

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

**Board Meeting**  
**Minutes**  
**May 3, 2022 - 12:00 PM**

**OPEN MEETING**

**Attendance**

**Board**

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

**Maryland Stadium Authority**

Michael Frenz	Gary McGuigan*
David Raith	Eric Johnson*
Vernon Conaway	Jocelyn Grogan-Jones*
John Samoryk	Rachelina Bonacci*
Jeff Provenzano	Joseph March*
Kristy Taylor	Terry Hasseltine *
	Al Tyler*
	Yai Waite*

\*Teleconference

**Call to Order:**

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

**Approvals**

**Minutes**

Introduction of the open meeting minutes for April 5, 2022

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

Introduction of the ad hoc open meeting minutes for April 19, 2022

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Motion to Approve: Mr. Attman**

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**Second: Ms. Riddick**

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

**Contracts**

**21st Century School Buildings Program**

**Presentation by Mr. Johnson**

**Highlandtown Elementary School - Furniture, Fixtures and Equipment**

Mr. Johnson recommended approval of the Bill of Materials for Highlandtown Elementary School as part of the Baltimore City Public Schools Construction and Revitalization Program.

**Motion to Consider: Mr. Attman**

**Second: Mr. Mangum**

**Discussion – None**

**Motion to Approve: Mr. Bryce**

**Second: Ms. Riddick**

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

**21st Century School Buildings Program**

**Presentation by Mr. Johnson**

**Cross Country Phase 3 Guaranteed Maximum Price**

Mr. Johnson recommended approval of the Guaranteed Maximum Price contract amendment for Turner Construction Company for Cross Country Elementary/Middle School.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Built to Lean Program**

**Presentation by Mr. Johnson**

**Charles County Project MOU and Baltimore County Project MOU**

Mr. Johnson recommended approval of an MOU between MSA, the Board of Education of Charles County and Charles County, which is required under the Built to Learn Act of 2020. Mr. John also recommended the approval of an MOU between MSA, the Board of Education of Baltimore County and Baltimore County. The MOUs are required under the Built to Learn Act of 2020.

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**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Ms. Riddick**

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

**Capital Projects Development Group**

**Presentation by Mr. McGuigan**

**MLS NEXT Pro Proposed Multi-Use Soccer Stadium Advisory Services**

Mr. McGuigan recommended approval of a request from the Secretary of the Maryland Department of Commerce (DOC) for MSA to provide business advisory services related to a proposed new multi-use soccer stadium in the Baltimore Metro area. The study will include a market and economic analysis, as well as, a site fit analysis. The cost of the study is \$50,000. DC United will be funding half and the DOC is requesting MSA to fund half.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion – Confirmation of the type of soccer team usage and that the location is undetermined.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

**Capital Projects Development Group**

**Presentation by Mr. Tyler**

**Frostburg State University Recreation Complex Planning and Design**

Mr. Tyler recommended approval of the request from the President of Frostburg State University for the MSA to provide planning and design management services related to the development of the I-68 Recreation Complex, relocation and enhancement of sports fields, and improvements to the existing Cordts Physical Education Center.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion – Acknowledgement of legislative support for project.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

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**Capital Projects Development Group**

**Presentation by Ms. Waite**

**On-Call Market, Economic and Business Consulting and Advisory Services**

The recommendation from Ms. Waite was postponed due to an error in documents provided to the Board.

**Capital Projects Development Group**

**Presentation by Ms. Waite**

**Code Compliance Services - Various Capital Projects**

Ms. Waite recommended approval of contract award to EBL Engineers, LLC, Institute for Building Technology and Safety, Inc., and Sheladia Associates, Inc. for the award of indefinite delivery contracts for code compliance services for various capital projects. The services to be performed under these task orders include third-party plan review of construction documents and third-party inspections of new construction, additions, and facility repairs, among others.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion** – Clarification on the scope of the compliance services.

**Motion to Approve: Mr. Attman**

**Second: Mr. Bryce**

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

**Capital Projects Development Group**

**Presentation by Ms. Waite**

**Testing & Inspection Services – Department of Legislative Services**

The recommendation from Ms. Waite was postponed due to an error in documents provided to the Board.

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**Camden Yards Sports Complex  
Presentation by Mr. Provenzano  
High Rise Window and Glass Cleaning and Ancillary Services – Second  
Renewal**

Mr. Provenzano recommended that MSA exercise the second renewal option with JDG Management Corporation d/b/a City Wide of Central Maryland. to provides high rise window and glass cleaning and ancillary services throughout the Camden Yards Sports Complex. The renewal term will commence on June 11, 2022 and shall continue through June 10, 2023. This is the second of two renewal options available to MSA under this contract.

**Motion to Consider: Mr. Attman  
Second: Ms. Stanalonis**

**Discussion** – Confirmation that the documents are accurate for approval.

**Motion to Approve: Mr. Attman  
Second: Mr. Bryce**

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

**Camden Yards Sports Complex  
Presentation by Mr. Provenzano  
Central Plant Heating/Cooling Operations and Maintenance – First Renewal**

Mr. Provenzano recommended approval of the first renewal option of the contract with Vicinity Energy Baltimore Heating LLP. Vicinity provides central plant heating and cooling operations and maintenance throughout the Camden Yards Sports Complex. The renewal term will commence on June 4, 2022 and shall continue through June 3, 2023. This is the first of two renewal options available to MSA under this contract.

**Motion to Consider: Mr. Attman  
Second: Mr. Bryce**

**Discussion** – None

**Motion to Approve: Mr. Attman  
Second: Mr. Huber**

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

**Camden Yards Sports Complex  
Presentation by Mr. Samoryk and Mr. Conaway  
Consulting Services for Comprehensive Threat and Vulnerability Risk  
Assessment**

Mr. Samoryk recommended that MSA enter into a contract with Thornton Tomasetti, Inc to provide a comprehensive threat and vulnerability risk assessment for the Camden Yards Sports Complex. The assessment will include reports for Oriole Park at Camden Yards and M&T Bank Stadium.

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Mr. Conaway reported the scope of the comprehensive threat and vulnerability risk assessment contract would include:

- Examine a broad range of hazards, threats and vulnerabilities;
- Evaluate the effectiveness of existing mitigation strategies, protective measures, technologies and security practices;
- Provide risk-based strategic direction for future security projects and initiatives that align with industry standards and security best practices.

The assessment would develop a project roadmap to strengthen the overall security program.

**Motion to Consider: Mr. Attman**

**Second: Ms. Riddick**

**Discussion – None**

**Motion to Approve: Mr. Attman**

**Second: Mr. Mangum**

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

**Camden Yards Sports Complex**

**Presentation by Mr. Samoryk**

**On-Call Landscaping, Grounds, Irrigations, and Snow Removal Services**

Mr. Samoryk recommended that MSA enter into a contract with EOS Outdoor Services to provide on-call landscaping, grounds, irrigations, and snow removal services on an as-needed basis at the Camden Yards Sports Complex. The proposed contract is for a period of one year.

**Motion to Consider: Mr. Attman**

**Second: Mr. Bryce**

**Discussion – Confirmation that the contract for one year and the cost meets current labor concerns.**

**Motion to Approve: Mr. Attman**

**Second: Mr. Huber**

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

**Maryland Stadium Authority**

**Presentation by Mr. Frenz**

**Paul McCartney – Opt Out**

Mr. Frenz recommended approval of MSA opting-out, financially from the Paul McCartney concert. MSA would receive the revenue from our share of amusement taxes, while taking no risk from the possibility of event cancellation or net financial loss.

**Motion to Consider: Mr. Bryce**

**Second: Mr. Mangum**

**Discussion – Confirmation and explanation of the advantage of the opt out decision.**

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**Motion to Approve: Mr. Mangum**

**Second: Mr. Bryce**

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

**Informational**

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

- HB896 – Camden Yards Debt Cap and MH897 – Sports Entertainment facilities passed and the work on behalf of both legislations has begun.
- HB0416-State Government – Quasi Governmental Units, requires board of directors to conduct annual performance appraisal of the head requiring budget hearings, periodic independent assessments, including DLS audits and strategic planning. Died in committee.
- HB20 Maryland Stadium Authority Board membership, will increase the size of the board.
- Letter of commendation from Special Secretary Jimmy Rhee of Governor's Office of Small, Minority & Women Business Affairs regarding MSA's strong MBE performance in 2021. MSA achieved 35.59% vs. state wide goal of 29%.

**Security Report- Mr. Conaway**

- MSA and the Ravens are hosting their first Public Information Officer-specific emergency preparedness tabletop exercise on June 7, 2022 at M&T Bank Stadium. The PIO's from federal, state, and local governments and first responder agencies will participate in a scenario-based exercise that will test our communication protocols, information collection and sharing, and coordinated messaging during a crisis.
- The annual emergency preparedness tabletop exercise is being held on July 13, 2022 for all of our game day public safety first responders and stadium partners.
- M&T Bank Stadium has been selected to receive the 2022 Facility of Merit Award from the National Center for Spectator Sports Safety and Security. The stadium was nominated by the NFL League Security Office. The award recognizes a sports facility that has demonstrated an innovative approach to enhancing safety and security beyond their normal operations. The award is being presented at the annual National Sports Safety and Security Conference & Exhibition in June, 2022.

**Report of Small Procurements and Change Orders**

**Camden Yards Sports Complex**

- Vertical Transportation Maintenance and Repair - First Renewal - Schindler Elevator Corporation

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**MSA**

- Education and Training Programs - Fred Pryor Seminars
- On Call Underwriting Services Project - First Renewal - Raymond James and Associates, Inc.

**M&T Bank Stadium**

- Corner Suite Waterproofing Repairs - Celtic Construction, LLC

**Oriole Park at Camden Yards**

- Landscaping for Picnic Area - Bartenfelder Landscape Services

**CPDG Update – Mr. McGuigan**

- Racing Projects Initiative: Legislature has requested that Pimlico move to design phase. Laurel will require two reports with an emphasis on cost reduction.
- DLS Building: construction starting. 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: 1248 notices to proceed; 955 units demolished; remainder in demolition or HAZMAT.
- Hagerstown Multi-Use Sports and Events Facility: continues with property acquisition and design has started.
- Coppin State University: public safety building is in conceptual design.
- Prince George's County Blue Line: Initial meeting held. Planning is estimated to take a year.
- Ocean City Indoor/Outdoor Sports Complex: concept design and cost estimate is in progress.
- Historic Saint Mary's: study draft report should be completed this month.

**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 Cycling Classic press conference was held and route announced.
- Maryland Five Star continues to work on closing 2021 and working on 2022.
- World Cup efforts continue with Baltimore as a possible choice and working toward a merged bid with Washington, DC.

Motion to adjourn the closed meeting was made at 1:06 PM by Mr. Attman, seconded by Mr. Bryce, and affirmed unanimously.