

# Maryland Stadium Authority

333 W. Camden St., Baltimore, MD

## Board Meeting Minutes

Tuesday, March 5, 2019

12 noon

### OPEN MEETING

#### ATTENDANCE

##### **Board**

##### In Person

Thomas Kelso

Gary Mangum

Manervia Riddick\*

James Smith

##### Conference Line

Joe Bryce

Jodi Staloni\*\*

Leonard Attman

##### **MSA**

Michael Frenz

David Raith

Gary McGuigan

John Samoryk

Jeff Provenzano

Jocelyn Grogan-Jones

Phil Hutson

Terry Hasseltine

Vern Conaway

Kym Douglas

Eric Johnson

Rachelina Bonacci

Linda Pohuski

##### **Counsel**

Cynthia Hahn

##### **Other**

Robyn McGregor, One Screen

##### **Call to Order:**

Chairman Kelso called the meeting to order at 12:02 PM and presided over both the open and closed meetings on March 5, 2019.

##### **APPROVALS**

##### Minutes

Chairman Kelso asked for a motion to consider the February 5, 2019 open and closed Board meeting minutes.

**Motion to Consider: Mr. Smith**

**Second Mr. Attman**

Discussion: None

**Motion to Approve: Mr. Smith**

**Second: Ms. Staloni**

# **MSA - Board Meeting Minutes, 333 W. Camden St., 12 noon, 3/5/19**

**Absent: Ms. Riddick**

**Approving: Attman, Stalonis, Bryce, Mangum, Smith, Kelso**

## **Contracts**

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

#### **Presentation by Mr. Samoryk and Mr. Provenzano**

##### **Diesel Powered Forklift and Accessories**

Mr. Samoryk recommended a contract for \$58,845.80 to provide a diesel powered forklift and accessories at Oriole Park at Camden Yards to CFE Equipment Corporation. CFE submitted the lower of two responsive bids that were received.

**Motion to Consider: Mr. Smith**

**Second: Mr. Mangum**

Discussion - None

**Motion to Approve: Mr. Smith**

**Second: Mr. Stalonis**

**Absent: Ms. Riddick**

**Approving: Attman, Stalonis, Bryce, Mangum, Smith, Kelso**

#### **Presentation by Mr. Samoryk and Mr. Provenzano**

##### **Video Clip Server System Replacement**

\*Ms. Riddick joined the meeting during this presentation at 12:08 PM

Mr. Samoryk recommended a contract for \$71,484 to One Diversified, LLC for the Video Clip Server System Replacement at Oriole Park at Camden Yards. This was the lowest bid submitted. The bid includes all required equipment, installation, commissioning and training.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion: The firm's location was reconfirmed.

**Motion to Approval: Mr. Attman**

**Second: Mr. Smith**

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

##### **Oriole Park DAS/Wifi - Proposal Extension #2**

Mr. Hutson recommended approval of Verizon's request to extend the negotiation period until June 5, 2019. The amendment is expected to finalize the design of the system and be presented to the Board before the July meeting.

MSA is currently working with the Orioles and Verizon on the design of the systems and finalizing the amendment. The amendment would license Verizon to provide a DAS and Wifi system at Oriole Park at Camden Yards. Verizon would connect the two stadiums utilizing the existing DAS headend in M&T Bank Stadium. A new Wifi headend would be installed within Oriole Park.

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**Motion to Consider: Mr. Mangum**

**Second: Mr. Attman**

Discussion - None

**Motion to Approve: Mr. Smith**

**Second: Mr. Attman**

**Unanimous**

### **Baltimore City Public Schools**

#### **21st Century Baltimore City Schools Program – 2018 Annual Report Presentation by Mr. McGuigan**

Mr. McGuigan reported highlights from the 21st Century Schools Building Program 2018 Annual Report. The program has gone from an original projection of 23-28 schools to be built or renovated to a current projection of 27-28 schools, due in large part to efficient project management. Actual costs of year-one schools averaged 5% below budget. Substantial program completion will occur in 2021 with three schools to be completed in 2022. Nine schools are open, six more are in construction, seven are in design, three are in planning, and three are in feasibility study. \$640 million in contracts have been procured, with over 34% in MBE commitments. \$880 million of bonds have been issued which represents 80% of the revenue capacity.

Ms. Kym Douglas, MSA Assistant VP, Collaborative Development was introduced by Mr. Johnson. Ms. Douglas provided statistics on Workforce Development requirements for the first five completed year-one 21st Century Schools projects. The numbers included 341 Baltimore City Resident (BCR) new hires. Data shared included total construction hours, as well as broken out per project by total BCR hours and BCR new hire hours.

**Motion to Consider: Mr. Smith**

**Second: Mr. Riddick**

Discussion: Mr. Johnson clarified statistics. There were 341 positions filled by Baltimore City newly hired residents, but some employees were retained, moving from a completed project to a newly started project; An important metric because longevity and retention are the goals for resident new hires. The actual number of people filling the 341 positions is raw data. The number will be refined and provided to the Board.

**Motion to Approve: Mr. Attman**

**Second: Mr. Smith**

**Unanimous**

### **Maryland Stadium Authority**

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

#### **Renovation – Department of Legislative Services Building**

The Maryland presiding legislative officers have requested MSA to oversee the renovation of the Department of Legislative Services Building and the underground tunnels connecting to other state office buildings. This is a first request to MSA from the presiding officers and it comes with an emphasis on the critical need for the work to coincide with the timing of the legislative session and ongoing work on Lawyers Mall and Bladen Street by the Department of General

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Service (DGS). If approved, the next steps would be budget committee review and an MOU development and execution.

**Motion to Consider: Mr. Smith**

**Second: Mr. Attman**

Discussion: The role of DGS was discussed and DLS has had discussions with Secretary Churchill.

**Motion to Approve: Mr. Mangum**

**Second: Ms. Riddick**

**Unanimous**

### **INFORMATIONAL**

#### **Executive Director's Report**

Mr. Frenz reported on four things including the good news that the 2022 Navy-Notre Dame football game will be played at M&T Bank Stadium. On March 25, 2018 the Board approved a contribution to the Ravens of \$300,000 pending the acceptance of the bid. MSA expects to net \$530,000 from the game.

MSA is following a number of bills during the 2019 legislative session. Among them are the bills for the Ocean City Convention Center - Third expansion, the Governor's Building Opportunity Act of 2019, and a change in the State statute to benefit the sports complex master plan. A bill proposed for Baltimore City Convention Center would increase funding up to \$600 million is also scheduled for hearings.

MSA's legislative budget subcommittee briefings were presented in February. The presentations were well received and there were no concerns raised.

MSA executives continue to be recognized for their leadership.

Jeff Provenzano has been appointed to the board of the Global Sports Venue Alliance.

Phil Hutson was accepted into the Greater Baltimore Committee leadership program.

Matt Kastel has been elected President of the Stadium Managers Association.

Al Tyler was accepted into the Maryland Leadership Class of 2019.

Rachelina Bonacci was congratulated for her leadership role in MSA's 2018 Maryland Charities Campaign which exceeded its goal for a second year in a row. She has been invited to participate as the 2019 loaned executive for the 2019.

#### **Security Report**

Mr. Conaway reported that there were no credible threats and the security status of Camden Yards has not changed. The next tabletop exercise will be held later in March. The next training class on opioid overdose prevention is scheduled for March 19.

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

Mr. Samoryk reported the following reporting items:

Camden Yards/ M&T Bank Stadium

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Central Plant Heating and Cooling Operations and Maintenance Contract  
Modification No. 2  
Veolia Energy

Television Maintenance Services - Contract Modification No. 1  
Government Equipment Corporation

Oriole Park at Camden Yards  
Waterless Urinals  
BT Plumbing Supply, Inc.

Stair Nosing Purchase  
Wooster Products, Inc.

Padded Seat Vinyl  
Uniroyal Engineered Products

Warehouse at Camden Yards  
General Contractor for Warehouse Elevator Modernization - Change Order No. 3  
Quandel/J. Vinton Schafer and Sons, Inc.  
MTA/MARC Camden Station Replacement

Design Services - Change Order No. 2  
AECOM Technical Services

Mr. McGuigan reported small procurements and contract modifications for the following capital projects:

BCS- Lyndhurst Elementary School, Equipment Replacement  
Turner Logistics

Baltimore Convention Center Renovation / Expansion -  
Conceptual Design Phase Supplemental Services  
Ayers Saint Gross

### **Baltimore City Public Schools and C.O.R.E. Update**

**BCPS** update was reported earlier with the 2018 Annual Report.

**CORE** - 744 Notices to proceed, 326 demolitions complete, 18 to be started within a week, 363 on hold for BGE re-inspections, 37 on hold for other reasons by the City. Additionally, there are 519 buildings with demolition services under contract and 162 with Hazmat complete and demolition services to be procured.

### **Leasing Report and Financial Report**

Due to his ongoing work with committee budget reports and legislative meetings, Mr. Raith will forward the leasing and financial reports later in the week.

### **Maryland Sports Monthly Update**

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Mr. Hasseltine briefed the Board on a few highlights from Maryland Sports activities:

- 2019 Preakness preparations at Pimlico are underway on behalf of the State.
- US Cycling Amateur Road Nationals hosted by Maryland Sports and Visit Hagerstown in 2018 and 2019 has increased riders by 10%.
- CIAA Mens and Womens Basketball Tournament was awarded to Baltimore City for years 2021-2023. Maryland Sports was instrumental in the award being granted.

Mr. Hasseltine also shared notice of a recent publication's naming of 2019 Maryland Power Couples, which included Manervia and Major Riddick., as well as Joe Bryce and Kristin Jones.

\*\*Ms. Stanalonis left the conference line at 12:50 PM and did not return to the meeting. She did not attend the closed meeting.

Mr. Frenz shared information on the Daily Record award and congratulated Mr. Hasseltine on being named an Influential Marylander.

At the conclusion of the updates and reports, Chairman Kelso asked for a motion to close the Open Meeting at 12:51 PM for the purposes of (1) consulting with legal counsel regarding pending litigation against MSA, and (2) receiving a report from MSA Security Director Vern Conaway regarding a public safety issue that would present a risk to the public or public security, if discussed in an Open Meeting.

**Motion to close the open meeting: Ms. Riddick**

**Second: Mr. Attman**

**Absent: Ms. Stanalonis**

**Unanimous**

During the closed meeting the Board received and discussed the security report of Vernon Conaway, Vice President, Safety and Security MSA. Mr. Conaway reported on sensitive security issues related to the 2019 baseball season at Oriole Park including the staffing numbers, locations and technical capabilities of law enforcement deployed during games to respond to potential active shooter, explosive and vehicle-based threats, as well as the status of the Orioles game day integrated operations center.

No decisions were made and the Board took no action during the closed meeting.

At the conclusion of the Closed Meeting, the Board returned to Open Meeting at 1:29 PM. Chairman Kelso asked for a motion to close the open meeting and adjourn at 1:29 PM.

**Motion to Adjourn: Mr. Attman**

**Second: Mr. Mangum**

**Absent: Ms. Stanalonis**

**Unanimous**