

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

Board Meeting Minutes
May 2, 2023 - 12:00 PM

OPEN MEETING

Attendance:

Board

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

Maryland Stadium Authority

Michael Frenz*	Al Tyler
David Raith	Vernon Conaway
Kristy Taylor	Terry Hasseltine
Gary McGuigan	Jason Saylor*
Bruce Benshoof*	Amy Mataban*
Eric Johnson	John Samoryk
Jocelyn Grogan Jones*	Jeff Provenzano
Dawn Abshire	Cynthia Hahn
Altha Weaver	Phil Hutson
Yai Waite	Danny Brann

Guest

Garrett Dvorkin – Baltimore Business Journal

*Teleconference

Call to Order:

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

Approvals

Minutes

Introduction of the open meeting minutes for April 4, 2023.

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stanalonis, Thompson

Contracts

21st Century Schools Program

Presentation by Ms. Waite

Frederick Douglass Building – Instructional Technology and Telecommunication Design Consultant Design Review and Secondary Package

Ms. Waite recommended approval of the contract with Mark G. Anderson Consultants, Inc. for technology and telecommunication design consulting.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalalonis, Thompson

Built To Learn Program

Presentation by Mr. Johnson

Frederick County Project MOU – Green Valley Elementary and Valley Elementary

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

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalalonis, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

Frostburg State University – Regional Recreation Center Market and Economic Study

Mr. Tyler recommended approval of a request for MSA to manage a market and economic study related to the potential development of the I-68 Regional Recreation Center at Frostburg State University.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalalonis

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalalonis, Thompson

CPDG Projects & Studies

Presentation by Mr. Tyler

On-Call Construction Management One-Year Renewal

Mr. Tyler recommended approval of a one year renewal of the on-call contract with Johnson, Mirmiran and Thompson, Inc. and CBRE Heery to provide construction management services.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stanalonis

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stanalonis, Thompson

Camden Yards Sports Complex

Presentations by Mr. Provenzano and Mr. Samoryk

Central Plant Heating and Cooling Operations and Maintenance Second Renewal, Landscaping, Grounds, Irrigations and Snow Removal Services, on-Call Furniture and Millwork Services and On-Call General Electric Services

Mr. Provenzano recommended approval of a second renewal of a contract to provide heating and cooling equipment maintenance. Mr. Samoryk recommended approval of three contracts providing on-call repair and replacement services for the complex.

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. McIntosh

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

M&T Bank Stadium

Presentation by Mr. Raith

M&T Stadium Financing

Mr. Raith recommended approval of the financing of repairs and renovation of M&T Stadium. The recommendation included a comprehensive explanation of the financing package.

Discussion – Acknowledgement of the complexity of the funding and appreciation of the explanation of the funding method.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

M&T Bank Stadium

Presentation by Ms. Waite

Renovation Projects at M&T Bank Stadium – Reissued

Construction Management Services

Ms. Waite recommended a contract award to Gilbane Building Company to provide pre-construction management services for the renovation projects at M&T Bank Stadium.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalaloni, Williams, Thompson

Camden Yards Warehouse

Presentations by Mr. Raith

Mr. Raith presented an amendment to the office lease for The Moore Law Group, LLC.

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalaloni, Williams, Thompson

Mr. Raith explained the withdrawal of the presentation of an amended lease for Penonni Associates, Inc.

Maryland Stadium Authority

Presentations by Mr. Raith

Mr. Raith presented a second amendment to the Sub sublease Agreement for the Hippodrome Theater. The amendment extends the purchase option for the theater.

Mr. Raith presented the reimbursement resolution for the HB897 Sports and Entertainment Facilities funding. This allows MSA to begin spending money on related projects and later be reimbursed by bond proceeds.

Discussion – Mr. Rail clarified that the Hippodrome Theater amendment encompassed the entire parcel including the newly renovated event space.

Motion to Approve: Mr. Attman

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Stalaloni, Williams, Thompson

Maryland Sports Commission
Presentation by Mr. Hasseltine

Major Events Fund- CIAA Tournament

Mr. Hasseltine recommended funding the CIAA Basketball Tournament in Baltimore as approved by the Major Events Fund Sub-Committee of the Board.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Staltonis, Williams, Thompson

Maryland Sports Commission
Presentation by Mr. Hasseltine

Major Events Fund- English Premier League Summer
Tournament

Mr. Hasseltine recommended funding the English Premier League Summer Tournament as approved by the Major Events Fund Sub-Committee of the Board.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Staltonis, Williams, Thompson

Maryland Sports Commission
Presentation by Mr. Hasseltine

Consulting Contract/Grand Funds – The Collective Best

Mr. Hasseltine recommended a contract with The Collective Best for educational programming and activation for TEAM Maryland in 18 Maryland counties.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Mangum, McIntosh, Riddick, Staltonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Congratulations to Jocelyn Grogan Jones for being named to the Public Sector Human Resources Association Conference Committee. The committee serves as subject matter experts, whose main responsibility will be to review session proposals and identify educational content that meets the needs of their members with current industry, technologies, and trends content.

Security Report - Mr. Conaway

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 5/2/2023, 12:00 PM**

- Two safety table top exercises scheduled. The complex has continued to operate without significant safety issues.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Repairs and Replacements of Caulking and Expansion Joints
- On Call General Electric Services
- Vertical Transportation Maintenance and Repairs

MD Sports Commission

- Grant management Software

MSA

- Phone Software and Upgrade

M&T Bank Stadium

- Contractor for Controls Upgrade Project

Warehouse

- Accordion Fire Curtain Emergency Repair

Capital Projects Development Group

- BCS, Walter P Carter Elementary/Middle School, Furniture, Fixtures & Equipment, School Specialty **(\$82,128.13)**
- BCS, Cross Country Elementary/Middle School, Testing & Inspection Closeout, ATC Group Services **\$15,219.25**
- BCS, Fairmount Harford Building, Floor Repair Request, A&B Flooring **\$185,530**
- BCS, Highlandtown Elementary School Additional Design for Secure Entry, JRS **\$79,815**

CPDG Update – Mr. McGuigan

- Racing - final report was submitted awaiting legislative information.
- DLS Building construction continues on schedule.
- CORE: 1294 notices to proceed; 1047 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area, have been included in this program.
- Hagerstown Multi-Sport Center, construction continues with a deficit, primarily caused by increase on construction and bond revenue lower than expected.
- Coppin State University Public Safety Building completing study and should be public this quarter.
- Historic St. Mary's will have the second phase of the study this spring.
- Frostburg State University Recreation Complex – continues with design.
- Blue Line Project in Prince George's County – Weekly project meetings are scheduled.
- Built To Learn – 7 MOUs 19 total projects.
- Baltimore City Schools – 26 Schools open – 3 in various stages.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 5/2/2023, 12:00 PM**

- Ocean City – public meeting held.
- Minor League Stadium condition assessment is underway and clarification of timeline was provided.
- Baltimore Convention Center – update of economic study is in the final draft.

Audit Committee Report

- Internal audit report provided by Danny Brann.

Maryland Sports Monthly Update

- Maryland Cycling Classic press conference was held.
- Women's World Match Racing tour was held in Annapolis.
- Continues to make strides in Youth and Amateur Sports.

Motion to adjourn: Mr. Attman

Second: Mr. Mangum

Vote: Unanimous