

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, JULY 10, 2014  
AT THE DAVID L. LAWRENCE CONVENTION CENTER  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:42 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice in Room 333 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, July 10, 2014, commencing at 10:42 A.M. E.S.T.

Members of the Authority

Present: Senator Wayne Fontana, Chairman  
Michael Dunleavy, Vice-Chairman  
Councilman Dan Gilman, Member  
Sala Udin, Member  
Jill Weimer, Member  
Reverend John Welch, Member

Absent: Councilman James Ellenbogen, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Taylor Blice, Rosemary Carroll, Rifat Qureshi, Theresa Bissell, Angelica Ciranni, Michelle Masters, and Connor Eonta of the Authority; Clarence Curry of CFC-3; Tom Ryser of TPR, LLC; Tim Muldoon, Ryan Buries, Kevin Fonner, and Hiedi Strothers of SMG; Jason Kobeda of Pittsburgh Associates; Holly Hudson of Cosmos Technologies; Ken Olup of Hill International, Inc.; Frederick Winkler, architect; Bob Bauder of the Pittsburgh Tribune Review; and Mark Belko of Pittsburgh Post-Gazette

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members. Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Hearing none, the meeting

continued with the approval of minutes from the meetings of June 12, 2014. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, a request for authorization to enter into an agreement with Michael Baker Jr., Inc. at a cost of \$555,684.93 for the final design of the perimeter/exterior streets (Centre Avenue, Washington Place, Bedford Avenue, and Crawford Street); and authorization to issue an \$111,000 change order for additional work related to the interior roadway design.

Mr. Ryser explained that the board item is comprised of three items. The first item is to enter into an agreement with Michael Baker for \$555,684.93 to perform the final design for the construction of the exterior roadways, which consist of Centre Avenue, Washington Place, Bedford Avenue, and Crawford Street. He pointed out the streets on a presentation board of the proposed roadways. In August 2013, the Board approved entering into an agreement with Baker to perform the preliminary design for the exterior roadways. The preliminary design work is now complete and has been reviewed by the City and PennDOT. The Authority is ready to begin final design. This authorization will cover all professional services for the final design of the roadway, including tilling modifications, median changes and sidewalk, lighting and traffic signal improvements. The MBE/WBE participation related to this final design work consists of 20% MBE and 6% WBE.

The second item is \$11,000 to perform required street vacation and dedications for adjustments to the existing right-of-ways. The item is also to complete a subdivision plan requested by the City and PWSA so they can accept their respective portions of the work. This work will be performed by Baker's sub-consultant KEG, which is a WBE-certified firm.

The third item for \$100,000 is related to additional design work that was not included or has changed from the original scope of work for the interior roadway. This additional work includes the development of alternatives to the original layout, which previously consisted of one east-west street and three north-south streets. Due to steep grades, this layout was determined to not be feasible in the preliminary design. The cost also includes updating an existing NPDES permit which almost expired, and an escalation for work performed beyond December 2013. 20% of this additional work will be performed by Cosmos Technologies, an MBE firm.

Senator Fontana asked if there were any questions from the Board. Councilman Gilman asked how these items relate to the larger continuing conversation with the Penguins. He said that he wants to make sure that the Authority does not expend money in a manner that would prove to be inconsistent with pending agreements resulting from ongoing discussions among the community, the team, the City, and the URA.

Ms. Conturo explained that the items before the Board pertain to roadway design and that the Authority went through a public process on the roadway portion. The Authority went through the process about a year ago with meetings with the community, the Department of City Planning, the Department of Public Works and again with the Penguins about location of the roads. The Penguins agree that the layout of the roads will facilitate development, connect the area to downtown and expand the neighborhood. Last year, City Council also approved the layout of the streets by resolution. That resolution needs to be changed a little because some of the parameters have slightly changed.

Councilman Gilman took the time to thank Michael Baker for announcing that they are moving their international headquarters to downtown Pittsburgh.

Reverend Welch asked what the implications are in case the Authority is not awarded the \$21M from the TIGER Grant.

Ms. Conturo explained that part of having a good TIGER application is tied to project readiness. In the application, the Authority set forth the schedule for completing the design so that it would be ready to spend the money for hard construction. If the Authority does not receive TIGER funding, the final design will be completed which will be needed no matter where the construction money comes from.

Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

#### **RESOLUTION NO. 5246**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Michael Baker Jr., Inc. at a cost of \$555,684.93 for the final design of the perimeter/exterior streets (Centre Avenue, Washington Place, Bedford Avenue, and Crawford Street); and authorization to issue an \$111,000 change order for additional work related to the interior roadway design; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, which was a request for authorization to enter into an Ownership and Maintenance Agreement whereby the City of Pittsburgh will maintain the completed streets in the Lower Hill Project.

Mr. Ryser explained that Pittsburgh City Council passed legislation in August 2013 accepting the location of the proposed right-of-ways for the new roadways, sidewalks, and streetscapes plan for the Lower Hill Project.

This board action request is for authorization for the Authority to enter into an Ownership and Maintenance Agreement with the City, in which upon completion of the roadway improvements, the City agrees to takeover and maintain the streets in accordance with the approved roadway construction drawings. City Council recently passed a resolution to enter into this agreement on the behalf of the City.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5247**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an Ownership and Maintenance Agreement whereby the City of Pittsburgh will maintain the completed streets in the Lower Hill Project; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana introduced the next item, a request for authorization to increase by \$29,650 the authorization with Oxford Development Company for additional owner's representative services to be billed at hourly rates.

Mr. Straley explained that this board action request relates to Oxford Development, who has provided owner's representative services to the Authority from the demolition of the Civic Arena through the redevelopment of the 28-acre site. The Authority is close to finalizing the documents needed to proceed with development with the Penguins. Authorization will allow the Authority, on an as-needed basis, to use Oxford to review and analyze various documents such as the PLDP, the Specially Planned District Zoning Text, or other documents about which the

Authority may need advice. Oxford would bill the Authority only on hours actually expended on the project. There are three primary Oxford personnel assigned to the project: Scott Pollock, the Project Director; Mike Barnard, the Project Manager, and Ben Kelley, the Development Manager.

Councilman Gilman asked for more information about what was covered under the initial contract with Oxford. Mr. Straley explained that the initial contract was an hourly-based contract, and as hours are expended, the Authority returns to the Board for additional authorization.

Councilman Gilman asked if the original contract covered the redevelopment or if it was purely for CONSOL Energy Center construction and Civic Arena demolition. Mr. Straley answered that the original contract only covered construction of CONSOL, and the amendments have covered the Civic Arena demolition and the Lower Hill redevelopment.

After asking for more questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

#### **RESOLUTION NO. 5248**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby increase by \$29,650 the authorization with Oxford Development Company for additional owner's representative services to be billed at hourly rates; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued on to the next item, a request for authorization to join into a parking license agreement between ALCO Parking and Federal Street Hospitality Associates,

L.P. for the planned Holiday Inn Express and Suites Hotel in order to provide parking in North Shore Garage under conditions described in the license agreement.

Mr. Straley stated that Kratsa Development is building a 10-story, 135-room Holiday Inn Express on Federal Street. The Stadium Authority-owned Lot 7G, which is adjacent to the hotel, will be available for hotel guest parking. In case Lot 7G is no longer available to the Stadium Authority, the North Shore Garage can be used as a substitute replacement parking location as a contingency plan. The Stadium Authority has already approved the permanent parking agreement, so the SEA would only be approving the replacement spaces if needed in the future, per this agreement.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

#### **RESOLUTION NO. 5249**

**RESOLVED** by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to join into a parking license agreement between ALCO Parking and Federal Street Hospitality Associates, L.P. for the planned Holiday Inn Express and Suites hotel in order to provide parking North Shore Garage under conditions described in the license agreement; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or if there were comments from the Board Members. There being no comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded and unanimously carried, the meeting was adjourned at 10:54 A.M.

*Mary Conturo*

Mary Conturo  
Assistant Secretary