

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

**Board Meeting**  
**Minutes**  
**February 1, 2022 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

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

**Maryland Stadium Authority**

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

**Guest**

Paul A. Belletiere

\*Teleconference

**Call to Order:**

Chairman Kelso called the meeting to order at 12:03 PM.

**Approvals**

**Minutes**

Introduction of the open meeting minutes for January 4, 2022.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion - None**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 2/1/2021, 12:00 PM**

Introduction of the ad hoc minutes for January 25, 2022.

**Motion to Consider: Mr. Attman**

**Second: Mr. Huber**

**Discussion - None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

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

**Contracts**

**21st Century School Buildings Program**

**Presentation by Mr. Johnson**

**Cross Country Phase 2 GMP**

Mr. Johnson recommended approval of a contract amendment to Turner Construction Company. A GMP contract amendment in the amount of \$11,885,143 for the replacement of Cross Country Elementary/Middle School. This GMP package includes the earthwork, site utilities, concrete, structural steel, and elevator trade packages for the project and has an overall MBE participation goal set at 30%. MSA's Board and the Board of Public Works approved GMP #1 contract in October 2021, and there will be one more GMP package in March 2022.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion** – Confirmation of construction target date was clarified.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Built To Learn Program**

**Presentation by Mr. Johnson**

**Anne Arundel County Built to Learn Project MOU**

Mr. Johnson recommended the approval of a Project MOU between MSA, the Board of Education of Anne Arundel County, and Anne Arundel County; required under the Built to Learn Act of 2020. The legislation requires an individual Project MOU with local county and/or school boards be developed to execute projects that are to be funded from bonds issued by MSA. The first financing plan was approved by the MSA and BPW in August and September 2021 and the initial bond issuance was completed in October 2021. Additional financing plans are currently underway, along with Project MOUs with various municipalities and will be submitted to the board at later dates for approval. This process will continue as the program progresses and projects are approved for funding by the IAC on a rolling basis.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 2/1/2021, 12:00 PM**

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – Confirmation of financing and financial responsibilities.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Camden Yard Sports Complex**

**Presentation by Mr. Samoryk**

**On-Call General Plumbing and HVAC Services**

Mr. Samoryk recommended the approval of two on-call service contracts. The first with G.A. Mechanical, Inc. will provide general plumbing services. The second recommendation was for Shoreline Mechanical, LLC to provide HVAC repairs and preventive maintenance services.

Both proposed contracts are for a maximum of two years. Both service companies submitted the lowest and most responsive bid.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Oriole Park at Camden Yards**

**Presentation by Mr. Samoryk**

**Intercom System Replacement**

Mr. Samoryk recommended approval of a contract with Metropolitan Interactive, Ltd to replace the intercom system for Oriole Park at Camden Yards. The project includes equipment integration into the control room, and extended warranty coverage.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 2/1/2021, 12:00 PM**

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Built to Learn Bond Documents and Resolution**

Mr. Raith presented the bond documents related to the Built to Learn Revenue Bonds Series 2022A for approval. The package included the MSA Board Resolution, Preliminary Official Statement, First Supplemental Trust Indenture, and the Bond Purchase Agreement. Upon Board approval the package will be presented to the Board of Public Works for approval on February 16, 2022.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – Clarification of risk analysis

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Baltimore City Public Schools Financing Plan**

Mr. Raith recommended approval of the Comprehensive Plan of Financing Baltimore City Public Schools Construction and Revitalization Program Revenue Bond Series 2022 A, B, & C and the Maryland Stadium Authority Board Resolution. The series is comprised of three different issuances. MSA believe that when the final school is completed there will be unspent bond proceeds and cash remaining in the program and proposed a financial plan that allows for an additional high school project.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion** – Acknowledgement that Fredrick Douglas High School will be the last in the 21st Century Program.

**Motion to Approve: Ms. Riddick**

**Second: Mr. Attman**

**Affirming: Attman, Bryce, Mangum, Riddick, Kelso**

**Mr. Huber - abstained**

**Maryland Stadium Authority**

**Presentation by Mr. Raith**

**Liquidity Agreement Extension**

Mr. Raith recommended that MSA amend the current agreement with Sumitomo Mitsui Banking to provide Liquidity/Standby services for the Series 2007 Sports Facilities Lease Revenue Refunding Bonds Football Stadium Issue. The agreement was extended in March of 2019. The existing agreement will expire March 14, 2022. This amendment would extend the agreement to March 1, 2026. The amendment increases the rate from 36 basis

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 2/1/2021, 12:00 PM**

points to 45 basis points for the next four years. The extension will remain in place until the Series 2007 bonds mature.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion** – Confirmation of bond extension date and issuance agreement.

**Motion to Approve: Mr. Bryce**

**Second: Mr. Mangum**

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

## **Informational**

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

Budget Hearings Schedule:

- House Education and Economic Development Subcommittee – February 3, 2022 at 1:00pm
- Senate Education, Business and Administration Subcommittee – February 4, 2022 at 11:30am
- House Bill 0020 (Adds two members to the MSA Board, appointed by Senate President and House Speaker) January 25, 2022 at 1:00pm

### **Security Report- Mr. Conaway**

- No significant incidents to report since last board meeting.
- Preparation for upcoming Orioles season is underway.
- Acknowledgement of property use for funeral services for firefighters and police officer.

### **Report of Small Procurements and Change Orders**

#### **Camden Yards Sports Complex**

- Supplemental HVAC Services – Maryland Mechanical Systems, Inc.

#### **MSA**

- Commercial Real Estate Brokerage and Marketing Services – Cushman & Wakefield – First Renewal, Cushman & Wakefield

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

- M&T Bank Sign Netting – Sports field Specialties

#### **Warehouse**

- Warehouse Improvements Project –GMP1, Change Order, No. 4 - •Quandel/J. Vinton Schafer and Sons, Inc.
- Warehouse Improvements Project –GMP1, Change Order, No. 6 - •Quandel/J. Vinton Schafer and Sons, Inc.

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 2/1/2021, 12:00 PM**

**CPDG Update – Mr. McGuigan**

- Ocean City Convention Center: construction is completed and opening event invitations sent.
- Racing Projects Initiative: Continues planning and programs.
- DLS Building: Design complete and construction starts after the 2022 legislative session. Bid request process has begun and construction is to start shortly after legislative session.
- CORE: 1187 notices to proceed; 932 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: 2 properties acquired, 2 in negotiation. Finalizing design and build services and property acquisition phases and will request board approval in the coming month.
- Prince George's County Tennis Complex: Feasibility study continues under county review.
- Coppin State Public Safety Building: RFP has been released for professional study services.
- Historic Saint Mary's study remains in progress.
- Frostburg State study is being reviewed by the University.
- Baltimore City Schools Program: 24 four schools open with 3 in construction with the last school in procurement. Clarified question of number of buildings vs number of schools.
- State Schools Program: First MOU submitted to Board this month.

**Leasing Report**

Mr. Raith reported one late tenant payment. Continues to work with tenant to negotiate new build-out agreement. Working with Maryland State agencies for leased space. Acknowledgement MSA may not be an ideal location for State Center employees.

**Financial Report**

Mr. Raith provided financial report and explanation of variances.

**Maryland Sports Update**

Mr. Hasseltine:

- Michael Erin Bush awards.
- Maryland cycling classic making great progress and hopes to announce routes shortly.
- World Cup efforts continue with Baltimore as a possible choice.

Motion to adjourn the closed meeting was made at 12:47 PM by Mr. Attman and seconded by Mr. Bryce and affirmed unanimously.