

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

**Board Meeting**  
**Minutes**  
**January 3, 2023 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

Thomas Kelso  
Leonard Attman\*  
Joe Bryce\*  
Bill Cole  
Mike Huber\*  
Gary Mangum  
Manervia Riddick\*  
Jodi Stalalonis\*

**Maryland Stadium Authority**

Michael Frenz	Al Tyler*
David Raith	Vernon Conaway
Rachelina Bonacci	Kristy Taylor
Terry Hasseltine	Gary McGuigan*
Joseph March*	Bruce Benshoof*
Yai Waite*	Amy Mataban*
Eric Johnson*	John Samoryk
Danny Brann	

\*Teleconference

**Call to Order:**

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

**Approvals**

**Minutes**

Introduction of the open meeting minutes for December 6, 2022.

**Motion to Consider: Mr. Cole**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Cole**

**Second: Mr. Mangum**

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

**Maryland Stadium Authority, 333 W. Camden Street, Baltimore, MD  
Executive Boardroom, Board Meeting Minutes, 1/3/2022, 12:00 PM**

Introduction of the open meeting minutes December 15, 2022.

**Motion to Consider: Mr. Cole**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Cole**

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

Introduction of the open meeting minutes for December 27, 2022.

**Motion to Consider: Mr. Mangum**

**Second: Mr. Cole**

**Motion to Approve: Mr. Bryce**

**Second: Mr. Mangum**

**Affirming: Attman, Cole, Huber, Mangum, Riddick, Staltonis, Kelso**

**\*Mr. Bryce recused himself from this vote.**

Introduction of the closed meeting minutes for December 27, 2022.

**Motion to Consider: Mr. Cole**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Cole**

**Second: Ms. Staltonis**

**Affirming: Attman, Cole, Huber, Mangum, Riddick, Staltonis, Kelso**

**\*Mr. Bryce recused himself from this vote.**

## **Contracts**

### **21st Century Schools**

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

#### **Architectural/Engineering Services – Frederick Douglass Building**

Ms. Waite recommended approval of a contract with Samaha Associates,PC for planning, design, and construction administration services.

**Motion to Consider: Mr. Cole**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Mangum**

**Second: Mr. Huber**

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

### **Built To Learn Act**

#### **Presentation by Mr. Johnson**

#### **Project MOU – Anne Arundel County – Old Mill Middle South**

Mr. Johnson recommended approval of the MOU between MSA and Anne Arundel County.

**Motion to Consider: Mr. Attman**

**Second: Mr. Cole**

**Discussion – Explanation of cost provided.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

### **CPDG Projects & Studies**

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

#### **Hagerstown Multi-Use Sports & Events Facility – Testing and Inspection Services**

Ms. Waite recommended approval of a contract with Hillis-Carnes Engineering Associates, Inc. for testing and inspection services.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

### **Camden Yards Sports Complex**

#### **Presentation by Mr. Conaway**

#### **Parking Management Services – First Renewal**

Mr. Conaway recommended approval of a contract renewal with SP Plus Corporation for parking management services at the Camden Yards Sports Complex.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

### **Oriole Park at Camden Yards**

#### **Presentation by Mr. Conaway**

#### **Emergency Medical Services – Second Renewal**

Mr. Conaway recommended approval of a renewal option for Emergency Medical Services Agreement between MSA and the Mayor and City Council of Baltimore.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion –** Explanation of scope of emergency service provided along with the additional service that is required by the NFL.

**Motion to Approve: Mr. Attman**

**Second: Mr. Cole**

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

## **M&T Bank Stadium**

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

#### **Platform Seating – Stairs and Railing Replacements**

Mr. Hutson recommended approval of a contract with Boulevard Contractors Corp for the replacement of modular platform seating in the club level and the upper concourse of M&T Bank Stadium.

**Motion to Consider: Mr. Attman**

**Second: Mr. Cole**

**Discussion** – Explanation of the funding and the approval process, and the balance of the fund. Description of project and the explanation of the difference between the quoted bids.

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

## **Camden Yards Warehouse**

### **Presentation by Mr. Raith**

#### **Warehouse Office Lease – Oakview Group, LLC**

Mr. Raith recommended approval of office space lease for Oakview Group, LLC.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

**Affirming: Attman, Cole, Huber, Mangum, Stanalonis, Kelso, Riddick**

**\*Mr. Cole recused himself from this vote.**

## **Maryland Stadium Authority**

### **Presentation by Mr. Brann**

#### **2023 Internal Audit Plan & Risk Assessment**

Mr. Brann recommended approval of the Internal Audit Plan and Risk Assessment for calendar year 2023.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion** – None

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

## **Informational**

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

- Freshman Legislators' Tour was a success with a presentation and dinner at M&T Stadium.

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- Highlandtown Elementary Middle School and Montebello Elementary/Middle school openings were successes.
- Ravens lease was finalized and will be presented to the Board of Public Works.
- Maryland Charitable Campaign goal was exceeded for the 5th year in a row.

**Security Report - Mr. Conaway**

- No security threat impacting CYSC or Ravens games.
- Finalizing security plan for 2023 baseball season.

**CPDG Update – Mr. McGuigan**

- DLS Building construction continues.
- 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.
- Coppin State University Public Safety Building has entered design.
- Historic St. Mary's is in second phase of study.
- Frostburg State University Recreation Complex – is in preliminary design.
- ***The MLS NEXT Pro Proposed New Multi-Use Soccer Stadium Business Advisory Services effort is moving forward.*** \* This is a correction from the verbal report.
- HB 897 – Receiving requests for projects and MOUs are in negotiation.
- Blue Line Project in Prince George's County – MOU approved will present to BPW in later this month.
- Maryland Racing – Final report was delivered and is public on DLS website.
- Built To Learn – 9 MOUs 16 total projects.
- Baltimore City Schools – 26 Schools open – 3 in various stages.

**Audit Committee Report Assessment**

- Internal audit report provided by Danny Brann

**Maryland Sports Monthly Update**

- Acknowledged Danny's assistance
- MSA Annual Report work
- Maryland Cycling Classic 2023 moving forward toward partnerships and City and County debriefing.

**Motion to adjourn:** Mr. Attman

**Second:** Mr. Bryce

**Vote:** Unanimous

Mr. Kelso adjourned the closed session at 12:39 PM