

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, JANUARY 12, 2023  
REMOTELY VIA ZOOM CONFERENCE  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:33 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") Executive Board Room in Pittsburgh, PA 15222, on Thursday, January 12, 2023, commencing at 10:33 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Councilman Anthony Coghill, Treasurer  
Sala Udin, Secretary (Via Zoom)  
Councilman Nicholas Futules, Member (Via Zoom)  
Rev. Glenn Grayson, Member  
Michael Quatrini, Member

Also Present: Aaron Waller, Bridget Pascal, Doug Straley, Rhea L. Thomas, Bill Williams, Jhason Dixon, Theresa King, Desmond Bentley, Steve Morrison, and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tim Muldoon, Ryan Buries, Spencer Girman, Joe Garcia, Carter Swegman, Brian O'Malley, and Heidi Strothers of SMG; Drew Singer, Jackie Riggelman, and Chris Hunter of the Pittsburgh Pirates; Mark Belko, Pittsburgh Post-Gazette; Scott Diemery, Millvale Marina; Chade Stewart, Cosmos Technologies; Diane Hunt, RAD.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the board members. Mr. Hanson confirmed Councilman Nicholas Futules and Mr. Sala Udin were attending via Zoom. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Seeing none, he moved to the next item on the agenda, approval

of the minutes from the meeting of December 8, 2022. A motion was made, seconded and unanimously approved.

Senator Fontana continued to the next item on the agenda, election of officers. Mr. Michael Quatrini nominated the following slate of officers: Senator Fontana for Chairman, Mr. Michael Dunleavy for Vice Chairman, Mr. Sala Udin for Secretary, Councilman Anthony Coghill for Treasurer, Mr. Aaron Waller for Assistant Secretary, Ms. Bridget Pascal for Assistant Treasurer, and Mr. Hanson for Second Assistant Secretary. Senator Fontana called for a motion for the election of the persons nominated to the offices. A motion was made, seconded and unanimously approved.

Senator Fontana thanked everyone for their vote of confidence and stated there were some changes in 2022 and he looks forward to an exciting 2023.

Senator Fontana continued to the next item on the agenda under DLCC, authorization to award a purchase order to Eventioneers in an amount not-to-exceed \$117,430 for rooftop terrace tents, and related freight and delivery costs.

Mr. Carter Swegman stated in May 2022, Phase II of the 4<sup>th</sup> Floor Rooftop Terrace project was completed. In March 2022, a Request for Proposals (“RFP”) was publicly advertised for rooftop terrace event equipment. Upon completion of the Phase II 4<sup>th</sup> Floor Rooftop Terrace project, a decision was made to rent a modular tent, as a test for event use of the completed terrace, from June through September 2022. During the trial period, a total of 14 events were hosted on the rooftop terrace.

Mr. Swegman stated the DLCC rooftop terrace is projected to host 20 events throughout with projected revenues in excess of \$350,000. The installation of a multi-use tent will provide

DLCC event attendees with protection from weather and other natural elements. The tent also allows for multiple configurations to be installed based on event needs.

Mr. Swegman further stated in October 2022, an RFP was publicly advertised in the Post-Gazette, New Pittsburgh Courier, posted on the Authority's website and the Urban Redevelopment Authority ("URA") assisted in communicating the opportunity through its social media platforms. The RFP was sent to 10 vendors, and a non-mandatory pre-proposal meeting was offered on November 9, 2022. Two companies (Eventioneers and HTS Tentiq) submitted proposals on November 29, 2022, with Eventioneers submitting the low-cost proposal.

The RFP included an alternate, which allowed proposers to submit a quote for previously owned equipment and materials. Eventioneers included a discounted quote for the previously owned materials. It is recommended to award the purchase order to Eventioneers based on the following criteria: lowest cost, products 'Made in USA', and local service provider. SMG staff recommends accepting the alternate thereby purchasing the previously owned equipment, which would result in saving approximately \$20,000. There is a one-year warranty on the new equipment and the tent will be installed on the rooftop terrace annually from March through October, based on event needs and barring any unexpected weather changes.

Senator Fontana asked if there were any questions.

Councilman Anthony Coghill asked if the tent would remain at DLCC.

Mr. Swegman confirmed that is correct.

Councilman Coghill asked if the tent would remain up throughout the season or if it is taken down after each event.

Mr. Swegman stated the tent will remain up; however, if there were specific event requests, there will be a fee involved in the take down of the tents.

Councilman Coghill asked if the tents are weather tested.

Mr. Swegman confirmed that is correct.

Senator Fontana stated he hopes the tents are wind tested given the strength of the wind on the DLCC rooftop and that the tents will remain up throughout the season and there is only a one-year limited warranty.

Mr. Swegman stated the tents and structure are wind tested; that was one of the reasons why the test was conducted last year when the tent was rented. Mr. Swegman further stated this is the same company the tent was rented from last year and with some heavy wind during the test trial, the tent was unaffected, therefore, SMG staff fully expects the purchased tents will withstand the wind as well.

Senator Fontana stated the good news is there is an increase in activity on the rooftop.

Mr. Swegman stated there is a concerted sales effort to book more events on the rooftop.

Rev. Glenn Grayson asked if rental versus owning saves the DLCC \$20,000 a year.

Mr. Swegman stated the rental price of the tent last year was approximately \$49,000 for about three and a half months, so an average cost of about \$14,000/month. If the DLCC were to rent the tent again this year, March through October, the cost would be approximately \$98,000. Mr. Swegman further stated with the purchase of the tent the DLCC would make the money back in about 8.5 months.

Mr. Sala Udin stated the warranty period seemed short and asked if that was industry standard or if it was negotiable.

Mr. Swegman stated he would have to look into it but given his discussions with Eventioneers, the warranty appeared predetermined and non-negotiable. Mr. Swegman further stated he would reach out to them to inquire further.

Mr. Udin stated he expected Eventioneers to say that the period standard, but he hopes the Authority can check what the industry standard warranty period is.

Mr. Swegman stated he would look into it.

Mr. Michael Quatrini asked if this was used equipment.

Mr. Swegman stated the 20'x40' tent is new and the two 40'x70' tents are used, one of which is same tent that was used at DLCC last year.

Mr. Quatrini asked if there is a longer warranty period on new equipment versus used.

Mr. Swegman stated the new equipment has a the one-year warranty and the used equipment will be subject to review and approval by DLCC and Eventioneers staff upon delivery.

Mr. Quatrini asked whether the set up and take down of the tents could be done by DLCC staff or must Eventioneers be paid to do that.

Mr. Swegman stated set up and take down of the tents are part of the yearly DLCC operating cost but the first set up will be done free of charge by Eventioneers and given Eventioneers experience, DLCC staff feels comfortable with them performing the set ups and take downs.

Mr. Hanson stated this type of warranty is very limited and would not cover if the wind blew the tents down or tore them apart. The warranty is for the materials and workmanship of the tents and therefore if the tents pass inspection, it's likely that damage to them would not be a warranty claim.

Councilman Coghill asked if the DLCC would own the tents.

Mr. Swegman confirmed that is correct and therefore they will be stored on site.

Councilman Nicholas Futules asked what the seating capacity of the tents is.

Mr. Swegman stated the tents can accommodate approximately 500 guests.

Councilman Futules stated high winds can cause damage and it might be in the best interest to pay attention to the weather forecast while utilizing the tents.

Mr. Swegman stated that will be kept in mind.

Councilman Coghill asked how long it takes to set up and take down the tents.

Mr. Aaron Waller stated typically the tent walls are taken down and possibly the roof, but the structure would remain.

Mr. Ryan Buries stated last year the DLCC only had one 40'x70' section and for that 40'x70' section, it took 10 Eventioneers staff half day to set up the tent. Mr. Buries further stated while DLCC staff is very talented the same staff members may not always be available to set up or take down the tents especially since it takes approximately 6-8 hour to set up and 4-6 hours to take down.

Mr. Quatrini asked if there is a wind contingency plan.

Mr. Buries stated the tents are rated for very high wind speeds, more than 100 miles per hour as such, and during the test period, DLCC stored the tent with the walls open to allow the wind to pass through.

Councilman Futules asked whether the tents are insured.

Mr. Buries stated the Authority has property insurance for the DLCC, and therefore, the tents would likely fall under that protection.

Councilman Futules stated he is concerned for safety.

Ms. Bridget Pascal stated she believes Mr. Buries is correct, but she will look into the insurance.

Mr. Hanson stated it is likely the tents would be covered by insurance as being pertinent to the property structure. He stated he was not sure what the deductible is, but if the tent is destroyed the insurance is probably not going to pay the entire amount for a new tent.

Mr. Buries further stated in reference to Rev. Grayson's prior question, the \$20,000 savings is the difference between purchasing 100% new equipment and portions of the tent being previously owned and also pointed out there are considerable additional savings on purchasing the tents versus renting.

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. 5874**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to award a purchase order to Eventioneers in an amount not-to-exceed \$117,430 for Rooftop Terrace tents, and related freight and delivery costs; 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 Corporation (PSSI) in an amount not to exceed \$812,451 for the 2023 structural steel painting project and related inspection services.

Mr. Bill Williams stated PSSI completed Phase I of a four-phased structural steel painting project last year. PSSI approached six bidders and received one bid from Avalotis. The amount of Avalotis's bid is comparable to previous steel painting bids from 2010 to 2014. PSSI has now submitted a capital request for Phase II.

Per the terms of the lease, the Authority is required to pay for certain capital repairs. Painting and application of protective coatings to substantial areas of the stadium, lasting at least five years, constitutes a capital repair eligible for reimbursement. These painting and coatings issues have been documented in the Authority's Structural Facility Assessment report and the Authority's Facility Condition Assessment report ("FCAR").

Mr. Williams stated during Phase II, Avalotis will paint the structural steel of the east and west canopies, east and west upper deck supports, NE, NW, SE Ramps, and 500 level uncoated steel. An inspection firm, KTA-Tator, will be employed to provide quality assurance observation services to ensure the painting contractor meets specification requirements. This inspection work will be performed based on hourly rates.

PSSI also received unit pricing for surface coating repairs based on potential repairs that may arise during the painting project. Should these repairs be needed, they will be submitted in a future change order with appropriate backup documentation. There is 14.3% MBE participation with ICP for supplying materials and ID Ritter for labor. There is no WBE participation.

Mr. Williams further stated the painting warranty is one year, free from defects and workmanship, which corresponds to previous structural steel projects. Phase II work is expected to be completed prior to the start of the 2023 season. It is recommended that the board approve the reimbursement request in an amount not to exceed \$812,451.

Senator Fontana asked if there were any questions.

Rev. Grayson asked if this painting occurs every 10 years.

Mr. Williams confirmed that is correct, and the last time it occurred was in 2010-2014. PSSI started painting in 2021 and will continue on for four years.

Rev. Grayson stated every decade a million dollars is spent on this project.



Mr. Williams confirmed this is correct.

Councilman Coghill asked if the exterior was being painted.

Mr. Williams confirmed this 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. 5875**

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 Corporation in an amount not to exceed \$812,451 for the 2023 structural steel painting project and related inspection services; 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 Corporation in a not-to-exceed amount of \$360,393 for the replacement of the fabric covers over two rotundas.

Mr. Williams stated per the terms of the lease, the Authority is required to pay for certain capital repairs. In October 2022, PSSI notified the Authority that an assessment performed by their consultant – Walter P. Moore (“WPM”) – recommended replacement of the two canopies over the southeast and southwest rotundas. Issues associated with these canopies have been documented in the FCAR over the past several years as well as the Authority’s Structural Assessment performed in 2021. These canopies are original to the building and are at the end of their useful life.

Mr. Williams further stated PSSI issued an RFP package to replace the canopies on October 28, 2022. Three proposers were contacted, and one proposal was received from Fabritecture. PSSI

and WPM performed a scope review with Fabritecture and determined they met the requirements of the RFP. WPM provided reassurance that the materials to be utilized will be a like replacement to the original, and that the Fabritecture proposal is commercially reasonable based on their experience on other projects.

Mr. Williams stated in addition to the purchase and installation contract with Fabritecture, PSSI is requesting reimbursement for WPM for providing bid specifications, bid development, and construction/installation admin services during the project. There is 14.3% WBE participation with American Erectors for installation equipment and workforce, there is no WBE participation. The warranties for the canopy material are 20 years and for workmanship is 3 years. Installation is expected to be completed by June 2023. It is recommended that the board approve this reimbursement request in an amount not to exceed \$360,393.

Senator Fontana asked if there were any questions.

Councilman Coghill stated he didn't realize the canopies were canvas.

Mr. Williams stated they are indeed canvas.

Mr. Quatrini asked if instead of fabric could the material be more fixed.

Mr. Williams stated it is fabric so it can be movable. There is one on the north escalator that doesn't need to be replaced per the FCAR.

Senator Fontana asked if names are placed on them.

Mr. Williams stated no.

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. 5876**

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 Corporation in a not-to-exceed amount of \$360,393 for the replacement of the fabric covers over two rotundas; 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 existing license agreement with Venture Outdoors (“VO”) for use of the DLCC Riverfront Plaza and to permit use of Steelers Quay for kayak rentals from May to September 2023.

Mr. Williams stated in February 2022, the board approved an agreement with VO to install a floating dock at the DLCC Riverfront Plaza for their permanent operations. Operations were scheduled to begin in Spring 2023; however, delays forced VO to postpone the Riverfront Plaza location startup until 2024. VO has requested the license period begin in 2024 instead of 2023 and the end be extended from 2027 to 2028.

For the 2023 season, VO indicates a temporary setup at the North Shore Riverfront Park’s Steelers Quay would be their best option. Kayaks and other equipment would be brought to the quay via truck and trailer on a temporary basis. VO’s setup would not inhibit any riverwalk traffic or impede any other commercial usage of the quay. The operating schedule for kayak rentals, would be May 2023 through September 2023, Thursdays through Mondays.

Mr. Williams further stated VO has provided information regarding operations, safety protocols, and insurance. The license fee for use of the Steelers Quay for the 2023 season will be \$1,500. Authority staff recommends approving an amendment to the VO license agreement.

Senator Fontana asked if there were any questions.

Senator Fontana stated he is glad that the rivers are being used again for their quality-of-life benefits. Senator Fontana asked regarding insurance if something unfortunate were to happen is VO covered.

Mr. Williams confirmed VO is insured.

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. 5877**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the existing license agreement with Venture Outdoors for use of the David L. Lawrence Convention Center Riverfront Plaza and to permit use of the Steelers Quay for kayak rentals from May 2023 to September 2023; 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 approve two Alterations: Main Concourse Concession modifications and relocation of Team Store at PNC Park.

Mr. Williams stated in November 2022, the Authority was notified by the Pirates they were seeking to undertake two alterations at PNC Park, to be paid 100% by the team. In accordance with the lease, if a project meets certain criteria, such as costing over \$500,000 as adjusted by CPI or affecting the ballpark exterior or its structural components, the team must receive written approval from the Authority for the project. This project meets that criterion.

The team store project consists of combining three existing spaces, Batty's Pizzeria, Allegheny Grille and PNC Bank, into one contiguous space totaling approximately 8,450 square

feet. The store will be accessible from both Federal Street and the interior of the ballpark. The Pirates are required to provide a base shell space for Fanatics – the Pirates merchandise concessionaire. Fanatics, in turn, will be responsible for the fit out.

Mr. Williams continued to the second alteration – the main concourse concessions renovation. The project will include replacing most of the existing concession equipment, new signage on all concession stands, new awnings on select concession stands, three new beer markets, one new food market, one new walkthrough-style concession concept, replacing lighting and bracing in Pop's Plaza, and upgrading point of sale systems in select locations.

The Pirates have provided demolition and shell drawings for the team store as well as drawings and renderings for the main concourse concessions stand project. The team intends for both alteration projects to be completed by April 2023. When complete the alterations will become part of the premises owned by the Authority and leased to the Pirates. Approval of the alterations would be on the condition that the Pirates shall be solely responsible for all maintenance, repair and improvement costs of the alterations for the duration of the lease.

Both alteration projects are being performed by Mascaro Construction Company. There is 0.4% MBE participation with Boyd Roll Off Services Inc. providing disposal services and Reed Building Supply providing materials. There is 3.8% WBE participation with Franco, McElwain Solutions and Gunning Mechanical providing subcontractor services. It is recommended that the board approve this alteration request.

Senator Fontana asked if there were any questions.

Mr. Udin asked why the MBE participation is so low.

Mr. Williams stated there is no MBE/WBE ability for the concession stands equipment as most of the equipment is purchased.

Mr. Clarence Curry stated this was discussed carefully and in the supplemental materials there is a detailed breakout for the value of each of the subcontractors. Mr. Curry stated this is an \$11 million expenditure done solely by the Pirates and they are not requesting any reimbursement from the Authority for the work.

Rev. Grayson stated that the Pirates paying for the project is wonderful; however, from his perspective as an African American who sits on the Authority's board, there has to be a way, if Pittsburgh is going to be the most livable city, on a project of this magnitude that there is more than just commission for a dumpster as a way making sure this becomes a more equitable city. Rev. Grayson further stated that Mr. Curry is doing his best, but it puts a bad taste in his mouth when looking and approving million-dollar projects and the percentage of minority participation is .4%, .6% or none. Rev. Grayson further stated there has to be a more intentional way to change that narrative, there has to be a way to create more opportunity because having the MBE participation percentages on million-dollar projects be relegated to a dumpster company, is a hard pill to swallow.

Senator Fontana stated this is a conversation the board has had in the past about contractors and encouraging them to become more diverse, especially in their hiring of subcontractors. Senator Fontana further stated he understands this isn't easy, but there has to be a way to encourage more involvement and contractors should be encouraged to identify ways that can create more diversity and opportunity.

Mr. Quatrini asked if there is one contractor or multiple contractors that do the majority of the work between the facilities.

Mr. Curry stated there are probably five or six firms that do the work, but Mascaro was involved in building PNC Park.

Rev. Grayson stated he was recently at a meeting where there was a large contingent of minority contractors looking for work; however, when board meetings occur, projects such as this, have no African American contractors on them. Rev. Grayson further stated the Authority has to be more intentional when awarding contracts and should make clear to companies it is looking to the companies to help change the narrative to further diversify Pittsburgh.

Senator Fontana stated the Authority has to find a way to connect and meet with minority contractors. A suggestion Senator Fontana proposed was to bring these minority contractors in for a meet and greet.

Mr. Curry stated opportunity meetings have been going on for years and are usually held well before the start of any major Authority project.

Senator Fontana stated the board should be a part of these meetings, so the contractors know the board is a part of the process.

Mr. Curry stated this was encouraging news.

Councilman Coghill stated he agreed with Rev. Grayson and that the lack of participation speaks to a bigger question of opportunity for the black community to have the resources from a young age. Councilman Coghill asked Mr. Curry if there was a lack of minority contractors.

Mr. Curry stated the process of including subcontractors has always been onerous as contractors want to keep all the profits for themselves and therefore, the majority of the contractors have to be encouraged to give the smaller firms a chance in negotiations.

Mr. Quatrini stated that is what the board can do, not only by making a connection but ensuring that subcontractors are not being taken advantage of, so it is financially equitable for everyone involved.

Mr. Hanson stated, from a legal perspective, there are two different levels of control. The Authority has a lot more control when it is funding a project as opposed to alteration projects. In the projects the Authority funds, the Authority needs to be intentional in accomplishing these goals, because the Authority has much more control than in this instance.

Rev. Grayson stated the Authority does fund enough projects and therefore, the board can put more pressure on the contractors to think outside the box and be more inclusive or else the Authority will not contract with the contractor. Rev. Grayson further stated he understands the bottom line is money however, the board wants to see diversity in the contracting process such as MBE/WBE subcontractors to help grow those smaller businesses which could change the narrative of Pittsburgh.

Mr. Curry stated the Authority has more leverage when the Authority funds the project and is more likely to be involved earlier in the process.

Mr. Udin stated Allegheny County government and the state control MBE/WBE certifications and he has had discussions with Mr. Curry about how the authorities as major landowners can create pressure to improve the system. Mr. Udin stated the board needs to work in a collaborative manner and not just on a contract-by-contract basis to improve the entire MBE/WBE system. Mr. Udin further stated he would like an audit of the minority and women participation in contracting in Pittsburgh or Allegheny County as this is a larger issue and hopes this will convince other authorities to join in for a review of the MBE/WBE practices.

Rev. Grayson asked once the review process is complete who is going to do the policing of the participation. Rev. Grayson further stated he hears a lot about the percentage of millions of dollars being awarded to MBEs and WBEs, however, he doesn't often see the participation. Using the Lower Hill site as an example, Rev. Grayson stated he drives by the project daily and does not



see the minority participation that has been quoted and therefore he hopes the board looks at the contracting process and that afterwards someone follows through and polices the statistics to ensure they are true to what is quoted in the contract.

Mr. Curry stated he couldn't speak directly about what was occurring on the Lower Hill site, but with all the Authority funded projects there are accurate records of all the payments to the contractors and to their minority subcontractors to ensure monitoring of the participation as well as completed payments to the subcontractors.

Rev. Grayson stated he understood Mr. Curry, and there is going to be more acquisition of the Lower Hill site and this may be the most ideal time to ensure the minority participation on the next project as well as to police the statistics for accuracy.

Mr. Curry agreed with Rev. Grayson.

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. 5878**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are hereby authorized to approve two Alterations: Main Concourse Concession modifications and relocation of Team Store at PNC Park; 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 enter into a Cooperation Agreement with the Stadium Authority of the City of Pittsburgh ("SA") and execute certain documents in furtherance thereof.

Mr. Waller stated the SA and the Authority have a common public purpose and each are interdependent in their operations and purposes. To not duplicate efforts and for governmental efficiency, an administrative services agreement has been in place since 2002 between the two authorities. In reliance thereon, the SA no longer maintained its own office space and no longer employed separate staff, but rather began to use the Authority offices and staff to fulfill its duties and obligations.

The Authority and SA entered into a bond cooperation agreement in 2017 in connection to the issuance of the parking system revenue bonds upon refinancing for SA and Authority parking garages. Parking revenues that are not needed for maintenance of the facilities, debt services or operating costs are transferred to the trust indentured general fund and that money is used for general purposes of the SA and the Authority.

Mr. Waller further stated the proposed revision to the cooperation agreement will provide funds for operating facilities, administrative needs, and the maintenance, repair, replacement or improvement of SA and Authority facilities. The SA shall retain at least a \$2 million reserve in the general fund for its operation, audits, facility insurance and legal fees cost. The proposed agreement annually provides the allocation of funds to comply with the terms of the trust indentures and the agreement may be cancelled by either party with 12-month notice. The initial grant available in the general fund is \$4.5 million, and an annual grant amount will be based on future parking revenues.

Senator Fontana asked if there were any questions.

Mr. Udin asked for clarification on this agenda item.

Mr. Waller stated the cooperation agreement between the SA and the Authority is being revised, such that any ancillary parking revenues above and beyond the requirements of the bond

indenture and any trust arrangement, the Authority can utilize those bonds for Authority and SA needs regarding their facilities, operations, or any other items that need taken care of.

Senator Fontana stated it begs the question as to why there are two boards, but he is glad that there is progress being made and that hopefully moving forward there can be one board instead of two.

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. 5879**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA) that its Executive Director and other proper officers are authorized to enter into the Cooperation Agreement with the Stadium Authority of the City of Pittsburgh (Stadium Authority) substantially in the form presented, whereby the SEA will provide staffing and other support services for the Stadium Authority and the Stadium Authority will provide funds for SEA operating and capital expenses; and further that the proper officers and agents of the Authority are authorized and directed to take all actions and execute such documents as are related and proper to effectuate the terms of this Resolution, and that all prior inconsistent resolutions or portions of resolutions are hereby repealed.

Senator Fontana continued to the next item on the agenda, authorization to amend the agreement with Civic Design and Planning LLC in an amount not-to-exceed \$50,000 to be billed on hourly rates based on actual hours spent, plus expenses, for design review services of development projects at the 28-acre Lower Hill Redevelopment site and other SEA properties

Mr. Doug Straley stated the URA and the Authority hold the option for the 28 acres on the Lower Hill site. In 2015, the board authorized an agreement with Mr. Steve Quick, of Civic Design and Planning LLC. Mr. Quick has assisted in the review of the various proposals that have been

submitted over the years by the Penguins redevelopment team regarding the Lower Hill site. These projects include the US Steel Headquarters, the residential parcels at Crawford Square, and the FNB Tower with accompanying urban open space which were ultimately taken down in 2021. There are current proposals that Mr. Quick is reviewing for the Authority and those are the Block E entertainment venue/garage, a new residential building, and the Curtain Call open space. Mr. Quick's rate of \$125 per hour has not changed since 2015 and he is only paid for hours worked. Authority staff recommends approval of the amendment.

Senator Fontana asked if there were any questions.

Mr. Quatrini stated it would be helpful, at some point to have a tour of the 28 acres site so the board can have a better understanding of the layout and what has been completed so far.

Mr. Straley stated he can arrange a tour of the site.

Mr. Udin asked if the purpose of this motion is to continue Mr. Quick's consultation.

Mr. Straley confirmed this is correct as the Authority has run out of board authorizations for his services.

Rev. Grayson stated the 28 acres is dear to the City, but especially the African American community, and therefore he hopes the board will use the opportunity to be as intentional as possible to begin earlier than later as there is a lot of energy surrounding the area. Rev. Grayson further stated ultimately, the accountability will fall on the Authority as the 28 acres is a game changer for the City and he wants the process to be slow and correct so that previous mistakes are not repeated.


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. 5880**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the agreement with Civic Design and Planning LLC in an amount not-to-exceed \$50,000 to be billed on hourly rates based on actual hours spent, plus expenses, for design review services of development projects at the 28-acre Lower Hill Redevelopment site and other SEA properties; 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.

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 11:25 A.M.

  
\_\_\_\_\_  
Aaron Waller  
Assistant Secretary