

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
TUESDAY, SEPTEMBER 27, 2019
1:42 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 September 27, 2019 in the Executive Board Room of the David L. Lawrence Convention Center. 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, Rhea Thomas, Rifat Qureshi, Rosanne Casciato, Bill Williams, Maggie Pike, Lauren Henderson, and Clarence Curry. Also in attendance: Bill Merchant, Acting Solicitor; and Mark Belko, Pittsburgh Post-Gazette.

Mr. Lederman called the meeting to order at 1:42 P.M. and requested that everyone rise for the Pledge of Allegiance. Thereafter, Mr. Merchant 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 asked if any members of the public would like to speak. Seeing none, Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of August 27, 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. New Business

The first item read was:

- A. Authorization to extend the date of expiration of the Option Period for takedown of the Second Follow-On Parcel at the North Shore Option Area until October 31, 2019.

Ms. Mary Conturo explained that there are a few parcels left to develop in the Option Area on the North Shore. There is a deadline with respect to one of the parcels along North Shore Drive, called the "Second Follow-On Parcel." That parcel, under the Option Agreement, currently has a deadline for take down by September 30, 2019. This Board Action would permit a further extension and forbearance of the deadline from September 30, 2019 to October 31, 2019 in order

to provide sufficient time to complete a comprehensive agreement regarding the remaining parcels on the North Shore.

The next development that is being discussed is an area now used as Parking Lot 4, which is the land along Mazeroski Way between North Shore Drive and West General Robinson Street.

In order to conclude the work on that development, we are asking for an extension to October 31, 2019. At that time, we expect to present a comprehensive proposal.

Mr. Lederman added that he is confident that the proposed development will be worth the wait.

Mr. Lederman asked if any Board Members had any further 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 (2019)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to extend the date of expiration of the Option Period for takedown of the Second Follow-On Parcel at the North Shore Option Area until October 31, 2019; 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 amend an agreement with the Port Authority of Allegheny County in support of a free-fare zone at North Side Station through March 31, 2021 at a cost of \$265,000.

Mr. Doug Straley explained that the Port Authority of Allegheny County (“Port Authority”) opened the extension of the light rail transit (LRT) line in 2012, known then as the North Shore Connector. In 2011, the Authority’s Board authorized entering into a three-year agreement with Port Authority to contribute toward making the North Shore Station, located adjacent to the West General Robinson Street Garage, a free-fare zone from downtown.

Prior to the establishment of the free-fare zone, there was a free shuttle bus for patrons parked in the North Shore lots and garages to and from downtown. After the free-fare zone was implemented, the free shuttle service was eliminated. In 2015, the Authority’s Board agreed to extend the free-fare zone agreement with Port Authority for an additional five years until March 31, 2020.

The free-fare zone is paid 25% by Alco. The remaining 75% is spread over daily and event usage in Lots 1, 2, 4, 5, 6 and 7A; Gold 1 Garage; and West General Robinson Street Garage.

The extension of the free-fare zone through March 31, 2021 is at the same cost paid by the Authority for the current free-fare zone ending March 31, 2020. The Authority was seeking a longer extension, however, Port Authority is currently working on a comprehensive review of its fare policy therefore it asked that the extension agreement be only one-year at this time.

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

Mr. Reed asked if the Authority tracked the revenue that might have been accrued from the free shuttle service.

Mr. Straley stated that he did not know the number, and Mr. Lederman added that it was profitable for the Authority.

As an indication of the commuter demand/usage, Mr. Straley stated that Allegheny General Hospital (AGH) employees used to park in the West General Robinson Street Garage but were transferred to Gold 1 Garage after it was built. The West General Robinson Street Garage was filled from a waitlist of people wanting to lease spaces there.

Mr. Lederman asked if any Board Members had any further 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. 10 (2019)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to amend an agreement with the Port Authority of Allegheny County in support of a free-fare zone at North Side Station through March 31, 2021 at a cost of \$265,000; 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:

- C. Authorization to enter into a lease/license agreement with JP Morgan Chase Bank, N.A. to install an ATM machine in the lobby of the Gold 1 Garage.

Mr. Straley stated the Gold 1 Garage opened in June 2017. At that time, the Authority entered into a two-year agreement with First National Bank to install an ATM in the lobby used by patrons of the garage. That agreement has since terminated, but will automatically extend unless the Authority gives 90-day notice of termination.

In August 2019, JP Morgan Chase Bank approached the Authority about replacing the First National Bank ATM in the garage with a Chase Bank ATM. They proposed a five-year initial term. Rent would be \$15,000 per year for the first five-year initial term, \$16,000 per year for the second five-year renewal term, and \$18,150 per year for the third five-year renewal term, should they exercise the options to extend. Also, the Authority would pay Echo Real Estate Services Company a one-time broker fee of \$3,000.

The lease/license agreement is based on the Letter of Intent that the Authority has worked on with JP Morgan Chase Bank, with terms acceptable to both parties.

Mr. Lederman asked how much income was being generated by having the First National Bank ATM in the Gold 1 Garage. Mr. Straley stated that no income was generated from the First National Bank agreement.

Mr. Lederman added that the Authority will earn about a quarter of a million dollars over the next fifteen years by approving this item.

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

RESOLUTION NO. 11 (2019)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a lease/license agreement with JP Morgan Chase Bank, N.A. to install an ATM machine in the lobby of the Gold 1 Garage.; 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.

Mr. Lederman asked if there were any comments from the public. Hearing none, Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 1:42 P.M.