

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
WEDNESDAY, AUGUST 26, 2020
1:18 P.M. E.S.T.

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on August 26, 2020. Due to the COVID-19 pandemic and guidance from public health experts, the meeting and was conducted remotely via the online conferencing platform, Zoom. Board members in attendance: Stanley Lederman, Chairperson; Reverend Brenda Gregg, Treasurer and Assistant Secretary; Keith Reed, Member and Steve Steingart, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Michael Wassil, Rifat Qureshi, Simona Loberant, Maggie Pike and Lauren Henderson. Also in attendance: Diane Wohlfarth, Solicitor, Clarence Curry, Senior Diversity Coordinator, Barry Ford of Continental Real Estate, Mark Belko of the Pittsburgh Post-Gazette, and Fred Winkler, Architect.

Mr. Lederman called the meeting to order at 1:18 P.M. and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. Wohlfarth proceeded with a roll call of the Board Members, and confirmed that a quorum was present.

The following agenda items were discussed:

1. Public Participation

Mr. Lederman noted that comments from members of the public were solicited, to be received prior to the meeting. It was reported that no comments had been received, no registrations to speak at the meeting had been received, and no comments had been submitted via the chat function with the Zoom application. Mr. Lederman confirmed that the agenda and meeting had been properly posted with advance notice. Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of June 30, 2020.

A motion to approve was made, seconded and carried. The Minutes were accepted. Mr. Lederman continued on to the next item on the agenda.

3. New Business

The first item read was:

- A. Authorization to enter into an amendment to the Option Agreement with North Shore Developers – 2013, LP.

Ms. Mary Conturo explained that remaining development parcels on the North Shore are located in parking Lot 2, Lot 4 and Lot 5. Last September, the Authority entered into an amendment to the Option Agreement which established a commitment for the first housing development in the Option Area between Heinz Field and PNC Park.

The 2019 amendment contemplated that parking Lot 4 would be the next area to be developed. On the southernmost tract of the Lot 4 parcel, a tower with retail, office, and residential was planned. This was to be the first development on Lot 4 with construction to begin in the summer of 2020. The other tracts on Lot 4, behind the tower, were to be of a privately-built parking garage and an entertainment plaza.

The Authority has been working with the developer in support of these projects. Good progress was being made. The City Planning Commission approved the project in the first quarter of 2020. Construction plans for the tower were nearing completion. Progress on the project was interrupted by the COVID-19 shutdown. The pandemic significantly inhibited the developer's ability to secure leases needed to obtain the financing.

The developers came to the Authority with a proposal to re-order the development of the tracts in Lot 4 and, in effect, provide for a six-month extension. The garage tract would be the first portion of the Lot 4 project to be constructed. Construction would begin in October 2020. The take down of the tower parcel would be by May 31, 2021, which would have been the deadline on the garage tract. The remaining tract, the entertainment plaza, would have a take down deadline of December 31, 2021. Staff supports the need to make adjustments given the impact of the pandemic on the development.

In order to change the deadlines, an amendment to the Option Agreement is necessary. The form of amendment document includes the form of an easement agreement related to the pedestrian passage way, garage access and location of utility lines, and a construction license agreement, all needed to allow for the reordering of the projects and all in substantially final form. The agreements have been reviewed by the Authority's solicitor and developer's counsel, and we expect that they will be signed by August 31, 2020.

Mr. Lederman stated that negotiations have been in good faith by all parties during the pandemic. He recommends approving the change in deadlines.

Mr. Lederman asked if any Board Members had any questions.

Mr. Reed stated that he agrees that it is best if the project moves forward. He asked and was concerned about the possibility that, if the financing environment has not improved at the end of the six-month period, was there a possibility of missing the deadline and then only having a garage developed on the lot, and if there are contingencies in place to incentivize the developer to complete the proposed plans.

Mr. Lederman replied that if the developer is not able to secure financing, then the developer would be forfeiting rights to develop the rest of the parcels, and the parcels would revert back to the City. It is in the developer's best interest to develop this parcel in a timely manner.

Ms. Conturo added that the garage is to support housing in the area. In the event that the developer forfeits rights to develop the remainder of the site, there is a covenant that requires that the garage provide a certain amount of residential parking, no matter who the developer of the residential is.

Mr. Reed asked if the Authority or Sports and Exhibition Authority receives any funding or equity in the parking garage.

Mr. Lederman stated that there is no financial interest in the parking garage.

Ms. Conturo added that the Authority will not receive any revenues, but it isn't contributing funding for the garage either.

Mr. Lederman asked if there were any further questions from the Board. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

RESOLUTION NO. 8 (2020)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized enter into an amendment to the Option Agreement with North Shore Developers – 2013, LP; 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.

The next item read was:

- B. Authorization to transfer an amount up to \$11,900 to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for the costs of concrete and joint repairs to the North Shore Lots and Sidewalks.

Mr. Doug Straley explained that at the August 13, 2020 meeting of the Sports & Exhibition Authority, the board authorized an agreement with Mariani and Richards for concrete and joint repairs at the North Shore Riverfront Park and for the North Shore Lots and Sidewalks. Mariani and Richards submitted the lowest cost bid through a public process. A portion of the bid work, the work at the North Shore lots and sidewalks, is on Authority property and that work amounts to \$11,900.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

RESOLUTION NO. 9 (2020)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to transfer an amount up to \$11,900 to the Sports & Exhibition Authority of Pittsburgh and Allegheny County for the costs of concrete and joint repairs to the North Shore Lots and Sidewalks; 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.

5. Public Participation

Mr. Lederman asked if there were any comments from the public through the Zoom platform.

Mr. Barry Ford asked to speak. He thanked the Board and staff who helped with the Lot 4 item. He said the development has received City approval of the master plan, and they have secured a building permit for the garage, and have submitted a permit for the mixed-use tower. The developer continues to work diligently and has committed seven figures to the design and construction of this overall development so far, including the housing. He appreciates the flexibility and hopeful that things calm down by the spring 2021. To address Mr. Reed's prior question, Mr. Ford believes that the developer has a great master plan and if the markets do not open up in the spring, the developer will come back to the Board and ask for more time. The teams and Continental are committed to completing this project and the garage will support any other development on the site. On behalf of Continental, the Pirates, and the Steelers, Mr. Ford thanked the Board for its flexibility and will keep working with the Authority to move the project along.

Mr. Lederman thanked Mr. Ford for his comments.

Mr. Lederman asked if there was any further comment. It was reported that no further comments had been received. Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

6. Adjournment

The meeting was adjourned at 1:28 P.M.