

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
TUESDAY, MARCH 24, 2020
1:08 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 March 24, 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; James Malanos, Vice-Chairman; 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, Rhea Thomas, Michael Wassil, Rifat Qureshi, Simona Loberant, Maggie Pike and Lauren Henderson. Also in attendance: Diane Wohlfarth, Solicitor, Clarence Curry, Senior Diversity Coordinator, J.J. McGraw of the Pittsburgh Pirates, and Mark Belko of the Pittsburgh Post-Gazette.

Mr. Lederman called the meeting to order at 1:08 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 bereceived prior to the meeting. It was reported that no comments had been received. Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of December 18, 2019.

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. Election of Officers

Mr. Lederman opened the floor for nominations. Mr. Reed proposed to make a nomination for slate of officers. Mr. Reed made the following nominations: Mr. Lederman as chairman of the Authority, Mr. Malanos as the vice-chairman, Mr. Steingart as the secretary, Reverend Gregg as treasurer and assistant secretary, and Ms. Conturo as the second assistant secretary. Mr. Lederman asked if there were any other nominations. Hearing none, he closed the nominations. Mr. Lederman asked for a motion to elect by acclamation. A motion to elect all nominated officers was seconded and carried.

4. New Business

The first item read was:

- A. Authorization to amend the agreement with O&S Associates in a not-to-exceed amount of \$66,000, including reimbursable expenses, for design, bidding, and construction administration services, based on hourly rates.

Mr. Bill Williams stated that in March 2017, the Board authorized O&S Associates to perform biennial condition assessments of the West General Robinson Street Garage. The inspections are undertaken every two years, with the second inspection completed in 2019. The inspection provided a Condition Assessment Report with priority recommendations for projects with timeframes of within 1-year, 1-3 years, and 3-5 years. The projects recommended for completion in the next 12-months include: partial depth concrete slab repairs; partial depth overhead repairs; grout pocket repair; inverted girder repair; partial depth repair precast façade panels; new waterproofing roof membrane system and repaint; replace slab roof joint sealant; and replace building facade sealant joint. The total estimated overall cost for these repairs is \$570,000.

When the RFP was issued in 2017, hourly rates through the term of the contract were requested as part of the proposals and those rates were used to develop this proposal. O&S had the lowest rates of the eight proposals that were submitted.

With this authorization, O&S will provide construction documents for repairs and assist with the public bid and provide services during construction.

The schedule would be approximately 9 weeks for O&S to develop a bid package and manage the public bid for the work. The results of the public bid will come back to the Board for approval. O&S is a 100% MBE and the SEA recommends this for approval for \$66,000.

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. 1 (2020)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to amend the agreement with O&S Associates in a not-to-exceed amount of \$66,000, including reimbursable expenses, for design, bidding, and construction administration services, based on 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.

The next item read was:

B. Approval of the Stadium Authority audit as of December 31, 2019.

Mr. Michael Wassil explained that the Stadium Authority's independent auditor report was completed by Cameron Professional Services Group and they issued their report with an unqualified opinion, which means the financial statements are presented fairly in all material respects.

There were no significant deficiencies, findings, or questioned costs found during the audit or related to it, and there was no management letter issued. A federal audit was not required for the year ending 2019.

On March 20, 2020, the auditors reviewed the draft audit report with the Stadium Authority Chairman, Vice-Chairman, Treasurer and select Authority staff, including, the Executive Director, CFO and Controller.

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

Mr. Lederman stated that he is proud to say that the Authority is in good financial shape.

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

RESOLUTION NO. 2 (2020)

RESOLVED by the Stadium Authority of the City of Pittsburgh that the Independent Auditor's Report for the year ending December 31, 2019 prepared by Cameron Professional Services Group, LLC is hereby accepted; 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. No comments were submitted, and Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

6. Adjournment

The meeting was adjourned at 1:19 P.M.