

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, MARCH 9, 2023
IN ROOM 405 IN THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:35 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice in the David L. Lawrence Convention Center ("DLCC") Room 405 in Pittsburgh, PA 15222, on Thursday, March 9, 2023, commencing at 10:35 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Mike Dunleavy, Vice-Chairman
Councilman Anthony Coghill, Treasurer
Sala Udin, Secretary (via Zoom)
Mulugetta Birru, Member (via Zoom)
Councilman Nicholas Futules, Member
Michael Quatrini, Member

Also Present: Aaron Waller, Bridget Pascal, Doug Straley, Rhea L. Thomas, Bill Williams, Jhason Dixon, Theresa King, Desmond Bentley, Jeff Garstka, and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Ryan Buries, Spencer Girman, Carter Swegman, Joe Garcia, Jennifer Carter, and Natasha Ley of SMG; George Meehan, Levy; Kevin Acklin and Craig Dunham of the Pittsburgh Penguins; Mark Belko, Pittsburgh Post-Gazette; Diane Hunt, RAD.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance.

Before moving onto roll call, Senator Fontana thanked Rev. Glenn Grayson for his years of dedication and service to the Authority board. Senator Fontana stated as a committed member, Rev. Grayson has opened the board's eyes and caused the board to reflect on the things it should be focused on. Senator Fontana continued as he welcomed new board member, Mr. Mulugetta

Birru and stated the board looks forward to working with him. Senator Fontana stated Mr. Birru brings a wealth of knowledge to the board given his previous work as director of the Urban Redevelopment Authority (“URA”) and with Allegheny County.

Mr. Morgan Hanson followed with a roll call of the board members and advised that a quorum was present.

Mr. Sala Udin welcomed Mr. Birru and further stated he will be a great addition the Authority board.

Mr. Birru thanked Mr. Udin and Senator Fontana.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the board. Seeing no request from the public to address the board, Senator Fontana continued to the next item on the agenda, approval of the minutes from the meeting of February 9, 2023. A motion was made, seconded and unanimously approved.

Senator Fontana continued to the next item on the agenda, authorization to approve, as Alterations, the expansion of Suite 66, the addition of a new Club Area, and increased size of the center-hung videoboard at PPG Paints Arena.

Mr. Bill Williams stated the Authority was notified by the Pittsburgh Penguins that they were seeking to undertake Alteration projects to include expanding Suite 66, adding a new event club space, and expanding the size of the center-hung videoboard. In accordance with the sublease between the Authority and the Penguins, if a project meets certain criteria, such as costing over \$500,000 as adjusted by CPI or affecting the exterior or the structural components of PPP Paints Arena (“PPG”), the team must receive written approval from the Authority even if the project is being paid in full by the team. These Alteration projects meet the sublease criteria. Mr. Williams

then introduced Kevin Acklin and Craig Dunham, of the Penguins, to present the proposed Alteration projects.

Mr. Acklin stated in December 2022, the board approved funding for technological improvements, including a “like-for-like” replacement of the center hung videoboard, at PPG and clarified the Penguins are not requesting any increase in that funding. However, after visiting other arenas, the Penguins concluded a larger videoboard would enhance the fan experience and bring more people to PPG. As such, the Penguins will pay for an upgraded, larger videoboard at no cost to the Authority.

Mr. Acklin further stated the expansion of Suite 66, located next to the Penguins’ bench, which pays homage to Mario Lemieux, seats 26 and the Penguins are now looking to add two more “bunker” suites. Another Alteration sought by the Penguins is the creation of an event club area under the double attack zone, to seat approximately 300. It is the intent that these Alterations will bring more concerts to Pittsburgh, and ultimately more economic impact, as PPG is the only indoor arena for concerts. Mr. Acklin introduced Mr. Dunham to continue the presentation.

Mr. Dunham gave an overview of the plans, including furnishings, of the expanded Suite 66 suites and the event club area. Mr. Dunham stated the cost of the Suite 66 Alteration is approximately \$4,162,000 and for the event club Alteration, the cost is approximately \$5,588,000, both 100% funded by the Penguins. These two Alteration projects will replace 161 regular seats with 119 suite seats. Completion for the technology portion is expected to be in August 2023 and the suite/event club renovations are expected to be completed by September 2023.

Senator Fontana asked if there were any questions.

Councilman Nicholas Futules asked how attendees at PPG will gain access to the new event club area.

Mr. Dunham stated that ticket holders will be directed to the club area and there will be a ticket reader at the point of entry.

Councilman Futules asked who would be eligible to utilize the event club area.

Mr. Dunham stated it will be available through the open ticket purchasing market.

Councilman Futules asked if a ticketholder with a specific seat would be eligible for the event club area.

Mr. Dunham stated use of the event club is associated with ticket purchases in sections 109 and 110.

Mr. Acklin stated the Penguins are selling a new section for access during hockey games and for concerts there will be an option to upgrade to the club if the concert goer chooses. Mr. Acklin further stated these are two separate entities. Suite 66 is a bunker suite next to the Penguins' bench and the Penguins are proposing the creation of two additional private rental suites, seating in total 66. The event club area is behind the double attack zone and that is tied in with section 109.

Councilman Futules stated it looks like a great addition.

Mr. Acklin stated the Penguins are excited to move the proposal forward.

Councilman Anthony Coghill asked what the capacity at PPG is.

Mr. Acklin stated 18,187.

Councilman Coghill asked if seats would be lost during this process.

Mr. Acklin stated this proposal would trigger new rules under the Americans with Disabilities Act causing a loss of approximately 42 seats. To mitigate that loss, 40 seats will be added to the Bet Rivers Deck. With this proposal the Penguins believe more concerts would come to Pittsburgh. With the new activity and taxes generated, the income outweighs the seat losses.

Councilman Coghill stated PPG will lose a minimal number of seats but, the Penguins believe the arena will be more attractive.

Mr. Acklin stated the purpose is to make PPG more attractive for concerts because these concerts provide the economic impact for the area.

Councilman Coghill stated he is supportive of the proposal.

Senator Fontana asked when Bet Rivers Deck was approved, how many seats were lost.

Mr. Acklin stated 22 seats.

Mr. Michael Quatrini stated when the new ownership group was presented to the Authority board by Mr. Acklin, it was presented that new investments would also be taking place at PPG. Mr. Quatrini further stated it is encouraging to see the investments materialized in such a short amount of time and that he was unaware of why concerts passed on coming to Pittsburgh as he thought it was a hotel issue.

Mr. Acklin thanked Mr. Quatrini and further stated work began on these Alterations immediately after the new ownership group took over.

Senator Fontana asked if there were any questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made and seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5885

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are hereby authorized to approve, as Alterations, the expansion of Suite 66, the addition of a new Club Area, and increased size of the center-hung videoboard at PPG Paints Arena, on the condition that the Authority is not responsible for any costs (including but not limited to initial construction costs and capital repair and improvement costs) and all requested documents and agreements, acceptable to the Solicitor, are received; 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 the Resolution.

Senator Fontana continued to the next item on the agenda, authorization to amend Resolution 5838 increasing the not-to-exceed amount to \$856,434 for the PPG Paints Arena video production equipment.

Mr. Williams stated in July 2022, the board authorized a reimbursement to the Penguins in a not-to-exceed amount of \$411,940 for the procurement and installation of a portion of the video front-end equipment. In October 2022, the Penguins informed the Authority it was not moving forward with the approved equipment purchase as they were reevaluating the overall system.

Based on an analysis by Wrightson, Johnson, Haddon and Williams (“WJHW”), the Penguins’ technology consultant, two components are in dire need of replacement. These items are the keyboard video mouse (“KVM”) switching component, and the video production switcher. Both items are critical to the interconnection between videoboard and control room computers. This equipment was installed in 2010 and has reached its useful life. Issues with this equipment has been documented in the Authority’s recent Facility Condition Assessment report by Stantec and confirmed by the Authority’s technology consultant, Anthony James Partners (“AJP”).

Mr. Williams further stated the Penguins acquired two bids for the KVM. Due to lengthy lead times, the Penguins are selecting the higher cost provider; however, Authority staff recommends authorization of payment for the lowest cost provider at \$441,087. For the production switcher, the Penguins received five bids for equipment only. The Penguins provided the Authority with pricing for like-for-like equipment along with an optional upgrade price. Authority staff recommends reimbursement in the amount of \$415,347 for the like-for-like replacement of the low bidder.

AJP has reviewed the bids and has provided technical advice to the Authority. Based on AJP's review, the equipment specified the like-for-like replacement meets the criteria of a capital repair. Authority staff recommends an overall reimbursement amount up to \$856,434. This amendment would be for an increase of \$444,494, which is the differential between the current request and the original resolution. The Penguins have agreed to this reimbursement differential.

There is no MBE or WBE participation for this work. Most of the cost is for equipment purchase and installation which must be completed by a certified technician in order to maintain the warranty.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5886

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend Resolution 5838 increasing the not-to-exceed amount to \$856,434 for the PPG Paints Arena video production equipment; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a three-year agreement with Plantscape, Inc. in a not-to-exceed amount of \$112,222 and authorization to exercise, upon staff review and recommendation, an owner option for two additional years in an amount up to \$89,978 for landscaping services at the DLCC.

Mr. Spencer Girman stated DLCC features multiple green spaces throughout the building, to include the 3rd Floor South Terrace, the newly renovated 4th Floor Rooftop Terrace,

and the Riverfront Park. These areas need to be properly maintained to preserve the aesthetic of the building and its event spaces throughout the year.

In January 2023, a Request for Proposals (“RFP”) was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority’s website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. Additionally, the RFP was sent directly to 16 contractors, including two MBEs and one WBE. A non-mandatory pre-proposal meeting was held, and six contractors attended with two proposals received from Plantscape, Inc. (“PL”) and Stockman Lawnscape (“SL”) in February 2023. A selection committee comprised of Spencer Girman, Ryan Buries, Doug Straley, and Bill Williams reviewed the proposals and recommends PL due to it submitting the lowest proposal, experience of the proposed project team, being 100% WBE, and its technical approach to the work.

Senator Fontana asked if there were any questions.

Mr. Quatrini asked why SL’s proposal was almost triple the price of PL.

Mr. Girman stated during the pre-proposal meeting, the selection committee did ask why there was such a large variance between the two proposals; however, SL did not provide much of an explanation. Mr. Girman further stated he isn’t sure if PL worked at the DLCC previously and is giving the DLCC a friendly discount, but the difference between the two proposals stood out.

Councilman Futules asked if the warranty covers plant replacement.

Mr. Girman stated during construction of the 4th Floor Rooftop Terrace, PL was hired for a two-year contract through June 2024, when that contract ends the new agreement will kick in.

Mr. Quatrini asked if there is any opportunity to have PL reach out to the contractor, who had 15% MBE.

Mr. Girman stated there can be a meeting with PL regarding that.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5887

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement with Plantscape, Inc. in a not-to-exceed amount of \$112,222 and authorization to exercise, upon staff review and recommendation, an owner option for two additional years in an amount up to \$89,978 for landscaping services at the David L. Lawrence Convention Center; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a three-year agreement with Compu-Site Technologies, Inc. ("CS") in a not-to-exceed amount of \$120,000 with an owner option for two additional years in an amount up to \$80,000, to be billed on actual hourly rates spent for the preventative maintenance and repairs of the moveable partition wall systems.

Mr. Girman stated DLCC has multiple moveable partition wall systems in the exhibit halls, ballroom, and meeting rooms that serve as a means of separating a space to accommodate multiple events and groups at the same time. DLCC, currently, does not have a contractor maintaining the partition wall systems. In January 2023, an RFP was issued seeking a contractor capable of maintaining and completing necessary repairs to the partition wall systems while also focusing on maximizing the longevity of the systems. The RFP was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority's website, and with the African American Chamber of Commerce, First Source Center, and Riverside

Innovation Center. Additionally, the RFP was sent directly to six (6) contractors. Due to the limited numbers of contractors capable of performing the necessary work, there were no identified WBE/MBE solicited. Two proposals were received on February 22, 2023, from CS and Allied Airwalls. A selection committee comprised of Spencer Girman, Ryan Buries, Doug Straley, and Bill Williams reviewed the proposals and recommends CS.

Mr. Girman further stated some of the reasons for selecting CS were the low preventative maintenance costs, lower hourly rates, it being a locally based company, and its technical approach to the work. CS would complete thorough preventative maintenance on each of the partition wall systems throughout the building to ensure they are working properly. This preventative maintenance would include re-attaching drop-seals, greasing tracks/trolleys, tightening door hinges/seals, and inspecting locking mechanisms, etc. Upon completion of a thorough inspection, CS will determine whether the airwalls can be repaired or whether they need to be replaced. This would be a three-year agreement, with two owner options, in a not-to-exceed amount of \$40,000/year.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if DLCC has its own crew to erect and take down the partition wall systems.

Mr. Girman confirmed that is correct.

Councilman Coghill asked if this agreement is only for maintenance and repair if the partition wall systems are damaged.

Mr. Girman confirmed that is correct. Mr. Girman further stated the repairs could be done in house; however, the main point of this agreement is the longevity of the walls. If the walls are properly maintained, they could last 20-40 years.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5888

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement with Compu-Site Technologies, Inc. in a not-to-exceed amount of \$120,000 with an owner option for two additional years in an amount up to \$80,000, to be billed on actual hourly rates spent for the preventative maintenance, and repairs of the moveable partition wall systems; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a six-year agreement with ABM Electrical Power Solutions (“ABM”) in a lump sum amount of \$408,460 to perform annual inspections, maintenance, and repairs of electrical systems.

Mr. Girman stated electrical distribution and switchgear maintenance are required at DLCC to ensure the safe & reliable distribution of energy throughout the facility and to avert premature failure/interruption of electrical service. ABM has been providing this service for DLCC since 2010. In January 2023, an RFP was issued with a scope of work which included conducting annual infrared scans, ultrasonic scans, and visual inspections of all electrical service and distribution systems. The RFP was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority’s website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. Additionally, the RFP was directly sent to 10 firms.

A pre-proposal meeting was held in February 2023 with three firms in attendance. Two additional firms completed documented site visits prior to the proposal due date. Two proposals were received from ABM and FTBA. A selection committee comprised of Spencer Girman, Ryan Buries, Doug Straley, Clarence Curry and Bill Williams reviewed the proposals and SMG staff conducted a scope review with ABM. The selection committee recommends ABM due to the following: it provided the lowest price proposal for inspections and repairs, experience of proposed project team, its familiarity with the DLCC, MBW/WBE participation, and ABM's large MBE/WBE workforce. There is 12% MBE participation with ImbuTec and Emerald Electric serving as subcontractors.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if these are union contractors.

Mr. Girman confirmed that is correct.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5889

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a six-year agreement with ABM Electrical Power Solutions (ABM) in a lump sum amount of \$408,460 to perform annual inspections, maintenance, and repairs of electrical systems; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a three-year agreement with Ungerboeck Systems International LLC d/b/a Momentus Technologies

("USI") in a lump sum amount of \$43,076 with an owner option for two additional years in an amount up to \$25,465 for meeting room diagramming software.

Ms. Jennifer Carter stated DLCC event management team uses a software program to create diagrams of meeting room layouts for each event. These diagrams are then shared with show managers for review and editing. Once finalized, the diagrams are sent to the operations team for implementation and setup. In April 2018, the board authorized an agreement with Social Tables as the provider for this service, and this agreement expires on April 30, 2023.

In January 2023, an RFP was advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority's website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. In addition, SMG directly notified five companies and two proposals were received from Cvent and USI. A selection committee comprised of Ryan Buries, Jennifer Carter, David Harris, and Steve Morrison, reviewed the proposals and recommends USI as they provided the most value for clients, lowest cost, web access for DLCC team members, and customer support. SMG staff recommends entering into a three-year service agreement with the owner's option to extend an additional two years.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5890

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized enter into a three-year agreement with Ungerboeck Systems International LLC d/b/a Momentus Technologies in a lump sum amount of \$43,076 with an owner option for two additional years in an amount up to \$25,465 for meeting room diagramming software; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with AE7 in an amount not-to-exceed \$100,280, to be billed at hourly rates based on actual hours spent including expenses, for design services for the 2nd and 3rd Floor North Terraces replacement.

Mr. Doug Straley stated the 2nd and 3rd Floor North Terraces are original to the construction of DLCC and there have been several leak locations that required patching. In addition to the water infiltration, some areas of concrete have deteriorated, and other areas have ponding water where drainage is not working properly. With this proposed design, SMG staff would like to add additional electrical ability to assist with the programming of this area.

In January 2023, an RFP was advertised in the Pittsburgh Post-Gazette, Pittsburgh Courier, on the Authority's website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. Twenty (20) firms requested a copy, and eleven (11) firms attend a non-mandatory preproposal meeting with nine (9) proposals received.

Mr. Straley further stated a review committee comprised of Doug Straley, Bill Williams, Clarence Curry, Tom Ryser, and Ryan Buries, evaluated the proposals and short-listed AE7 and Building Envelope Consultants and Scientists LLC. The review committee recommends AE7 as they were the lowest fee proposal, have familiarity with DLCC, experience with waterproofing and terraces, and their MBE/WBE participation plan. There is 24% MBE participation with Allen & Shariff and 12% WBE with Cipher and Floura Teeter. The design is expected to start in March 2023 and will take 19 weeks to complete. Afterwards, bidding and construction is anticipated to start in August 2023 and take approximately 36 weeks to complete.

Senator Fontana asked if there were any questions.

Mr. Quatrini asked if AE7 is going to waterproof the green components of the rooftop.

Mr. Straley stated the green components are under an overhang, and he isn't sure if the same green component used on the 4th floor, will be used on this project. Mr. Straley further stated he believes there will be a transition to a paver system as that system displays where the leaks are occurring.

Councilman Coghill asked if there is any roofing base under the concrete base.

Mr. Straley stated there is, however, it is original to the building and there some issues with it.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5891

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with AE7 in an amount not-to-exceed \$100,280, to be billed at hourly rates based on actual hours spent including expenses, for design services for the 2nd and 3rd Floor North Terraces Replacement; 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.

Senator Fontana continued to the next item on the agenda, authorization to amend the agreement with Bike the Burgh Tours, LLC ("BTB") to add approximately 250 square feet of bicycle storage from April 1, 2023, to November 30, 2023, for rent of \$355 per month.

Mr. Straley stated BTB has approximately 350 sq. ft. of retail space on the first floor of DLCC along Penn Avenue for their operations. BTB began operating at the location in September 2017 and has been very successful. BTB contacted the Authority to inquire about potential

additional space being available for storage of additional bicycles. SMG and Authority staff identified a storage room, approximately 250 sq. ft., adjacent to the BTB's retail space that is available and can be utilized by BTB for an additional rent of \$17 per square feet to run through November 30, 2023, the term of the current lease.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5892

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the agreement with Bike the Burgh Tours, LLC to add approximately 250 square feet of bicycle storage from April 1, 2023 to November 30, 2023 for rent of \$355 per month; 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.

Senator Fontana continued to the next item on the agenda, authorization to extend the lease term of CobblerWorld, LLC ("CW") from July 1, 2023, to June 30, 2025, for retail space along Penn Avenue.

Mr. Straley stated Ms. Terina Hicks, owner of CW, requested a two-year lease extension under the terms of the current agreement. CW is owned by an African American woman and employs one female minority employee at the DLCC location. For the last three years, CW products have been sold in a few local Giant Eagle stores and at DLCC due to a partnership with Levy, DLCC's food and beverage provider.

Senator Fontana stated this a success story as the business has grown since it began at the DLCC and it is a minority business.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried the following resolution was approved:

RESOLUTION NO. 5893

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend the lease term of CobblerWorld, LLC from July 1, 2023, to June 30, 2025 for retail space along Penn Avenue; 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.

Senator Fontana continued to the next item on the agenda, authorization to reimburse PSSI Stadium Inc. ("PSSI") in a not-to-exceed amount of \$820,950 for East, West, and North Club carpet, tile, and granite replacement.

Mr. Bill Williams stated the Steelers are requesting the carpeting, tile and granite be replaced in the East, West and North clubs at Acrisure Stadium. The carpet is worn, stained, torn, and separated while the tile and granite are cracking and lifting. Per the terms of the lease between the Authority and PSSI, the Authority is required to pay for certain capital repairs. These items meet the criteria as the carpet was last replaced in 2008, while the tile and granite are original to the construction of the stadium.

The carpets will be replaced with similar broadloom carpeting or carpet squares dependent on their locations. The tile and granite will also be replaced with similar materials. All the replacement items have limited lifetime warranties. The project was competitively bid by PSSI, and three bids were received with Dan Taylor Interiors being the low, responsible bidder at a total cost of \$795,950.

Mr. Williams further stated, in addition to purchase and installation contract with Dan Taylor, PSSI is requesting reimbursement for Integrity Design for providing bid specifications, bid development, and quality assurance and installation administration services during the project. The Integrity Design services will be performed for a not-to exceed amount of \$25,000 plus approved project expenses.

The work is anticipated to be completed by September 1, 2023. There is 3.9% MBE participation with AR Construction as the ceramic tile supplier and installer, and 3.0% WBE participation with Contrans Logistics for freight hauling.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried the following resolution was approved:

RESOLUTION NO. 5894

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Inc. in a not-to-exceed amount of \$820,950 for East, West, and North Club carpet, tile, and granite replacement; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a three-year agreement with North Shore Pools and Service (“NSP”) in a not-to-exceed amount of \$15,225 (\$5,075 per year) for water steps cleaning services.

Mr. Williams stated the water steps are a prominent feature of the North Shore Riverfront Park. The steps and reflecting pool have a sand filter; however, airborne particles and contaminants tend to settle in the pool and are not circulated enough for the sand filter to clean the water and

surfaces completely. Therefore, it is necessary to clean the pool bottoms with standard swimming pool vacuuming equipment.

The Authority solicited proposals for a three-year contract. An RFP was posted in the New Pittsburgh Courier, the Post-Gazette, on the Authority's website, and with the African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. It was also sent directly to eight companies, including one (1) WBE.

Mr. Williams further stated NSP provided the sole proposal and has been performing this service at the water steps, satisfactorily, since 2011. This agreement is for three years at a not-to-exceed amount of \$5,075 per year based on up to 29 cleaning per year at \$175 per cleaning. There is no MBE or WBE participation. Authority staff recommends entering into an agreement with NSP for a not-to-exceed amount of \$15,225 for three years.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried the following resolution was approved:

RESOLUTION NO. 5895

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement with North Shore Pools and Service in a not-to-exceed amount of \$15,225 (\$5,075 per year) for water steps cleaning services; 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.

Senator Fontana continued to the next item on the agenda, authorization to extend the term of the license agreement with the Andy Warhol Museum (“AWM”) for five years for the use of retail space at the North Shore Garage.

Mr. Straley stated in March 2022, the board approved a one-year license agreement with the AWM for approximately 1,685 sq. ft to support its youth/workforce development programming. This space will continue to be used for the AWM’s Youth Arts Council and its 2023 Summer Youth Program. The license agreement would be for an additional five years (60 months) with a fee of \$24,000 per year.

Senator Fontana stated the board gave opportunities to BTB, CW and AWM, to utilize vacant Authority spaces, at reduced rates, and the businesses have all experienced success.

Councilman Coghill thanked Mr. Straley for negotiating with the AWM.

Mr. Straley stated he believes this development will drive up parking revenue at North Shore Garage.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried the following resolution was approved:

RESOLUTION NO. 5896

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend the term of the license agreement with the Andy Warhol Museum for five years for the use of retail space at the North Shore 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.

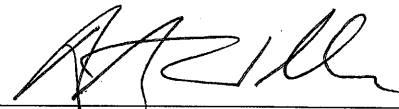
Before moving onto public participation, Senator Fontana asked Mr. Tim Muldoon about the board update for March 2023.

Mr. Muldoon stated FedEx Ground is having a program with 2,900 room nights and approximately \$100,000 in revenue for the DLCC. Mr. Muldoon further stated with recent events he is seeing an influx in the amount of people coming back compared to previous years. His team is excited to present in April 2023.

Mr. Quatrini stated it is important to learn about what activities are coming to the DLCC.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the board. Seeing none, Senator Fontana asked if there were any comments from the board.

There being no additional comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 11:34 A.M.



Aaron Waller
Assistant Secretary