

Maryland Stadium Authority
333 W. Camden St., Baltimore, MD
Board Meeting Minutes
Tuesday, August 6, 2019
12 noon
OPEN MEETING

Attendance

Board

In Person

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Carolyn Mozell
Jodi Staltonis

Absent

Manervia Riddick

Maryland Stadium Authority (MSA)

| | |
|----------------------|-------------------|
| Michael Frenz | Phil Hutson |
| David Raith | John Samoryk |
| Gary McGuigan | Terry Hasseltine |
| Jocelyn Grogan-Jones | Rachelina Bonacci |
| Jeff Provenzano | Linda Pohuski |
| Vern Conaway | |

Counsel

Cynthia Hahn

Other

Amanda Yeager

Call to Order:

Mr. Kelso called the meeting to order at 12:01 PM and asked for a motion to consider the July 9, 2019 open and closed minutes.

Approvals Minutes

Motion to Consider: Mr. Attman

Second: Mr. Bryce

Discussion - None

Motion to Approve: Mr. Attman

Second: Ms. Staltonis

Unanimous

Camden Yards Sports Complex

Presentation by Mr. Samoryk

Electrical Substation Maintenance

Mr. Samoryk recommended a contract with EnerG Test LLC (EnerG) for electrical substation maintenance and repairs at the Camden Yards Sports Complex. The proposed term is for 3 years with 2 renewal options. EnerG was the lowest of 5 bids at \$105,160 for the initial term.

Motion to Consider: Mr. Bryce

Second: Mr. Attman

Discussion - None

Motion to Approve: Ms. Mozell

Second: Mr. Attman

Unanimous

Oriole Park at Camden Yards

Presentation by Mr. Hutson

General Contractor for Handrail and Concrete Repairs

Mr. Hutson recommended a contract with Veterans Kitchen Maintenance Inc. t/a VKM Contracting and VKM Solutions ("VKM") to provide general contracting services for handrail and concrete repairs at Oriole Park at Camden Yards. The VKM bid of \$591,000 was the lowest submitted. VKM has committed to achieve a 35% MBE goal for the project.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion - None

Motion to Approve: Ms. Stanalonis

Second: Mr. Mangum

Unanimous

Warehouse

Presentation by Mr. Hutson

Warehouse Improvements Project Guaranteed Maximum Price #1

Mr. Hutson recommended a contract to J. Vinton Schafer & Sons, Inc. (the 'CM') a Guaranteed Maximum Price ("GMP") for six Warehouse improvements projects in the amount of \$3,811,571. This GMP package represents the comprehensive construction packages for the project. The scope of this GMP is the following six projects - Public lobby renovations, new canopy of east side of the building, lighting for exterior signage, façade lighting, signage upgrades, and HVAC upgrades to the 4th floor (future tenant space / swing space). If approved, this would go before the BPW on August 14, 2019. It is anticipated that there will be a second GMP at a later date

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which will include HVAC upgrades to the remainder of the building and window repairs. Advanced approval of GMP #1 is required in order to perform the work in the Orioles offseason.

Motion to Consider: Mr. Bryce

Second: Ms. Staloni

Discussion - The procurement of final phase for HVAC and windows repairs is planned to begin in October.

Motion to Approve: Mr. Bryce

Second: Ms. Mozell

Unanimous

Maryland Stadium Authority

Presentation by Mr. Hutson

Oriole Park at Camden Yards

Festoon Lighting, Main Concourse Painting, and Field Netting Extension

Mr. Hutson presented an MSA Improvement Fund request for reimbursement from the Orioles for approximately \$523,334 in specific ballpark improvements. Any cost overruns would be funded by the Orioles, who will manage and hold the contracts. The Orioles will involve MSA in the projects and provide construction documents for review prior to projects commencing. The festoon lighting and main concourse painting is complete. The field netting extension will be installed prior to the completion of the 2019 season.

Motion to Consider: Mr. Mangum

Second: Mr. Bryce

Discussion - If project costs exceed the improvement fund balance, the remainder is paid by the Orioles. The Board asked for clarification on the process for reimbursement from the MSA Improvement Fund. The request was presented without a recommendation from Mr. Hutson. There are no legal reasons the request could not be approved. Except for emergencies, the Board asked for advance notice of expenses to be drawn from the improvement fund.

Motion to Approve: Mr. Bryce

Second: Mr. Mangum

Unanimous

Presentation by Mr. Raith

Baltimore Orioles License Agreement Amendment Office Space - South Warehouse

Mr. Raith provided a status update on the 3rd amendment to the license agreement for additional Warehouse space. HVAC costs for extended service hours are under review by MSA. This is the only remaining issue needed to finalize the agreement.

Motion to Consider: Mr. Attman

Second: Ms. Staloni

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Discussion - Costs are considerably lower than projected based on research of actual costs rather than earlier estimates.

Motion to Approve: Mr. Attman

Second: Mr. Mangum

Unanimous

Informational

Executive Director's Report

Mr. Frenz reported on a visit from a Kokkaido, Japan delegation who are planning a new stadium and entertainment complex. They were observing US ballpark design and surrounding development, and discussing construction and management. Rachelina Bonacci was thanked for her assistance with coordination.

The Board was invited to two BCPS ribbon cuttings later in August at Arlington Elementary School, including an early Childhood Development Center and Fairmount-Harford REACH! Project.

Linda Pohuski is working with CPDG for site visits to tour 3 completed projects. The Board will be asked for available dates in late September and October.

Chairman Kelso and Mr. Frenz will meet with Mayor Young on Wednesday. They will also meet with Senator Peters and Delegate Gaines at the MACo conference, August 15 & 16, where they will be joined by Mr. McGuigan and Mr. Raith.

MSA will host 2 booths at the MACo summer conference, one focusing on Maryland sports and the other on MSA and what we do.

Kudos to all MSA staff and contractors who made the Billy Joel concert an immensely successful event. Special appreciation was conveyed to Jeff Provenzano for the facilities staff and Vern Conaway for the security team. Due to events at Oriole Park and M&T Bank Stadium, Oriole Park at Camden Yards was the weekend heart of Baltimore and the City was shown with pride and beauty.

Security Report

Mr. Conaway reported on the first-ever concert at Oriole Park, Billy Joel on July 26. There were no significant safety or security issues. He reported the same for the first preseason Ravens game at M&T Bank Stadium (MTBS) on August 8. Information was shared on CYSC security strategy changes due to the national environment.

Mr. Conaway noted that an expedited small procurement for X-ray equipment at MTBS will come before the Board in a later report at this meeting. The equipment is required by new NFL regulations for Ravens events.

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Report of Small Procurements and Change Orders

Mr. Samoryk reported the following small procurements and modifications:

M&T Bank Stadium

- Extended Warranty for Control Room Equipment
- X-Ray Equipment - Expedited Procurement
- Daktronics Video Equipment Service Agreement

Oriole Park at Camden Yards

- Emergency Repair to HVAC Heating Lines in Eutaw Street
- Waterproofing and Restoration Services

Warehouse

- General Contractor for Warehouse Elevator Modernization

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

Mr. McGuigan updated the Board on the following Baltimore City School and C.O.R.E. projects:

BCPS

- 9 schools are open
- 2 schools will open this summer
- 6 schools are under construction
- 1 school is in the GMP bid process
- 7 schools are in design
- 3 schools are in feasibility studies

CORE

- 783 notices to proceed
- 494 demolitions completed
- 246 going to Demolition
- 40 under hazzard materials review
- 2 schools and 1 warehouse - assigned for demolition

Leasing Report

Mr. Raith provided an update on leasing activity that included negotiation with a new tenant, an existing tenant is planning to relocate to another Warehouse space, and notice of one tenant leaving.

Marketing and Communications Report

Mr. Hasseltine briefed the Board on Sport and Entertainment Corporation of Maryland (SECMD), an MSA/Maryland Sports affiliated 501(c)(3) organization. A CEO has been hired and together with the SECMD board and Fair Hill Organizing Committee a business plan will be developed.

Chairman Kelso asked to close the open meeting 12:34 PM.

Motion to close the open meeting: Mr. Attman

Second: Mr. Bryce

Unanimous

CLOSED MEETING
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Attendance

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Cynthia Hahn

Chairman Kelso asked for a motion to open the closed meeting at 12:35 PM for the purpose of discussing pending and potential litigation matter.

Motion to Open: Mr. Attman

Second: Mr. Bryce

Unanimous

Assistant Attorney General Cynthia Hahn summarized the status of settlement in connection with a lawsuit currently pending against the Stadium Authority. She also summarized the status of the Office of the Attorney General's confidential procurement of outside counsel to assist in the representations of the interests of the State and MSA in a matter of potential litigation. No action was taken by the Board during the closed meeting.

Mr. Kelso asked for a motion to close the closed meeting at 12:45 PM

Motion to Close the closed meeting and adjourn: Mr. Attman

Second: Mr. Mangum

Unanimous