

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD MEETING  
THURSDAY, JUNE 28, 2012  
2:40 PM**

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held on June 28, 2012, in Room 333 of the David L. Lawrence Convention Center. Board members in attendance: Michael Danovitz, Chairperson; Sophie Masloff, Secretary; Jim Malanos; Corey O'Connor; as well as Authority staff members: Mary Conturo, Rosanne Casciato, Mark Johnson, Rosemary Carroll, Rifat Qureshi, Angelica Ciranni and Michelle Masters. Also in attendance: Diane Wohlfarth, Solicitor; Frederick Winkler, architect; and Joe Smydo of the Pittsburgh Post-Gazette.

Mr. Danovitz called the meeting to order at 2:40 PM, and requested that everyone rise for the Pledge of Allegiance. Mr. Danovitz proceeded with asking Ms. Conturo for a roll call of the Board Members.

A quorum was present and the following agenda items were discussed:

1. Public Participation. Mr. Danovitz asked if any members of the public would like to speak. Hearing none, the Board proceeded to the next order of business.
2. Approval of the Minutes from the meeting of March 16, 2012.

The Minutes were unanimously accepted.

3. New Business.

- A. Authorization to enter into agreements related to the parking lot recycling program.

Ms. Ciranni stated that in 2010, the Authority was approached by Pennsylvania Resources Council (PRC) to start a recycling program in the stadium lots for Steelers games. Beginning that season, the Authority continued the program into 2011 with assistance from the Alcoa Foundation. That grant ended in January of 2012.

This authorization allows the Authority to continue their recycling efforts, with PRC continuing their on-the-ground assistance on game days and marketing assistance for a fee of \$4,500 for the next year, paid by Alco Parking. Alco Parking will be responsible for handing out the bags that are given to parking lot patrons prior to the game. Greenstar Recycling, the recycling processing plant in the city, will continue to provide a dumpster at no cost to the Authority for the next five years. Three Rivers Power Sweep, the contractor that cleans the lots, will reduce its total labor costs by \$10,000 for the next five years as part of this agreement. The Authority will also expand this to include the University of Pittsburgh's football games, weekend and evening Pirates games, and for major concert events.

Mr. Danovitz noted that this is a savings program of \$40,000 to \$50,000 to the Authority, and that last year 11-12 tons of material were taken out of landfills and recycled. He said it was a worthwhile program that should continue.

A motion to approve was seconded and unanimously carried.

#### **RESOLUTION NO. 5 (2012)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into agreements related to the parking lot recycling program; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

- B. Authorization to bind all insurances for the period of July 1, 2012 to June 30, 2013, at a cost of \$33,396.

Ms. Casciato stated that last year the Authority issued an RFP for insurance brokers with the assistance of the Authority's insurance consultant, Mark McCall from TJ&S. The Authority named James Smith Agency as its broker for property insurance and Willis as the broker for all other insurances for a period of three years. The strategy for this year was to approach incumbent insurers to negotiate favorable renewing terms. However, Hartford, the existing liabilities carrier, increased rates by 14.4%, so Willis recommended Cincinnati Insurance, which is \$153 more than the current cost. TJ&S recommended the Authority accept these proposals. The overall premium increase is 2.5% over the current program.

A motion to approve was seconded and unanimously carried.

#### **RESOLUTION NO. 6 (2012)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to bind all insurances for the period of July 1, 2012 to June 30, 2013; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

#### **4. Public Participation.**

Mr. Danovitz asked if there were any comments from the public. Frederick Winkler stepped up to the podium.

Frederick Winkler introduced himself, and said that he has updated his drawings. He passed around a model and said that he built them for the Pirates, the Steelers, the mayor, and the county executive. Mr. Winkler said that he has gotten positive reactions.

Mr. Winkler said that he hopes the Board will consider the benefits, including the taxes that could be generated, and other funding opportunities.

Mr. Winkler talked about potential condos or apartments on top of the garage. He mentioned Buncher's project in the Strip District, and said that the North Shore has a superior site and view for this building. He said that tailgate space was available. He also said the garage could be built in stages.

He said the West General Robinson Street Garage is full and the lease prices increased. He said that his garage could be similar to West General Robinson Street Garage, and that it has the room for retail space. He also wanted to honor where the "Immaculate Reception" happened.

Mr. Winkler said that he is open to suggestions and would like help setting up a meeting.

Mr. Danovitz asked if there were any questions or comments for Mr. Winkler. Hearing none, he continued with his own.

**MR. DANOVITZ:**

First of all, we as a Board always like public input. It helps us understand our thought process as we're helping Continental, the Steelers, and Pirates develop their plans on the North Shore. So first of all, thank you very much for coming to our meetings and giving us input.

We also look forward to any letters of support that you may receive in your design. We look forward to reading those. The more political support your programs have, the more input those would have with Continental. We look further to that, secondly.

You talked about our West General Robinson Garage and I'm going to digress for a second. We've done a very good job, we being Mary and her staff; they've done a very good job in making that garage full. Over the past four or five years, we've had a lot of issues as to how to market it and make sure that it was performing adequately. The new T stop helps, but all the credit has to go to Mary and her staff for making sure that the West General Robinson Street Garage is performing up to the standards we

require. I think it's the best garage in the city right now. Thank you for noticing that it is full and it's harder to get into. That's a good thing.

We never contemplated building on Lot 1. You're very familiar with it. We have no plans for additional high rise parking right now, but we may in the future. We'll keep in our mind that there is a potential structure to be in Lot 1. As we develop a plan for additional parking, we'll keep your design in mind. I think it's very creative and could fit in our concepts on the North Shore. That's my thought there.

And lastly, you talked about the Steelers and the Immaculate Reception. I hope they do something. It is the anniversary this year. I encourage them to do something. I've always liked what the University of Pittsburgh did for Forbes Field. They put the home plate there, so you can go and always see the home plate. On the record, I encourage them to do something that would show where it's located. I think it is right near Stage AE. Our history is very important to everyone in Pittsburgh, especially football history. If I see anyone from the Steelers, I'll encourage them to do something, as a private opinion of mine.

MR. WINKLER:

Art Rooney was on television. He said they were going to do something.

MR. DANOVITZ:

So they're one step ahead of both you and I. That's always a good thing.

MR. WINKLER:

Returning to what you said relating to the development, that space may heighten the idea of tailgating. There is difficulty in developing other sites because there is no view of the river.

MR. DANOVITZ:

I'm definitely on record for more public space where people can gather so I hope as they deliver their plans they consider having more public space.

MR. WINKLER:

If I could ask, several months ago, I thought the requirement was a parking garage and a building to come out in two years. Is that all satisfied now by this two story structure? What's the time table for their next?

MR. DANOVITZ:

I think right now we're still in the development phase, as to additional parking requirements. If you recall, we hired Walker Parking and until we get some more building on the North Shore, we're not required to do anything. We may be in the future to build additional parking. Plus, it may

be needed. There are a lot of different things going on, especially now that we have that new building going up.

MR. WINKLER:

And after this new building, do they have to have another building out of the ground in four years? What's next? Isn't it every two years they have to get one out of the ground?

MR. DANOVITZ:

Off the top of my head, I don't remember. But I'll let you know. I apologize for not being prepared. Thank you, Fred.

There being no further business, Mr. Danovitz asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 2:59 PM.

