

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

Board Meeting Minutes
May 6, 2025 – 12:00 PM

OPEN MEETING

Attendance:

Board

Craig Thompson
Lenny Attman
Joe Bryce
Bill Cole
Lee Coplan
Artis Hampshire-Cowan*
John Hussman
Manervia Riddick
Jodi Stalalonis*
Justin Williams

Maryland Stadium Authority

Michael Frenz	Gary McGuigan
Kristy Taylor	Joe March*
Al Tyler*	Amy Mataban
Cynthia Hahn	Vernon Conaway*
Terry Hasseltine	Bruce Benshoof*
Phil Hutson	Nick Caronna
Jocelyn Grogan Jones*	Rachelina Bonacci
Jeff Provenzano	Yai Waite
John Samoryk	Eric Johnson*

*Teleconference

Call to Order:

Chairman Thompson called the meeting to order at 12:02 PM.

Approvals

Minutes

Approval of the open meeting minutes for April 1, 2025

Discussion – None

Motion to Approve: Ms. Hampshire-Cowan

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Contracts

Built To Learn

Presentation by Ms. Waite

Kent County Middle School Construction Management Services

Ms. Waite recommended approval of a contract with Oak Contracting, LLC for professional services for Kent County Middle School.

Discussion-Clarification of fee commitment established by the contract.

Motion to Approve: Mr. Coplan

Second: Mr. Hussman

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Built To Learn

Presentation by Mr. Johnson

Allegany County-Project MOU

Mr. Johnson recommended approval of a project MOU with The Board of Education of Allegany County and Allegany County, Maryland.

Discussion-None

Motion to Approve: Ms. Riddick

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Harry Grove Stadium Improvements-GMP#2

Mr. Tyler recommended approval of GMP#2 for the Harry Grove Stadium improvements.

Discussion-None

Motion to Approve: Mr. Bryce

Second: Ms. Riddick

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

Redevelopment of Maryland Racing Facilities Pimlico GMP#2

Mr. Tyler recommended approval of GMP#2 for the Pimlico redevelopment project.

Discussion-Clarification of the abatement cost was confirmed.

Motion to Approve: Mr. Cole

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Discussion: After approval vote clarification of the relationship and responsible of MSA and MEDCO was shared. The importance of financial oversight was emphasized along with the importance of designated auditor.

Capital Projects Development Group Projects & Studies

Presentation by Mr. Tyler

On-Call Market, Economic and Business Consulting

Mr. Tyler recommended approval of a contract with Crossroads Consulting Services, LLC to provide on-call market, economic & business consulting and advisory services.

Discussion-Clarification of the scope of work and the cost reimbursement frequency.

Motion to Approve: Mr. Bryce

Second: Mr. Cole

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Baltimore Vacants Reinvestment Initiative

Presentation by Ms. Waite

Abatement and Demolition Services-001

Ms. Waite recommended approval of a contract with Goel Services, Inc. for demolition services.

Discussion-Explanation of procurement process and technical errors that occur within the application by applicants. Concern regarding number of applicants was expressed and the rebid process was reviewed.

Motion to Approve: Mr. Bryce

Second: Mr. Hussman

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Oriole Park At Camden Yards

Presentation by Mr. Hutson

Oriole Park GMP#1

Mr. Hutson recommended approval of GMP#1 for the Oriole Park improvements.

Discussion – None

Motion to Approve: Mr. Coplan

Second: Mr. Bryce

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Oriole Park At Camden Yards

Presentation by Ms. Abshire

Oriole Park Comprehensive Financing Plan-Series 2025B

Ms. Abshire recommended approval of the financing plan for the Baseball Stadium Capital Improvement projects. The Series 2025B Bonds will provide funds for the capital improvement projects of Oriole Park.

Discussion – Bond rate discussion and market volatility impact was shared along with impact on construction projects.

Motion to Approve: Mr. Attman

Second: Mr. Coplan

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stalalonis, Williams, Thompson

Informational

Executive Director's Report - Mr. Frenz

- Mr. Frenz invited the Board to the Military Small Business Appreciation Breakfast, the Heritage Award Ceremony at Lake Montebello Elementary Middle School and the ground breaking of the Harry Grove Stadium project.

Legislative Update – Ms. Mataban

- Ms. Mataban shared legislative changes and the impacts related to MSA.

Security Report - Mr. Conaway

- Mr. Conaway confirmed that there were no safety or security issues during Orioles season so far.
- Mr. Conaway is attending the annual NFL security conference.

Report of Small Procurements and Change Orders

Camden Yards Sports Complex

- Golf cart Maintenance and Service
- Trades and Multi-Trades Personnel Training
- Google Workspace Licenses

M&T Bank Stadium

- Janitorial Services
- X-Ray Unit Services Agreement

CPDG Update – Mr. McGuigan

- Baltimore City Schools – 27 completed, 2 schools in construction.
- Built To Learn – MOUs with 16 counties representing 40 projects.
- Racing–Several packages will be submitted for board approval in the upcoming months.
- BVRI: 1,305 notices to proceed; 1,290 properties completed and turned over to Baltimore City. Mr. McGuigan is a member of a council with a goal to increase the demolition of vacant Baltimore City properties at an increased speed and efficiency.
- Baltimore Convention Center – starting construction along with design for back of house issues-controls package
- MLS-Next soccer study should be completed next month
- Blue Line-Ground breaking occurred this month.
- Minor League Baseball Stadiums
 - Prince George's County-in construction
 - Aberdeen-MOU finalized and approved
 - Charles County- entering design build procurement
 - Fredrick – in construction
 - Bowie-Construction Spring 2025
 - Perdue-Groundbreaking, construction started
- St. Mary's County Sports Complex-study in design

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- Hagerstown Community College-study in progress

Maryland Sports Monthly Update - Mr. Hasseltine

- Pursuing hosting NFL draft in the future, including visiting Green Bay, WI 2025 draft
- Sports tourism season will be robust and Team Maryland is looking forward to summer 2025
- Preakness 150 is looking positive for this year setting the ground work for future Preakness festivals

Chairman Thompson requested a motion to move into a Closed Meeting of the Board to receive advice of legal counsel on a proposed settlement of a contract dispute that is the subject of potential litigation against MSA. Chairman Thompson cited the following reasons permitted under the Open Meetings Act for moving into Closed Meeting: to obtain advice of counsel (Section 3-305(b)(7)) and to consult with counsel and staff regarding pending or potential litigation (Section 3-305(b)(8)). He further announced that the Board would not move back into Open Session following the Closed Meeting.

Motion to Adjourn and Move into Closed Session for Legislative Update:

Mr. Bryce

Second: Mr. Williams

Affirming: Attman, Bryce, Cole, Coplan, Hampshire-Cowan, Hussman, Riddick, Stanalonis, Williams, Thompson

The Open Meeting was adjourned at 12:48pm.

**Closed Meeting
Summary Statement**

Chairman Thompson called the Closed Meeting to order at 1:09 p.m. for the purpose of considering a legal advice and recommendations on the proposed settlement of a contract dispute, involving potential litigation. The basis for closing the meeting are set forth in the above Minutes. During the Closed Meeting, AAG Cynthia Hahn briefed the Board on the proposed settlement and responded to questions regarding the terms thereof. The Board voted unanimously to approve the settlement. No other topics were discussed and no other votes were taken. The Closed Meeting was adjourned at 1:27 p.m. Persons present during the Closed Meeting were: (i) all Board members; (ii) MSA staff: Michael Frenz and Kristy Taylor; and (iii) AAGs Cynthia Hahn, Amy Mataban, and Bruce Benschopf.