

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
THURSDAY, OCTOBER 4, 2012
9:02 AM

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held on October 4, 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, Douglas Straley, Theresa Bissell, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Angelica Ciranni and Michelle Masters. Also in attendance: Diane Wohlfarth, Solicitor; Kevin Fonner of SMG; Frederick Winkler, architect; Chris Hunter and Jason Kobeda of Pittsburgh Associates; and Austin Davis of the County Executive's Office.

Mr. Danovitz called the meeting to order at 9:02 AM, 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.

Before moving on to the agenda, Mr. Danovitz wished to discuss an unfortunate accident that had happened since the last Authority Board Meeting.

MR: DANOVIITZ:

This is our first meeting since an unfortunate accident happened to a former chairman of our Board. For those of you who don't know, Mark Schneider was appointed to our Board in 1994 and was made chairman that same year. He remained on our Board until 2007 and was very integral in the development of the North Shore project, Heinz Field, and PNC Park, as well as other community projects. So we wish to start with a moment of silence for Mr. Schneider for his passing last month.

There was a moment of silence. Mr. Danovitz thanked everyone and then 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 June 28, 2012.

The Minutes were unanimously accepted.

3. New Business.

Election of Officers.

Mr. Danovitz asked if there was a slate of officers to have proposed.

Mr. O'Connor wished to nominate Mr. Danovitz as chairman, Jim Malanos as vice-chairperson, Sophie Masloff as secretary, and acknowledged that he would be willing to serve as treasurer.

Mr. Danovitz asked if there were any questions. Hearing none, he made a motion to approve, which was seconded, and then unanimously carried.

A. Authorization of feasibility analysis of lighting upgrades by CJL Engineering in the West General Robinson Street Garage at an amount not to exceed \$17,000.

Ms. Ciranni stated that since the construction of the West General Robinson Street Garage, lighting technology has advanced. She explained that this authorization is for a study of the current scheme at the garage and the potential for upgrading the technology for more energy efficiency. Requests for proposals were advertised publicly. The Authority received three proposals, and CJL was the lowest priced proposal. In addition to evaluating a proper recommendation for an upgrade, CJL will also provide a payback analysis and an analysis of the Act 129 rebate money that will be available for the upgrade. The contract will be held by ALCO Parking in accordance with the management agreement for the garage. There is a 10% WBE participation on the contract.

Mr. O'Connor asked for clarification in regard to the amount, if the study was for the new lights' effect on the parking lot or if the study was for the changing lights.

Ms. Ciranni explained that the amount was for Phase I of the study which included a photometric evaluation of the lights currently at the garage and, because of code changes in the City of Pittsburgh, an evaluation with the code compliance at the garage. CJL will also provide mock ups of appropriate upgrades that will save the Authority money. They will also provide a payback analysis and inform the Authority of how much Act 129 rebate money will be available.

Mr. O'Connor apologized and explained that he received the board packet the day before and was confused because the garage already had lights and simply changing the lights shouldn't cost \$17,000. He now better understood the scope of the contract.

Mr. Danovitz stated that with the garage being used more frequently, he hoped that if lighting was needed for additional safety, it would be part of the feasibility study.

Ms. Ciranni confirmed that the safety issues would be included in the study and added that the Authority and CJL would be working in conjunction with the City to ensure that all codes and safety concerns in the parking garage are met.

A motion to approve was made, seconded, and unanimously carried.

RESOLUTION NO. 7 (2012)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper

officers are authorized to provide a contract for a feasibility analysis of lighting upgrades by CJL Engineering in the West General Robinson Street Garage at an amount not to exceed \$17,000; 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 related and proper to effectuate the terms of this Resolution.

B. Approval of the Stadium Authority audit as of March 31, 2012.

Ms. Bissell stated that the Authority audit was performed by McGee, Maruca and Associates on July 16, 2012, with an unqualified, or clean, opinion. There were no significant deficiencies, findings, nor questioned costs relating to the audit, and therefore no management letter was issued. Changes to note include an increase in net fixed assets due to the construction of Chuck Noll Way, a movement of cash from unrestricted to restricted due to refinancing of the loans for the garage and decrease in other receivables due to the grant money that was received. The audit statements reflect an operating profit which was used to pay the debt service in West General Robinson Street Garage and North Shore Garage. The audit also included a single audit which was required because the Authority received federal money for Chuck Noll Way.

Mr. Danovitz commended Ms. Conturo and the Authority staff on an excellent audit report. He informed the audience that a copy was available for review on the website and that print copies were available in the Authority's offices.

A motion to approve was made, seconded, and unanimously carried.

RESOLUTION NO. 8 (2012)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to approve the Stadium Authority audit as of March 31, 2012; 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. Hearing none, he asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 9:13 AM.

