

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

**Ad Hoc Board Meeting Minutes
December 15, 2020
8:30 AM**

OPEN MEETING

Attendance

Board

Thomas Kelso
Leonard Attman
Joe Bryce
Gary Mangum
Carolyn Mozell
Manervia Riddick
Jodi Stanalonis

Maryland Stadium Authority

Michael Frenz*	David Raith
Gary McGuigan	Eric Johnson
Yai Waite	Carmina Perez-Fowler
Rachelina Bonacci	Joe March
Linda Pohuski	Kristy Taylor

Counsel

Cynthia Hahn

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

Call to Order:

Chairman Kelso called the ad hoc meeting to order at 8:31 AM.

Chairman Kelso recommended a closed meeting to consult with counsel or to obtain legal advice. Also to consult with staff, consultants, or other individuals about pending or potential litigation.

Motion to Approve: Mr. Attman

Second: Ms. Riddick

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

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**Ad Hoc Closed Meeting
Summary Statement**

December 15, 2020 - 8:41 AM
Executive Boardroom and Teleconference

Attendance by Remote Teleconference*

Board: Thomas Kelso, Leonard Attman, Joe Bryce, Manervia Riddick, Gary Mangum, Carolyn Mozell, and Jodi Stanalonis Staff: Michael Frenz*, Kristy Taylor, Joe March Counsel: Cynthia Hahn

*Michael Frenz attended in-person

Chairman Kelso requested a closed meeting subject to the Open Meetings Act 3-305(b) sections 7 and 8, for the advice of counsel and related discussion of pending/potential litigation that is privileged and confidential. Public disclosure of the advice of counsel and related discussion of litigation would compromise MSA's ability to make an informed business decision with respect to the contract to be considered in the open meeting. The existence and effect of pending and potential litigation related to a contract will be considered by the Board in open meeting.

Chairman Kelso asked for a motion to open the closed meeting at 8:41 a.m. Mr. Bryce motioned to open, Mr. Mangum seconded, and the Board affirmed unanimously.

AAG Cynthia Hahn provided legal advice to the Board on a litigation issue related to an item that was listed on the agenda to be presented to the Board in open session—specifically, the approval of a demolition services contract for Project C.O.R.E.. The Board did not take any action in the closed meeting.

Motion to adjourn the closed meeting was made at 8:58 AM by Mr. Attman and seconded by Mr. Bryce and affirmed unanimously.

Call to Order:

Chairman Kelso call the ad hoc meeting to order at 8:59 AM

Contracts

Maryland Stadium Authority

Presentation by Mr. McGuigan

Abatement and Demolition Services

Mr. McGuigan recommended approval of contract award to Goel Services, Inc. (Goel) to

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provide abatement and demolition services for projects released under Project C.O.R.E (“the Project”). Upon approval of this recommendation, MSA will award a contract to Goel in the amount of \$2,976,007.75.

The recommendation is pursuant to the Memorandum of Understanding (MOU) executed between the Baltimore City Department of Housing and Community Development , the Maryland Department of Housing and Community Development , and the Maryland Stadium Authority. Under the MOU, MSA is responsible for managing the deconstruction and demolition of blighted properties within the City of Baltimore.

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

Discussion – Deteriorated conditions and crime associated with the properties encourages the need for prompt award of contract in spite of the possibility of any legal action. Filing of permits is only possible with contract award and pending procurement protest should not hinder award approval.

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

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

Baltimore City Public Schools

Presentation by Mr. Eric Johnson

Mr. Johnson recommended approval of an amendment to the Colimore/ATI design (“the A/E”) contract in the amount of \$947,355.51 for the Cross Country Elementary/Middle School. The project was originally identified as a renovation/addition, but was recently approved and revised programmatically to a full replacement due to ongoing revisions by FEMA and MDE to the flood plain identification for the surrounding area.

Currently, Cross Country Elementary/ Middle School is listed for removal from the existing 100-year flood plain maps by FEMA and MDE. Subsequently, Baltimore City has filed for the area to be identified and incorporated into a 500-year flood plain. This action substantially increases the mitigation requirements and the associated costs for renovating the existing building to be at or near the cost of demolishing and replacing the existing building, requiring a redesign. The attached proposal identifies the cost for redesigning the school as a replacement, and the change order amount identified above is offset by the remaining \$488,245.19 on the existing A/E contract.

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

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Discussion – Mr. Johnson confirmed the submission of the budget sheet and that the funding was available for the proposed change. He also confirmed the change would postpone the completion date to 2023, but the expansion and benefits of the project justify the increased timeframe.

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

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

**Motion to Adjourn: Mr. Mangum
Second: Mr. Bryce
Unanimously affirmed by voice vote.**