

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

Board Meeting
Minutes
September 7, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Joe Bryce
Gary Mangum
Manervia Riddick
Jodi Stalaloni*

Maryland Stadium Authority

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

*Teleconference

Call to Order:

Chairman Kelso called the meeting to order at 12:04 PM.

Approvals

Minutes

Introduction of the open meeting minutes for the August 3 2021.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion - None

Motion to Approve: Mr. Mangum

Second: Ms. Riddick

Affirming: Bryce, Mangum, Riddick, Stalaloni, Kelso

Introduction of the ad hoc open meeting minutes for the August 24, 2021

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion - None

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**Motion to Approve: Mr. Bryce
Second: Ms. Riddick
Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso**

Contracts

Camden Yard Sports Complex

**Presentation by Mr. Samoryk
On Call Concrete Maintenance and Repair Services**

Mr. Samoryk recommended that MSA enter into a contract with Stratified, Inc. to provide on call concrete maintenance and repair services on an as-needed basis at the Camden Yards Sports Complex. The term of the proposed contract is two years. Stratified submitted the lowest responsive and responsible bid of the six bids that were received.

**Motion to Consider: Mr. Mangum
Second: Ms. Riddick
Discussion – None
Motion to Approve: Mr. Bryce
Second: Ms. Riddick
Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso**

CPDG Projects & Studies

**Presentation by Ms. Waite
Project C.O.R.E – Hazardous Materials Surveying & Reporting Services**

Ms. Waite recommended a contract award to BATTA Environmental Associates, Inc. to provide hazardous materials surveying and reporting services for projects released under Project C.O.R.E. Upon approval of this recommendation, MSA will award a contract in the amount of \$91,556.06. This amount includes an Owner's Contingency in the amount of \$4,359.81.

**Motion to Consider: Mr. Mangum
Second: Mr. Bryce
Discussion – None
Motion to Approve: Mr. Bryce
Second: Ms. Riddick
Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso**

**Presentation by Mr. Tyler
Frostburg Athletic Complex and Facility Improvements**

Mr. Tyler recommended approval of a request from Mr. Ronald H. Nowaczyk, President of Frostburg State University for MSA to provide business and architectural and engineering services. These services include potential development of the I-68 Recreation Complex, relocation and enhancement of sports fields along with improvements to the existing Cordts Physical Education Center at Frostburg State University (FSU). This

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approval request is for review and analysis of current programs and design concept. The cost of \$30,000 will be fully funded by FSU.

Motion to Consider: Ms. Riddick

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso

Presentation by Mr. Tyler

On-Call JMT CM Services Agreement (revision)

Mr. Tyler explained the need for, and recommended approval of the revision of the contract with JMT in order to assist The Department of Natural Resources in hosting the inaugural Fair Hill 5 Star competition, October 15-17 of 2021. There are items that are required for a successful event. Given remaining project funds, critical nature of the identified additional items and extremely aggressive timeline, DNR requested that MSA assist in the design, procurement and execution of the work. This resulted in an extension of the bidding and negotiation period. After extended outreach efforts, JMT was able to compile a GMP for the complete scope of services, though competition was limited and MBE participation fell below the goal of 10%. The current GMP cost, inclusive of the preconstruction services efforts is \$856,810 and includes \$29,950 in MBE participation.

Motion to Consider: Ms. Riddick

Second: Mr. Bryce

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Affirming: Bryce, Mangum, Riddick, Stalalonis, Kelso

Maryland Stadium Authority

Presentation by Mr. Raith

Warehouse Office Lease – Department of Legislative Services/Legislative Auditors

Mr. Raith recommended approval of an office lease with the Office of Legislative Services - Office of Legislative Audits. This lease is for office space located in the south warehouse on the 4th floor. The space is larger than requested. An agreement was made to rent the entire 4th floor using 15,911 square feet of useable space for the purpose of calculating the rent.

Motion to Consider: Mr. Bryce

Second: Mr. Riddick

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

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Affirming: Bryce, Mangum, Riddick, Staloni, Kelso

Presentation by Mr. Raith

Built to Learn Act – Revised Reimbursement Resolution

Mr. Raith recommended approval of a revised Built to Learn Act Reimbursement Resolution. In August the MSA board approved a reimbursement resolution that identified specific counties within the resolution. Under advice from bond council, this revised resolution removes the individual counties and allows for any project funded under the Built to Learn Act to be eligible for reimbursement.

Motion to Consider: Ms. Riddick

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Affirming: Bryce, Mangum, Riddick, Staloni, Kelso

Informational

Executive Director's Report- Mr. Frenz

- **Hagerstown, MD**, will become the home of an Atlantic League of Professional Baseball team. The Minor League Baseball return will coincide with the Maryland Stadium Authority's construction of a new Multi-Use Sports and Events Facility in Hagerstown, Maryland.
- **Baltimore Sun** published an article on August 22 regarding attendance and Oriole Park at Camden Yards and state revenues. The author, Mr. Barker has subsequently reached out to MSA with additional queries for a future story.
- **21st Century Schools** celebrated the opening of 5 new buildings in August with community leaders during celebratory ribbon cuttings.
- **C.O.R.E.** – commemorated the demolition, stabilization, or deconstruction of more than 5,000 blighted buildings in Baltimore City. Deputy Secretary of Housing and Community Development, Owen McEvoy praised the work that has been done.
- **Just Serve** – MSA will be volunteering at Carroll Park, for clean-up and beautification of the park near Mount Clare Mansion museum on Wednesday, October 6 2021

Security Report- Mr. Conaway

- No incidents to report since last board meeting.
- Continue to prepare for Ravens home opener.
- No threats associated with the 20th anniversary of 9/11
- Labor challenges of security contractor, has required an as needed contract that is reported as part of Small Procurement report.

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Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Supplemental Uniformed Security Staffing Services (Emergency Procurement)
S.A.F.E Management

M&T Bank Stadium

- Daktronics, Inc. - Extended Service Agreement and Maintenance
- Continental Fire Sprinkler Company - Fire Sprinkler System Modifications
Contract Modification
- Unisource Services, LLC - Concrete Bollards Removal and Replacement
(Expedited Procurement)
- Dawn Enterprises, LLC - Exterior Bollards Purchase
- Riedel, USA - Riedel Service Agreement
- Gablesigns & Graphics, Inc. - Emergency Sign Repair

Oriole Park at Camden Yards

- Tecta America East LLC - Roof Inspection and Repair Contract
Modification
- ChyronHego - Chyron Extended Support Contract

CPDG

- BCS, Arundel PK-2 School, Small Procurement Building Renovation Services,
Broughton Construction Company **\$31,240.02**
- BCS, Fort Worthington Elementary/Middle School, Small Procurement Building
Renovation Services, Tito Contractors **\$23,228**
- BCS, Frederick Elementary School, Small Procurement Building Renovation
Services, Tito Contractors **\$24,222**
- BCS, Fairmount Harford Building, Furniture, Fixture and Equipment Change
Order, School Specialty **\$28,036.15**
- BCS, Lois T. Murray Elementary/Middle School, Furniture, Fixture and Equipment
Change Order, School Specialty **\$53,080.77**
- CPDG, Project C.O.R.E., Contract Closeout, Goel Services **(\$39,825.05)**

Capital Development Projects Group Update – Mr. McGuigan

- Racing Projects Initiative: Continues planning and programs.
- DLS Building: Design is almost complete and construction starts after the 2022
legislative session.
- Ocean City Convention Center: Viewed progress while attending MACO,
construction is on schedule for the end of 2021 opening.
- CORE: 1090 notices to proceed; 894 units demolished; remainder in demolition or
HAZMAT.
- Baltimore Convention Center: East side study is approaching completion.
- Hagerstown Multi-Use Sports and Events Facility: Property acquisitions are
underway. Will have design/build RFP should be released next week or two.
- Prince George's County Proposed Tennis Complex: Feasibility study is being
reviewed and should be complete Fall; of 2021
- Coppin State Public Safety Building: Kick off and stakeholder meetings are

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underway.

- BCPS: 23 schools open by the end of August 2021, 1 school scheduled to open in December, 4 in design or construction.
- Built To Learn Schools Program: Meetings held with 6 counties and will start meetings and negotiations with counties this month.

Leasing Report

Mr. Raith confirmed that after today's leasing agreement approval there will be 15,000 total square feet available for lease.

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). Ticket sales are going along nicely.
- Site visit with Visit Baltimore in preparation for Junior Olympics hosting bid.
- USA Cycling Marathon Mountain Bike National Championships in Frederick, MD in October of 2022.
- FIFA delegation will be visiting as part of the bid for hosting the World Cup.

Motion to Adjourn: Mr. Bryce

Second: Ms. Riddick

Affirming: Bryce, Mangum, Riddick, Stanalonis, Kelso