

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
FRIDAY, SEPTEMBER 28, 2018
10:11 A.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 28, 2018 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 and Keith Reed, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rosanne Casciato, Rosemary Carroll, Rifat Qureshi, Simona Loberant, Rachel Cohen, Maggie Pike, Clarence Curry and Tom Ryser. Also in attendance: Diane Wohlfarth, Solicitor.

Mr. Lederman called the meeting to order at 10:11 A.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 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 June 26, 2018.

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 of new parking rates for Gold 1 Garage, West General Robinson Street Garage, and North Shore Surface Lots 1, 2, 4, 5 and 7A-7J.

Mr. Rifat Qureshi explained that pursuant to management and/or lease agreements with the Authority and Sports & Exhibition Authority, ALCO Parking, the Authority's parking operator, has recommended rate changes for the Authority's parking facilities.

For Gold 1 Garage, the daily and monthly lease rates were established when the facility opened in 2017. The new rates include an increase from \$8 to \$9 for a full day on a daily basis, and from \$140 to \$150 for a monthly lease rate (not including events).

For West General Robinson Street Garage, the daily and monthly rates were last adjusted in 2014. The new rates include an increase from \$8 to \$9 for a full day, and from \$140 to \$170 for a monthly lease rate (not including events).

For both garages, the recommended rates are lower or comparable to comparable garages or lots (based primarily on their location).

For the North Shore Surface Lots, Lots 1, 2, 4, 5 are located in the area between PNC Park and Heinz Field, and Lots 7A-7J are located northeast of West General Robinson Street Garage.

In Lots 1, 2, 4 and 5, the daily rates were last adjusted in 2014 and the monthly lease rates in 2015. In Lots 7A-7J, the daily rates were last adjusted in 2014 and monthly lease rates in 2012. The new rates include an increase from \$7 to \$8 for a full day. For the monthly leases, not including events, increases are from \$140 to \$160 in Lots 1, 4, 5; \$140 to \$170 in Lot 2; \$125 to \$150 in Lots 7A-D and 7F-J; and \$160 to \$170 in Lot 7E. These new recommended rates for the surface lots are comparable to competing lots based primarily on their location.

Other recommended rate changes at these facilities are listed in your attachment and all other rates would remain unchanged.

ALCO estimates that the proposed increases will generate approximately \$554,439 additional net revenues to the Authority annually. This will be restricted and will be used for debt payments for the 2017 Parking Revenue Bonds. The additional parking tax to the City annually is estimated at \$254,498.

The proposed rate adjustments are effective upon board action if approved and 30-day notice prior to implementation.

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

Mr. Keith Reed asked if the net revenue numbers are net of ALCO's fees.

Mr. Qureshi confirmed that the net revenue numbers are net of ALCO's fees.

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. 7 (2018)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to approve new parking rates for Gold 1 Garage, West General Robinson Street Garage and North Shore Surface Lots 1, 2, 4, 5 and 7A-7J, as attached; 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 read was:

B. Ratification of a \$169,000 increase (lump sum) to the GMP agreement with Massaro Corporation with respect to the Gold 1 Parking Garage for furnishing and installing traffic bearing membrane to the 6th floor.

Mr. Tom Ryser explained that the Gold 1 Garage opened to the public in May 2017. As part of the original Bid Package #3, General Trades, Massaro Corporation took an alternate for the installation of the traffic topping membrane on the 6th floor of the garage. At that time, the architect, WTW, and Massaro recommended the Authority wait at least one year before applying the traffic topping membrane to allow for the garage to settle and the concrete to cure. At this point, the Authority would like to move forward with installing the traffic topping membrane to the 6th floor.

This work had to be started prior to this Board meeting because the traffic topping is weather dependent and weather sensitive, and Massaro and their subcontractor Carl Walker Construction has to work around events. The traffic coating is scheduled to be completed by the end of October.

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. 8 (2018)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to increase the GMP agreement with Massaro Corporation with respect to the Gold 1 Parking Garage for furnishing and installing traffic bearing membrane to the 6th floor in a lump sum amount of \$169,000; and further that the proper officers and agents of the

Authority are authorized to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

The next item read was:

- C. Ratification of an agreement with Walker Consultants in a not-to-exceed amount of \$8,500 to be billed based on hours worked for construction testing and inspection services related to the 6th floor traffic bearing membrane at the Gold 1 Garage.

Mr. Ryser explained that this is for the testing and inspection of the Gold 1 Garage traffic topping membrane.

The Authority requested proposals from Walker Consultants and Wiss, Janney, Elstner for the inspection services related to the installation of traffic bearing membrane.

Staff recommended Walker Consultants' proposal based on their lower hourly rates. Walker Consultants was part of WTW's design team for the original design of the Gold 1 Garage and assisted with the original specification, so they are familiar with the systems.

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 (2018)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an agreement with Walker Consultants in a not-to-exceed amount of \$8,500 to be billed based on hours worked for construction testing and inspection services related to the 6th floor traffic bearing membrane at the Gold 1 Garage; 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.

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

Ms. Conturo reminded everyone that the following Thursday, October 4, the Green Building Council would be presenting the plaque for the Gold designation for the Gold 1 Garage. The Chairman of the Stadium Authority Board will be speaking, as will the Mayor. Ms. Conturo reiterated that if the Board members were able to make it that would be great.

Mr. Lederman asked if there were any further 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 10:22 A.M.