

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

Board Meeting
Minutes
August 2, 2022 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce*
Michael Huber*
Gary Mangum
Manervia Riddick*
Jodi Stanalonis*

Maryland Stadium Authority

Michael Frenz	Al Tyler
David Raith	Vernon Conaway
John Samoryk	Jeff Provenzano
Rachelina Bonacci	Kristy Taylor
Terry Hasseltine	Mariyum Gill
Danny Brann	Jocelyn Grogan-Jones*
Gary McGuigan*	Joseph March*
Bruce Benshoof*	Yai Waite*

Guest

Hayes Gardner, Baltimore Sun

*Teleconference

Call to Order:

Chairman Kelso called the meeting to order at 12:01 PM.

Approvals

Minutes

Introduction of the open meeting minutes for July 5, 2022

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Motion to Approve: Mr. Attman

Second: Mr. Bryce

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

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/2/2022, 12:00 PM**

Introduction of the ad hoc open meeting minutes for July 27, 2022

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Motion to Approve: Mr. Attman

Second: Mr. Huber

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

Introduction of the ad hoc closed meeting minutes for July 27, 2022

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

Contracts

Capital Projects Development Group

Presentation by Mr. Tyler

Hagerstown Multi-Use Sports and Events Facility GMP #1

Mr. Tyler recommended Turner Construction Company be awarded a contract modification for GMP #1 for the Hagerstown Multi-Use Sports and Events Facility project.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – Confirmation that land purchase negotiations are ongoing and necessary for the project to continue. There is a targeted opening date for this project.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

Project C.O.R.E.

Presentation by Ms. Waite

Project C.O.R.E. Abatement and Demolition Services DD-012

Ms. Waite recommended awarding a contract to Goel Services, Inc. to provide abatement and demolition services.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Huber

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

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Project C.O.R.E.

Presentation by Ms. Waite

Revised Project C.O.R.E. Abatement and Demolition Services DD-013

Ms. Waite recommended awarding to Creating Opportunities for Renewal and Enterprise Project to provide abatement and demolition services.

Motion to Consider: Mr. Attman

Second: Mr. Mangum

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

Project C.O.R.E.

Presentation by Ms. Waite

Project C.O.R.E. Abatement and Demolition Services DD-013

Ms. Waite recommended awarding a contract to Mayoka Services, LLC to provide abatement and demolition services.

Motion to Consider: Mr. Attman

Second: Mr. Huber

Discussion – Confirmation that there are new firms that are participating in project procurement process and the active engagement of submission relationships.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

M&T Bank Stadium

Presentation by Mr. Provenzano

Daktronics Extended Service Agreement and Maintenance

Mr. Provenzano recommended approval of a one-year extended warranty and support services agreement with Daktronics, Inc. for video equipment at M&T Bank Stadium.

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion – None

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalalonis, Kelso

Maryland Stadium Authority

Presentation by Mr. Provenzano

Computerized Maintenance Management System (Aware Manager)

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD
Executive Boardroom, Board Meeting Minutes, 8/2/2022, 12:00 PM**

Mr. Provenzano recommended approval of a contract with Building Engines, Inc. for computerized maintenance management system. This unique customized computer system has become a vital tool for maintaining efficiency and transparency of operations across the Camden Yards Sports Complex and cannot be obtained from another source.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – Explanation of computerized system and advantages to MSA operations.

Motion to Approve: Mr. Attman

Second: Mr. Bryce

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalonis, Kelso

Maryland Stadium Authority

Presentation by Mr. Samoryk

Website Hosting, Maintenance and Support Services

Mr. Samoryk recommended approving a contract to the Canton Group, LLC to provide website hosting, maintenance and support services for the Maryland Stadium Authority website.

Motion to Consider: Mr. Attman

Second: Ms. Riddick

Discussion – None

Motion to Approve: Mr. Attman

Second: Ms. Stalonis

Affirming: Attman, Bryce, Huber, Mangum, Riddick, Stalonis, Kelso

Informational

Executive Director's Report - Mr. Frenz

- July 2022, Messrs. Kelso, Frenz, McGuigan, Raith, and Hutson met with Treasurer Davis. The visit included a tour of the ballpark and a tour of M&T Stadium will be scheduled in the future.
- The Arsenal-Everton soccer game was a success, spectators enjoyed themselves. Attendance was higher than the midpoint presented in the pro forma income statement.
- MSA received an email the Monday after the soccer from a Marylander complaining about delays getting into the stadium. Mr. Frenz and a Ravens representative spoke to him and he seemed satisfied. We are examining improved signage on the complex. This interaction is an opportunity to improve, although we would prefer to improve prior to a complaint.
- Mr. Frenz received an envelope with no return address that contained an anonymous note saying the person found some documents in a briefcase in an attic. The documents were permits from the State of Maryland authorizing Camden

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Warehouses, Inc. to store and transport alcohol. MSA's previous historian was the late Nolan Rogers, who oversaw land acquisition for Camden Yards Complex while working for the AG's Office. Mr. Frenz appointed Ms. Bonacci, our PIO as MSA Historian. She enthusiastically accepted this position.

Security Report - Mr. Conaway

- No notable security incidents during the soccer game nor during the Ravens 1st preseason game.
- No safety or security incidents at Oriole Park.
- July 13, 2022 was the annual emergency preparedness exercise at the stadium.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Interior Landscaping - The Plant Connection.
- Electrical Substation Maintenance - 1st Renewal EnerG Test LLC

MSA

- eProcurement Software Project - Bonfire Interactive

CPDG Update – Mr. McGuigan

- Racing – Pimlico moving toward design with hopes to come before the board with design firm contract approval in October.
- DLS Building: demolition underway along with hazardous material removal. Looks to be a challenging project due to the historic nature of the area.
- Fairhill remediation project is underway with a goal of August completion
- CORE: 1267 notices to proceed; 999 units demolished; remainder in demolition or HAZMAT. Larger demolitions, including schools and industrial area have been included in this program.
- Coppin State University Public Safety Building – has entered design.
- Historic St Mary's Sports – entered phase 2 of the study; which is the economic study.
- Frostburg State University Sports Complex – working on MOU for architect and design.
- Ocean City Indoor/Outdoor Sports Complex – Expect release of phase 2 study this fall.
- Two soccer studies are in MOU negotiations.
- Blue line Project in Prince George's – meeting to establish program and priorities, and finalizing MOU negotiations.

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Audit Committee

Mr. Brann reported the results of the audit committee and provided an update of the audit schedule. Mr. Brann answered process questions regarding an error in reporting related to the Lake Clifton project.

Leasing Report

Mr. Raith provided an update of the square footage available for lease and the current activity for leasing.

Financial Update

Mr. Raith provided financial report.

Maryland Sports Monthly Update

- Maryland Five Star update regarding test event managed by CPDG and Maryland Sports with cost covered by DNR.
- Maryland Five Star ticket sale announced. Mr. Kelso is encouraging visiting the Maryland Five Star.
- Maryland Cycling Classic underway with top five jersey announcements.

Motion to adjourn the closed meeting was made at 12:52 PM by Mr. Attman, seconded by Mr. Mangum, and affirmed unanimously.