

Pimlico Redevelopment Update Meeting

July 28, 2026 6 PM – 8 PM

Zamoiski Auditorium





Opening Remarks

- Bishop Troy Randall – Chair of the Pimlico Community Advisory Board (PCAB)



Project Stakeholders - Presenters

- Maryland Stadium Authority (MSA)
 - Presenter: Gary McGuigan – Executive Vice President
- Maryland Economic Development Corporation (MEDCO)
 - Presenter: Tom Sadowski – Executive Director
- The Maryland Jockey Club (TMJC)
 - Presenter: Bill Knauf – President and General Manager
- Ayers Saint Gross (ASG)
 - Presenter: Jasmine Shah – Associate Principal
- Clark Construction
 - Presenter: Ross Jespersen – Project Executive
 - Presenter: Shatoya Williams – Community Affairs Manager



Project Stakeholders - Roles

- MSA
 - Own, finance, design, and construct Pimlico Race Course and the training facility
 - Long- term operations and maintenance role
 - Statutory direction to build two projects with one budget
 - Pimlico (Racing)
 - Laurel (Training facility)
- MEDCO
 - Consulting on the development parcels and related improvement projects with MSA and the Community
- TMJC
 - A 501(c)(4) entity created in 2024 to conduct daily racing operations



Project Overview

- Equine scope in full construction
- PCAB leadership has input in the development parcel effort
- Local hiring initiative
 - Baltimore City
 - 21215 zip code preference
- Minority Business Enterprise (MBE)
 - Goal – 35%





Historical and Cultural Preservation

- MSA executed an MOU with Maryland Historical Trust (MHT)
 - Identified mitigation measures to address adverse impacts to historical property
 - Maryland State Archives collected, catalogued, and stored existing artifacts
 - Salvaged architectural items during demolition including grandstand timbers, Bernard Zuckerman Bas Relief, stall #40 (Secretariat Stall), exterior signage, and decorative items.
- Collection of oral histories to be housed by MHT
 - Initial round of interviews conducted on May 12, 2026
- Development of an exhibition in the new Clubhouse and site history and significance of Pimlico Race Course
- Themes include, but are not limited to:
 - The History of Thoroughbred Racing in Maryland,
 - Pimlico's Role in the History of Thoroughbred Racing,
 - African American Jockey's Roles in Thoroughbred Racing,
 - The History and Significance of the Preakness



Historical and Cultural Preservation Participation

- Public Participation in Online Memory Survey

Help preserve the legacy of the Pimlico Race Course and the Preakness Stakes by sharing stories. Whether it's a favorite race-day tradition, a cherished family memory, or photo we want to hear from you by completing our online form

<https://form.jotform.com/260433531465150>





CLOSING OF ETHELBERT AVENUE, WASHINGTON AVENUE AND THREE 15-FOOT ALLEYS



Outparcel Update

- The Outparcels are comprised of 5 parcels owned by MSA, totaling approximately 11 acres bordering Pimlico Racecourse on the west and Northern Parkway on the east
- MEDCO has been collaborating with the Pimlico Community Advisory Board (PCAB) to gain insight into the potential economic value of the development of the Outparcels to the greater Park Height community and the process for future development.
- MEDCO issued a Request for Expressions of Interest (REI) in October 2025 to generate interest in the development community and encourage creativity in proposed uses. The goal was not to select or prequalify any proposal but to gauge the interest of the development community.

Outparcel Update (continued)

- MEDCO collated the various uses proposed in the 13 proposals received through the REI and requested the PCAB leadership to review and rank these uses in order of preference, from 1 to 5, with 1 indicating a high priority and 5 indicating a “not acceptable.”
- The PCAB rankings informed the drafting of the RFP. The sections of the draft RFP describing the preferred uses as well as the importance of community outreach and engagement in the development process were reviewed and approved by PCAB leadership in late May.
- MEDCO’s intent is to finalize the RFP by the mid to end of August.
- The final RFP will be widely distributed through websites, a robust social media campaign and direct outreach to organizations and individuals.



Preakness 2027 Update

- Preakness Intellectual Property (IP) Update
- Preakness Goals
 - Increase attendance/wagering/non-wagering revenue
 - Build Brand awareness
 - Logo & Media Rights
 - Greater Community engagement
 - Preakness Festival Growth
- Planning Update
 - Site Map in development
 - Operations Team
 - Clubhouse program & Capacity Estimates



THE RIGHT TEAM. THE RIGHT PLAN. THE FUTURE OF THE PREAKNESS.

TMJC and its trusted partners are aligned around on mission:
to elevate the Preakness Stakes and grow its impact for generations to come



Pimlico Site Plan



LEGEND

NO.	BUILDING
1	CLUBHOUSE (UNDER DEVELOPMENT)
2A	PREAKNESS BARN
2B	PREAKNESS BARN
3	STAKES BARN
5	PADDOCK
6	QUARANTINE
10	MAINTENANCE
11	STORAGE
14	RECEIVING BARN A
15	RECEIVING BARN B
17	TEST-CLAIM BARN
18	PONY BARN
19	STRAW BARN
20	BLUE BARN
21	TUNNEL
22A	VIDEO BOARD 1
22B	VIDEO BOARD 2
23	APRON/FESTIVAL SUPPORT PAVILLION
24A	TICKET BUILDING A (ROGERS)
24B	TICKET BUILDING B (PADDOCK)
24C	TICKET BUILDING C / FIRE PUMP (MAIN)
25A	STABLE GATE (MAIN GATE)
25B	STABLE GATE (STAKES & PREAKNESS)
26	STABLE GATE (BACKSTRETCH)
27	NEW CAMERA TOWER (2)
28	WINNER'S CIRCLE
30	LOUNGE / FIRE PUMP (BACKSTRETCH)

PIMLICO RACETRACK REDEVELOPMENT
SITE PLAN EXHIBIT 06.01.2026

Clubhouse Public Programming

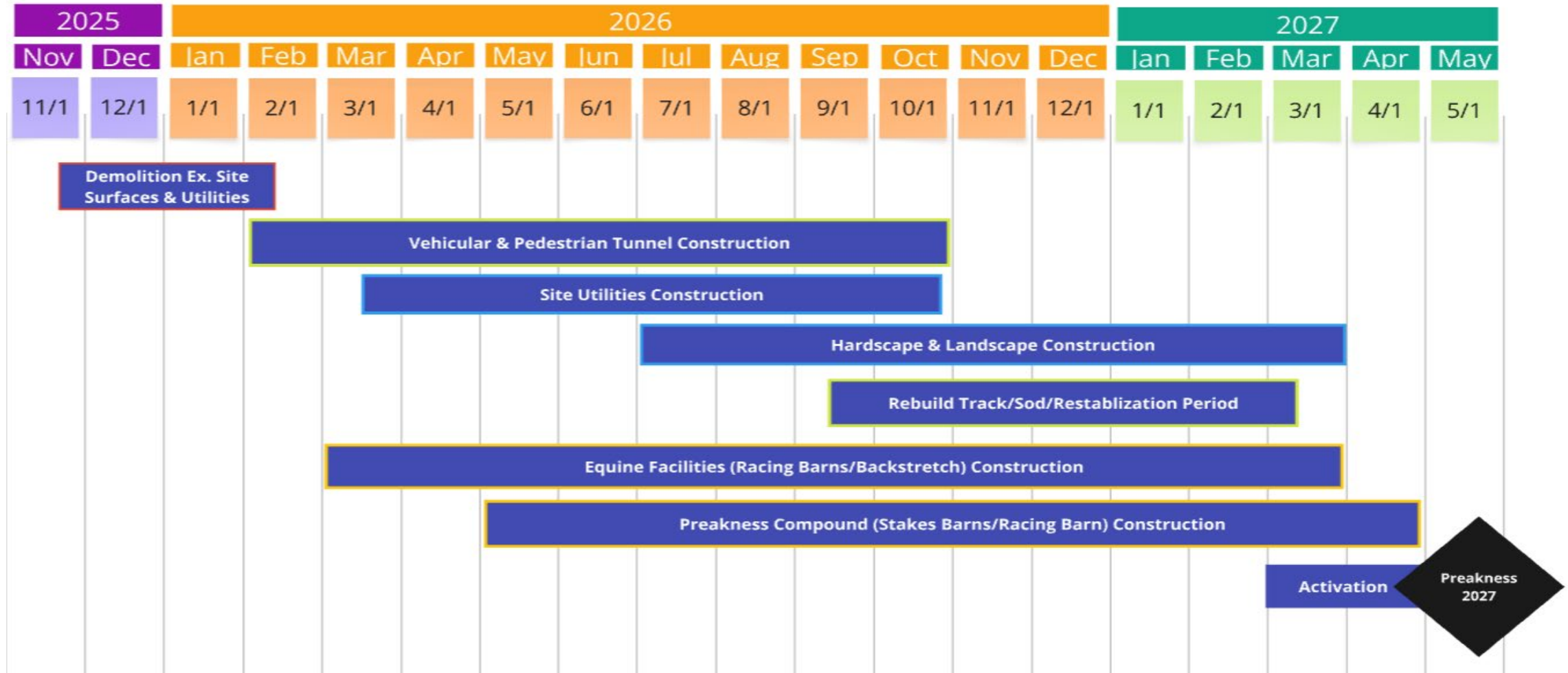
First Floor	Estimated Capacities (ppl)
• Sports Bar & Sports Book	130-160
• Full-Service Restaurant & Bar	300-325
• Concourse (Alternate Configurations):	
• Banquet / Event	800-900
• Presentation / Conference	1,000-1,400
• Standing / Cocktail Reception	1,000-1,250

Clubhouse Public Programming

Second Floor Premium	Estimated Capacities (ppl)
• Suites	300-325
• Exterior Rooftop	300-500
• Maryland Room (Alternate Configurations):	
• Banquet / Event	400-450
• Presentation / Conference	325-350
• Cocktail	600-700



Construction Schedule





Neighborhood Impact and Infrastructure

	July			August			September			October			November			December		
5000 Queensberry			Test Pit			Install Pipe												
5100 Queensberry			Test Pit					Install Pipe										
3000 Belvedere				Test Pit						Install Pipe								

Rogers Ave Utilities

- Lane closure with flaggers; now thru September

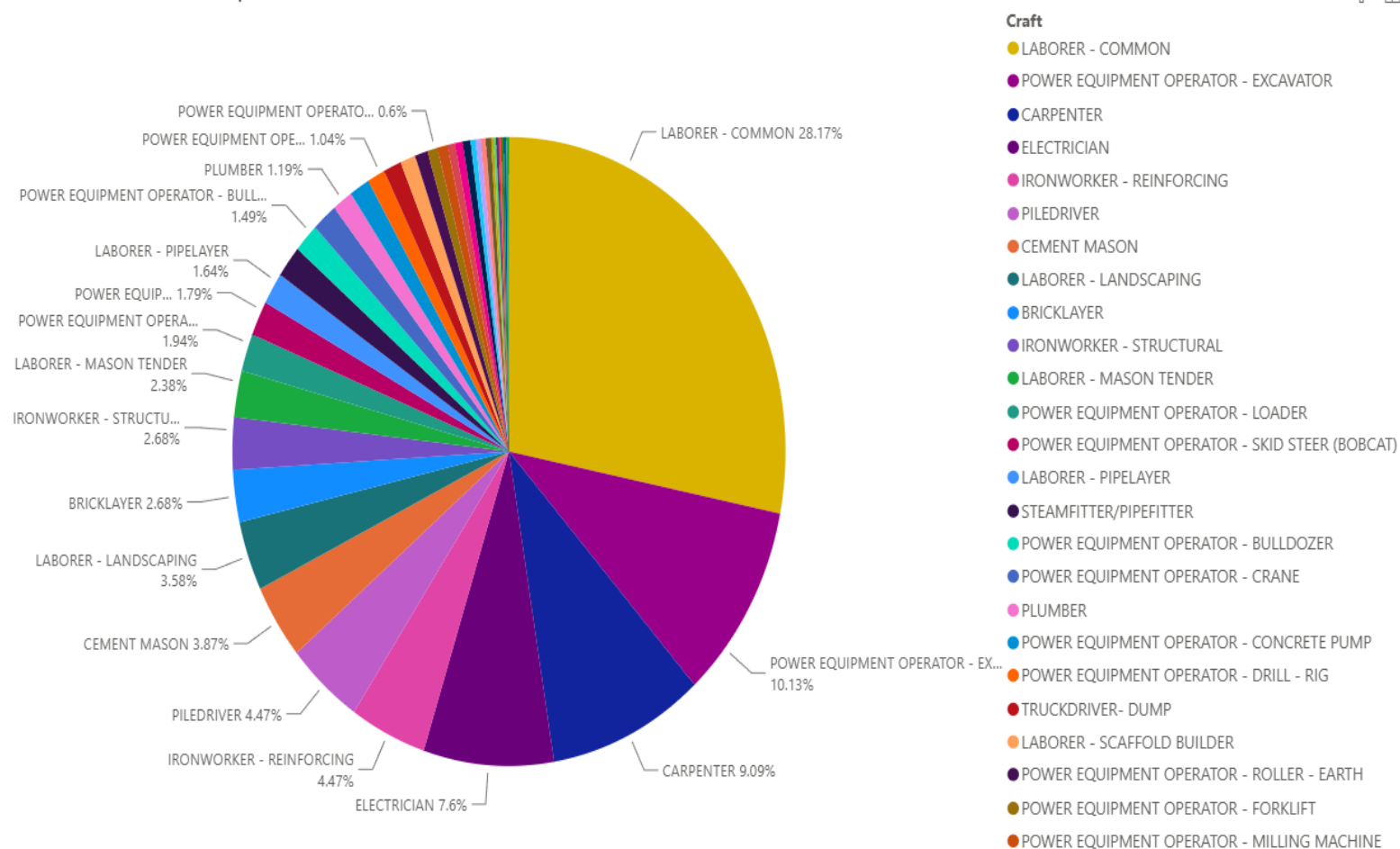
Park Heights Ave & Belvedere Intersection

- Expected to begin late August

Local Hiring

- **98** Baltimore City residents
- **13** employees live in 21215
- Crafts range from laborer, ironworker, power equipment operator

Crafts of Pimlico Redevelopment





Small Business Participation

- 40+ MBE subcontractors and suppliers on the project
- 10+ MBE outreach opportunities, including
 - Clark-led, project-specific events
 - Industry partner events
- Hitting 29% of the 35% MBE goal so far
 - 16% of 8% AA subgoal and 6% of 11% women subgoal achieved to date
 - Specialized bid packages (prefabricated barns) limited MBE capacity early
 - Trending upward
- “MBE Spotlight” in Project Newsletter



Community Engagement and Communications

- Community and youth engagement ongoing
 - Crafting Futures
 - STEMcx
 - Take Your Child to Work Day
- School engagement planning will resume for the 2026-2027 school year



Community Engagement and Communications - Newsletter

- Monthly community newsletters issued by Clark Construction
 - Updates on community impacts (outages, traffic, pest mitigation, etc)
 - Construction schedule
 - Hiring spotlight
 - Job postings
- <https://mdstad.com/redevelopment-pimlico-racing-and-laurel-park-racing-facilities>

Clark Construction Strategic Partnership Program Overview

- Intensive, MBA-style training program focusing on core construction management and business skills
- 8-month duration, weekly evening classes
- Courses are taught by industry experts and include:
 - Interactive Classroom Learning
 - Team Projects
 - Presentations



SPP Application Process

APPLY ONLINE: CLRK.CC/SPP

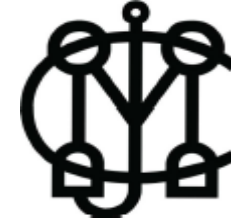
You should be prepared to share:

- Trade or division of work performed
- Certifications (if applicable)
- Company history and background
 - Year started
 - Type of work performed
 - Past projects
- Your role in the company
- Why your firm should be selected to participate





Contact us



- **Maryland Stadium Authority (MSA) for all racing inquiries/questions**
 - Mdstad.com
 - E: mdracing@mdstad.com
- Newsletter Sign – up:
<https://mdstad.com/redevelopment-pimlico-racing-and-laurel-park-racing-facilities>



- **Clark Construction**
 - Clarkconstruction.com
 - Bid opportunities E: pimlicobids@clarkconstruction.com
 - Job opportunities E: pimlicojobs@clarkconstruction.com
- **The Pimlico Community Advisory Board**
 - <https://thepcab.org/>

Questions?