

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

Board Meeting
Minutes
April 6, 2021 - 12:00 PM

OPEN MEETING

Attendance

Board

Thomas Kelso
Joe Bryce
Gary Mangum
Manervia Riddick
Lenny Attman (late arrival- unable to vote)
Terrance Jennings (non-voting)

Maryland Stadium Authority

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

Counsel

Bruce Benshoof
Amy Mattban

*Present in Executive Conference Room
All other participants attended using teleconferencing

Call to Order:

Chairman Kelso called the meeting to order at 12:11 PM.

Approvals

Minutes

Introduction of the open and closed meeting minutes for March 2, 2021.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion - None

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**Motion to Approve: Mr. Bryce
Second: Ms. Riddick**

Affirming: Bryce, Mangum, Riddick, Kelso

Contracts

Camden Yards Sports Complex

Presentation by Mr. Samoryk

On Call General Electric Services

Mr. Samoryk recommended, Maryland Stadium Authority enter into a contract with American Energy Services, LLC (AES) to provide on-call general electric services on an as needed basis at the Camden Yards Sports Complex. The two year proposed contract includes a not-to-exceed amount of \$175,000. AES submitted the lowest of five bids. The competitive sealed bid procurement was advertised on eMaryland Marketplace Advantage and the MSA website, and was designated as a small business reserve contract. AES is a registered small business with DGS. Bids were received electronically through MSA's third party e-Procurement System, Negometrix.

Motion to Consider: Mr. Bryce

Second: Ms. Mangum

Discussion – None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick. Bryce

Affirming: Bryce, Mangum, Riddick, Kelso

Presentation by Mr. Hutson

Electric Supply Service

Mr. Hutson recommended that MSA enter into a contract with WGL Energy Services, Inc. (WGL) to provide electric supply service to the Camden Yards Sports Complex. The service includes, but is not limited to: energy, capacity, transmission, ancillary services, all line losses, supplier margin, consultant fee, and any other applicable cost. WGL submitted the lowest of three bids that were received. The firms that submitted bids included, Constellation Energy Resources LLC; Direct Energy Business, LLC; and WGL.

The proposed cost to MSA will be 0.0620/kWh for 100% renewable energy for a term of thirty-six months. The new contract rate will result in an estimated increase of approximately ten percent over the current rate. WGL is the supplier to MSA under the existing contract.

This competitive sealed bid procurement was advertised on eMaryland Marketplace Advantage and the MSA website. In addition, qualified service providers were directly solicited to participate in the process. Competitive bids were received through the

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electronic reverse auction process conducted by MSA's consultant, Noresco, LLC. Bids were considered for terms of 12, 24 and 36 months.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion – Mr. Hutson clarified that WGL continued to be the low bidder throughout the reverse auction process.

Motion to Approve: Ms. Riddick

Second: Mr. Mangum

Affirming: Bryce, Mangum, Riddick, Kelso

Oriole Park at Camden Yards

Presentation by Mr. Provenzano

ANC Service Agreement

Mr. Provenzano recommended that MSA enter into an agreement with ANC Sports to provide extended warranty coverage and maintenance service for the video display boards at Oriole Park at Camden Yards. ANC was the original manufacturer/installer of the video boards and is the only provider of the required proprietary parts and support. This agreement will serve as an extension of the original manufacturer's warranty that expired June of 2020. The extended service agreement will include repairs and/or replacement of all parts and equipment, including software and phone support during the term of the agreement. The proposed term will begin on April 7, 2021 and expires December 31, 2023. The total cost to MSA would be \$162,765, broken down by fiscal periods.

Motion to Consider: Mr. Riddick

Second: Ms. Bryce

Discussion - None

Motion to Approve: Ms. Bryce

Second: Mr. Mangum

Affirming: Bryce, Mangum, Riddick, Kelso

Camden Yards Warehouse

Presentation by Mr. Raith

Office Lease

Mr. Raith recommended that the MSA approve the office lease with the Moore Law Group, LLC (Moore). This lease is for office space located in the north warehouse on the 4th floor. Moore has been in the warehouse as a tenant for the past year and the current owner was a partner of the law firm that occupied the space prior to them. They paid all of their rent during the pandemic. The rentable square footage is 903 square; \$21.90 square feet for year 1 \$22.77 square feet for year 2, with no options. Tenant will receive \$5,000 to be used for furniture. Tenant has no parking allowance, free rent and no renewal rate.

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Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion – Amy Mataban clarified that there was no need for Chairman Kelso to be recused from voting on this lease agreement.

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Affirming: Bryce, Mangum, Riddick, Kelso

21st Century School Buildings Program

Presentation by Mr. McGuigan

21st Century Schools Program-2020 Annual Report

Mr. McGuigan presented the 2020 Annual report for the Baltimore City Public Schools Construction and Revitalization Program (21st Century Schools Program) for approval. The report has been approved by both Baltimore City Schools and the City of Baltimore. Approval is expected by the IAC Board on April 29, 2021, which is a rescheduled date from their original early April meeting.

Motion to Consider: Mr. Bryce

Second: Ms. Riddick

Discussion – Report and program were praised by the board. Confirmation that additional schools within Maryland will be built under recently passed legislation.

Motion to Approve: Mr. Bryce

Second: Ms. Mangum

Affirming: Bryce, Mangum, Riddick, Kelso

Presentation by Mr. Johnson

Montebello Elementary/Middle School GMP #2

Mr. Johnson recommended CAM Construction Inc. (CM) the Phase 2 Guaranteed Maximum Price (“GMP”) amendment in the amount of \$28,916,173 for the renovation of Montebello Elementary/Middle School. The GMP #2 package includes the remaining trade packages necessary to complete the project. The overall MBE participation goal for the project has been set at 30%, and the MBE participation for the overall project meets the goal. MSA’s Board and the Board of Public Works approved the CM’s Phase 1 GMP contract in January and February 2021 respectively.

Construction packages were advertised and documents were issued by the CM for trade contractor participation on December 19, 2020 in the following publications: eMaryland Marketplace, MSA’s website, the CM’s website, Building Connected/Bid Clerk, as well as directly solicited to numerous trade contractors.

MSA and the CM conducted pre-bid and site visit meetings at the project site, and all attendees were provided with summary project information and afforded the opportunity to tour the project site. Additionally, the project was presented at multiple outreach events which were attended by numerous trade contractors as well as Mayor’s Office of

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Employment Development, MSA, and other representatives and agencies regarding contracting, MBE participation, and local hiring opportunities.

On January 28th and February 17th, 2021 competitive, sealed trade contractor bids were received and opened at the CM's offices in Timonium, Maryland. Post-bid scope review meetings were conducted virtually, and all bid openings and scope reviews were attended by MSA. The CM received 121 bids for the 31 bid packages advertised.

Motion to Consider: Mr. Bryce

Second: Mr. Mangum

Discussion - None

Motion to Approve: Ms. Riddick

Second: Ms. Bryce

Affirming: Bryce, Mangum, Riddick, Kelso

Presentation by Ms. Waite

Testing & Inspection Services-Montebello Elementary/Middle School

Ms. Waite recommended awarding a professional services contract to DIW Group, Inc.,

t/a Specialized Engineering (Specialized Engineering) in the amount of \$88,770 to

provide testing and inspection services for Montebello Elementary/Middle School

(Project). This amount includes an Owner's Contingency in the amount of \$30,000.

The procurement was initially advertised as a Request for Qualifications in April 2018.

Six firms were selected to participate in the project pool and thus given the opportunity to

receive the project specific Request for Proposals (RFP). The RFP for this Project was

issued on February 8, 2021. Three firms submitted technical proposals and the Selection

Committee determined it would be in the best interest to short-list two firms. Financial

Proposals were requested from both short-listed firms. After review of the Financial

Proposals, a Best and Final Offer (BAFO) was requested from both firms. After review of

the BAFO submissions, the Selection Committee unanimously recommended Specialized

Engineering, which had the highest overall score and offered the lowest fee.

Motion to Consider: Ms. Riddick

Second: Mr. Mangum

Discussion - None

Motion to Approve: Ms. Riddick

Second: Mr. Mangum

Affirming: Bryce, Mangum, Riddick, Kelso

Informational

Executive Director's Report- Mr. Frenz

- **HB0940 Gaming - Regulation of Fantasy Gaming Competitions and Implementation of Sports Wagering**

On Thursday, March 25, the MSA provided favorable written testimony with amendments before the Senate Budget and Taxation Committee hearing on HB 940. In his written testimony, Thomas Kelso, Chairman of the MSA, recommended an additional amendment to allow all professional sports teams in Maryland to have full sports gaming licenses – both bricks and mortar and digital depending on their preferences – and that those licenses not be restricted to actual days/times when professional sports events are conducted at their venues. *Referred to committee in Senate. House - Ways and Means - Third Reading Passed (130-9)*

- **SB0926 - Economic Development – Maryland Stadium Authority – Hagerstown Multi–Use Sports and Events Facility.**

On Tuesday, March 30, the MSA provided favorable written testimony with amendments in advance of the House Appropriations Committee hearing on SB926. In his written testimony, Michael Frenz, Executive Director of the MSA, expressed that while MSA does not oppose the legislation, instead, MSA opposes taking debt service amounts for the Hagerstown project from funds traditionally allocated only for the Camden Yards stadiums. Also, MSA does not wish to own the Hagerstown Facility. Since submitting written testimony, MSA has been in contact with Senators Corderman and Guzzone, Delegate Barnes, and Alex Hughes, and the Chief of Staff for Speaker Jones on our objections to the financing of the project. On the evening of Wednesday, March 31, MSA was informed that debt service on bonds issued for the project would be paid from general fund appropriations. MSA looks forward to the amended bill as discussed. *Senate – Budget and Taxation – In Committee In the House - Hearing 4/01 at 1:30 p.m. before Appropriations*

- We have submitted information regarding our operations to the State Transparency and Reform Council chaired by former Senator Andrew Serafini due on April 1. This council was formed by the Governor in response to events at Maryland Environmental Service. We have nothing to hide and are happy to discuss our operation with members of the council.
- All Star Game moving from Georgia to Colorado. The Orioles and Mayor Scott advocated for the game to come to Baltimore
- Mass vaccination site expanding to 6500 per day from today's 4500 capacity. GoVAX Faith Leaders United Against COVID-19 event today with faith groups attended by Governor Hogan, Lieutenant Governor Rutherford and Secretary Schrader. Thanks to Rachelina Bonacci and Jana Brooks for helping with event

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logistics. Lieutenant Governor Rutherford was thinking WC 2026 when he saw the field.

- Legislative audit field work is complete. We should see draft report in May with July completion and public release.
- March 22- Messrs. Frenz and McGuigan participated in a Baltimore Senate delegation grassroots briefing on Pimlico racetrack renovation. Area of concern was local development which is mostly the province of Baltimore Development Corporation, which owns the development parcels. MSA has a strong record in promoting MBE and local hiring in the 21st Century Schools program. That same infrastructure will be used in promoting social goals in the Pimlico project.
- April 8 is Opening Day at Camden Yards with an afternoon game between the Baltimore Orioles and the Boston Red Sox scheduled before approximately 11,000 fans wearing masks and practicing social distancing throughout the ballpark.

Security Report- Mr. Conaway

- Safety preparations finalized for opening day and Orioles upcoming baseball seasons. Drone detection technology has been implemented for Orioles Park and M&T Stadium during games and events. This technology will assist in locating the operator and controller of unauthorized drones.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Drone Detection Subscription Services-MSA Project No. 21-052-Aerial Armor

M&T Bank Stadium

- Emergency Staffing for the GOVAX Clinic-MSA Project No. 21-044-S.A.F.E. Management
- FIFA World Cup 2026 - Design Study MSA Project-No. 21-047-Populous, Inc.

Oriole Park at Camden Yards

- Wall Pad Change Out- MSA Project No. 21-048-Sportsfield Specialties
- ANC 2020 Extended Warranty-MSA Project No. 21-049-ANC Sports, LLC
- Signage for ADA Improvements-MSA Project No. 21-053-Koors Signs, LLC
- Light Pole Banners-MSA Project No. 21-051-F.W. Haxel Company, Inc.

BCPS

- BCS, Govans Elementary School, Pre-Construction Closeout, Keller Brothers **(\$75,000)**
- BCS, Bay Brook Elementary/Middle School, Furniture, Fixtures & Equipment Closeout, Douron Inc. **(\$80,061.97)**
- BCS, Calvin Rodwell Elementary/Middle School, Furniture, Fixtures & Equipment Closeout, Douron Inc. **(\$57,111.68)**
- BCS, Mary E. Rodman Elementary School, Furniture, Fixtures & Equipment

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- Closeout, Douron Inc. **(\$56,198.28)**
- BCS, Fairmount Harford Building, Furniture, Fixtures & Equipment Closeout, School Specialty Inc. **(\$110,589.86)**

CPDG

- CPDG, Project C.O.R.E, Hazardous Materials Closeout, Goel Services, Inc. **(\$10,068.47)**
- CPDG, Ocean City Convention Center, Multiple Scope Changes, Barton Malow Company **\$51,914.24**
- CPDG. Baltimore Convention Center, Forensic Testing of HVAC, Ayers Saint Gross **\$132,000**

Capital Projects Group Update – Mr. McGuigan

Ocean City Convention Center – scheduled to open the end of 2021.

Racing Projects Initiative – Architect and engineering firm is evaluating sites and buildings. The development of a community engagement strategy is underway and will begin implementation shortly. The design process is expected to take approximately two years for both facilities.

DLS Building: The building is in schematic design, with an expectation that employees will be out of the building for two legislative sessions with building to begin in April 2022.

CORE: 1038 notices to proceed; 782 units demolished; remainder in demolition or HAZMAT.

Hagerstown Multi-Use Sports and Events Stadium: Final draft of feasibility study has been received should be released later this spring.

Prince George's County Proposed Tennis Complex: Feasibility study is being reviewed.

Coppin State University Proposed Public Safety Building: Memorandum of Understanding negotiations continue and should be complete for May board meeting.

BCPS: 17 schools open; 7 in construction; 3 in design; and 1 moving toward design.

Leasing Report

Mr. Raith updated the status of four tenant payment issues. All tenants are current with rents. One tenant has requested updated market rates for expiring lease.

Finance Report

Mr. Raith verbally updated the board on the Statement of Revenues and Expenditures for the Maryland Stadium Authority.

Maryland Sports Update-Mr. Hasseltine

- Maryland State Legislature provided full funding for FY 2022 of the youth and amateur sports grant program and the Maryland 5 Star and World Cup site visit.
- Maryland Cycling Classis continues to design route for 2021 cycling event and is working with Baltimore City and County on routes.
- Maryland's bid for the World cup continues and a site visit remains contingent upon COVID travel restrictions. Fundraising to support site visit is well underway.

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- Maryland 5 Star team moving forward along with discussions regarding fans and spectator participation while meeting COVOD guidelines.
- Current fundraising efforts continue for FIFA World Cup; including State's commitment. Site visit is slated for 3rd quarter with decision on hosting matches December 2021. Working to submit Training Site materials per FIFA obligation by month's end. Materials were submitted to FIFA as it pertains to M&T Banks Stadium to meet the necessary requirements

Motion to Adjourn: Mr. Attman

Second: Ms. Mangum

Affirming: Attman, Bryce, Kelso Mangum, Riddick