
Suite Balcony Heater Installation

Mr. Samoryk recommended approval of a contract to provide and install heaters in the suite balconies at M&T Bank Stadium to Malstrom Electric, Inc.

Discussion – Explanation of bid differences and minority participation percentage.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stalalonis, Williams, Thompson

M&T Bank Stadium
Presentation by Mr. Hutson

M&T Bank Stadium Improvements – GMP #1

Mr. Hutson recommended a contract award to Gilbane Building for a portion of the M&T Bank Stadium Improvements project in the amount of \$6,580,550. This GMP package represents the three construction packages for the project.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stalalonis, Williams, Thompson

M&T Bank Stadium
Presentation by Mr. Hutson
M&T Bank Stadium Elevator/Escalator Modernization Project
Change Order #1

Mr. Hutson recommended approval of a contract award for a change order for the modernization of elevators and escalators at M&T Bank Stadium to Otis Elevator Company.

Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stalalonis, Williams, Thompson

Maryland Stadium Authority
Presentations by Ms. Abshire
Sports Entertainment Facilities Financing

Ms. Abshire recommended approval of the bond documents related to Sports Entertainment Facilities Revenue Bonds 2023A (Hagerstown) 2023B (Other Minor League Facilities).

Discussion – Acknowledgement that the Sports and Entertainment Committee has reviewed and approved this recommendation.

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, McIntosh, Riddick, Stanalonis, Williams, Thompson

Informational

Executive Director’s Report - Mr. Frenz

- Mr. Frenz acknowledged employee meeting and employee concerns regarding Orioles lease MOU.
- Acknowledgement of attendance by employees of the Topping Off Ceremony at the Department of Legislative Services Building in Annapolis.

Security Report

- Preparing for very busy events at the complex.
- No significant safety or security incidents

Report of Small Procurements and Change Orders

M&T Bank Stadium

- Design-Build Camera Basket Renovations
- Engineer Consulting Services-HVAC Controls, Lighting and Submetering
- Sound System

Warehouse

- Lighting Materials
- Flooring Materials
- Casework/Countertop Materials

CPDG Update – Mr. McGuigan

- Racing – On Hold
- DLS Building: construction continues on schedule.
- CORE: 1,288 notices to proceed; 1,217 properties completed and turned over to Baltimore city.
- Hagerstown Multi-Sport Center on schedule.
- MLS Next study nearing completion.
- Blue Line design build is underway and procurement for field house is started.
- Fredrick County in procurement for design build.
- Continue to work with City of Aberdeen on Ripken Stadium MOU.
- Charles County MOU in negotiation.

Audit Committee Report – Mr. Caronna

- Audit

Maryland Sports Monthly Update

- Attended Maryland Teams Conference – looking forward to 100% MD County participation
- Grant portal open for 2024
- Closing grant reporting for 2023
- Preparing for Maryland 5 Star
- Participating in use of sports for Football for Peace

Chairman Thompson expressed appreciation to employees for patience and hard work during the Orioles lease finalization. He shared concern for employees during the Orioles lease process and confirmed the commitment to continue employment for all MSA employees.

Motion to adjourn: Mr. Attman

Second: Mr. Bryce

Vote: Unanimous