

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

**Board Meeting Minutes**  
**September 2, 2025 – 12:00 PM**

**OPEN MEETING**

**Attendance:**

**Board**

Craig Thompson  
Lenny Attman  
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*      |
| Al Tyler*         | Amy Mataban*    |
| Cynthia Hahn*     | Vernon Conaway* |
| Terry Hasseltine  | Bruce Benshoof* |
| Phil Hutson       | Nick Caronna    |
| Rachelina Bonacci | Tiara Moorman   |
| Yai Waite         |                 |
| *Teleconference   |                 |

**Call to Order:**

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

**Approvals**

**Minutes**

Approval of the open and closed minutes for August 5, 2025

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Ms. McIntosh**

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

## **Contracts**

### **Schools**

#### **Presentation by Mr. McGuigan**

#### **Kent County Middle School-Building Commissioning Services**

Mr. McGuigan recommended approval of a request from the Superintendent of Caroline County Public Schools requesting MSA's management assistance in actively developing, planning, and constructing their planned new middle school to be located in Ridgely, MD. If approved, notice will be sent to the budget committees for 30 day review and comment period.

**Discussion**-None

**Motion to Approve: Mr. Hussman**

**Second: Ms. McIntosh**

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

### **Built to Learn**

#### **Presentation by Ms. Moorman**

#### **Baltimore City College GMP#1, Early Release Package**

Ms. Moorman recommended approval of a contract with Davis Construction for the Guaranteed Maximum Price of \$13,389,299.00 for the renovation of Baltimore City College High School.

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

## **Capital Projects Development Group Projects & Studies**

### **Presentation by Mr. Tyler**

#### **Redevelopment of Maryland Racing Facilities-Pimlico GMP #3**

Mr. Tyler recommended approval of a contract with Clark Construction Group, LLC for the contract modification for Guaranteed Maximum Price No. 3 in the amount of \$25,607,801 for the Redevelopment of Maryland Racing Facilities project.

**Discussion**-Confirmation of the anticipated number of additional GMP packages.

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

## **Capital Projects Development Group Projects & Studies**

### **Presentation by Ms. Waite**

#### **Testing and Inspection Services-Redevelopment of Pimlico Race Course**

Ms. Waite recommended approval of a contract to Hillis-Carnes Engineering Associates, Inc. in the amount of \$404,654.25 to provide Testing and Inspection Services for the Pimlico Racing

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Facility Developments. This amount includes an Owner's Contingency in the amount of \$19,269.25

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

**Baltimore Vacants Reinvestment Initiative**

**Presentation by Mr. Tyler**

**Abatement and Demolition Services Contract Modification (COR-031 Berg)**

Mr. Tyler recommended approval of a contract to award The Berg Corporation/ Berg Demo Group, LLC a contract modification for abatement, demolition and site restoration services for projects released under Project BVRI (previously known as CORE).

**Discussion**-Confirmation of availability of funds and clarification of locations and application of the funds for demolition project.

**Motion to Approve: Mr. Attman**

**Second: Mr. Coplan**

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

**Camden Yards Sports Complex**

**Presentation by Mr. Samoryk**

**High Rise Windows and Glass Cleaning**

Mr. Samoryk recommended a contract with Rojani Facilities Management, LLC to provide high-rise window and glass cleaning, and ancillary services for Camden Yards Sports Complex.

**Discussion**-Clarification of the scope of work

**Motion to Approve: Mr. Attman**

**Second: Ms. McIntosh**

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

**Camden Yards Sports Complex**

**Presentation by Mr. Samoryk**

**Emergency Generator Maintenance and Repairs**

Mr. Samoryk recommended a contract with Freestate Electrical Service Company to provide emergency generator routine maintenance and repair services at the Camden Yards Sports Complex.

**Discussion**-Clarification of the spread in bidder pricing.

**Motion to Approve: Mr. Attman**

**Second: Mr. Hussman**

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

### **Camden Yards Sports Complex**

#### **Presentation by Mr. Samoryk**

#### **On-Call Explosive Detection Canine Team Services**

Mr. Samoryk recommended a contract with American K-9 Detection Services, LLC to provide on-call explosive detection canine team services for Camden Yards Sports Complex.

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Ms. McIntosh**

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

### **Oriole Park At Camden Yards**

#### **Presentation by Mr. Hutson**

#### **Oriole Park GMP#4**

Mr. Hutson recommended approval of a Guaranteed Maximum Price contract with Gilbane-Warren Builds Joint Venture for a portion of the Oriole Park Improvements project in the amount of \$11,576,326.44.

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

### **M&T Stadium**

#### **Presentation by Mr. Samoryk**

#### **Furniture, Fixture & Equipment Package Number 7**

Mr. Samoryk recommended approval of a contract with Price Modern LLC to provide furniture, fixtures and equipment for the Northwest Building package of the M&T Bank Stadium Renovation Project.

**Discussion**-None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

### **Maryland Sports**

#### **Presentation by Mr. Hasseltine**

#### **Major Event Funding Recommendations**

Mr. Hasseltine shared the recommendation of the sports sub-committee from the meeting held on August 26, 2025. The recommendation is to support the request made for funding in Fiscal Year 2025. The funds will support the operational, temporary structures, temporary personnel and broadcast needs for hosting multiple best-in-class sports and entertainment events in Maryland.

**Discussion**-Process for grant selection explained and opportunity for developmental work of grant selection and process. Grant award time frame was verified. Source of funds for the grants explained. Overview of the scheduling of events and the impact on Maryland.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

**Affirming Attman, 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 the attached license agreement for the Orioles to occupy 3,681 SF of space adjacent to their existing space in the North Warehouse.

**Discussion-** Clarification location and financial impact of lease agreement.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

## **Informational**

### **Executive Director's Report - Mr. Frenz**

- Mr. Frenz provided an update on the State of Maryland's initial use of AI related to Google calendar.
- Mr. Frenz shared the relationship that Mr. Hutson has with the accessibility consultants and community leaders.

### **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**

### **Maryland Stadium Authority Administration**

- Website Maintenance and Hosting
- eProcurement Software License Renewal

### **M&T Bank Stadium**

- Stadium Waste Support

### **Capital Projects Development Group**

- BCS, Compliance Software, B2GNow
- Project CORE, BVRI-001, Demolition and Abatement, Goel Services, Inc.,
- Mary's County Sports Complex, Preliminary Design Phase 2, Manns Woodward Studios Inc.

### **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

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- 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
  - 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 Cycling Classic.
- Mr. Hasseltine highlighted the amount of events that will occur during Fall of 2025