

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, MARCH 8, 2012
AT THE DAVID L. LAWRENCE CONVENTION CENTER
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:32 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 Room 333 of the David L. Lawrence Convention Center in Pittsburgh, PA 15222, on Thursday, March 8, 2012, commencing at 10:32 A.M. E.S.T.

Members of the Authority

Present: Senator Fontana, Chairman
Anthony Ross, Member
Councilwoman Darlene Harris, Member
Sean Logan, Member
Michael Dunleavy, Member
Sala Udin, Member

Absent: Reverend Dr. William H. Curtis, Vice Chairman

Also Present: Mary Conturo, Doug Straley, Rifat Qureshi, Michelle Masters, Angelica Ciranni, Mark Johnson, Rosanne Casciato, Theresa Bissell, Rosemary Carroll and Patrick Annis of the Authority; Greg Miller of Buchanan Ingersoll and Rooney; Tim Mangis and Mark Leahy of SMG; Clarence Curry of CFC-3 Management Services; Mike Barnard and Scott Pollock of Oxford Development Company; Tom Ryser of TPR, LLC; Chris Hunter and Jason Kobeda of Pittsburgh Associates; Dean Richardson of Eckert Seamans; Joseph Astur from the County Controller's Office; Eric Hagarty of County Executive's Office; Renee Aldrich of Hill District Consensus Group; Ron Brown of Grogan Graffam; Jason DiMartini of PNC Bank; Stephanie Turman of Always Busy Consulting; Doug Lape of Signature Control Systems; Frederick Winkler, architect; Bob Bauder of the Pittsburgh Tribune, and Mark Belko of Pittsburgh Post-Gazette.

Senator Fontana called the meeting to order with the Pledge of Allegiance, followed by a roll call of the Board Members.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Hearing none, the meeting continued with the approval of minutes from the meeting on December 20, 2011. A motion was made, seconded, and unanimously approved.

Senator Fontana moved on to the election of officers. Councilwoman Harris nominated Senator Fontana for Chairman, Mr. Dunleavy for Vice Chairman, Mr. Logan for Secretary, Mr. Ross for Treasurer, Solicitor Mr. Miller for Assistant Secretary, Executive Director Ms. Conturo as Second Assistant Secretary and Chief Financial Officer Ms. Casciato for Assistant Treasurer. Senator Fontana asked for a motion to approve. A motion was made, seconded, and unanimously carried.

Senator Fontana began addressing new business with the first item on the agenda, a request for ratification of a \$1,916 change order to Economy Septic Service for additional work regarding pump-out of the bioreactor.

Mr. Leahy explained that the change order is to complete the work in the bioreactor and the waste water treatment plant. The original \$15,000 contract included pumping 20,000 gallons of sludge out of the bioreactor. After further inspection, they discovered that they had to pump out 37,000 gallons, and then reseed the bioreactor in order to get the waste water treatment plant back up and running properly. This is a change order for the additional reseed.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5049

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby ratify a \$1,916 change order to Economy Septic Service for additional work regarding pump-out of the bioreactor; 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 introduced the next item, a request for authorization to issue an amount not to exceed \$13,000 as a change order to Wiss Janney Elstner & Associates for investigative services related to topping slab cracks on 3rd floor at X5.

Mr. Mangis stated that the change order is regarding a small crack that was found near meeting room 318. The work is for Wiss Janney Elstner to investigate the crack and to provide engineering design to repair it.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5050

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$13,000 change order to Wiss Janney Elstner & Associates for investigative services related to topping slab cracks on the 3rd floor at X5; 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 introduced the next item, a request for authorization of the issuance of refunding bonds to currently refund for savings all or a portion of the Authority's outstanding Hotel Room Excise Tax Revenue Bonds, Series of 1999.

Ms. Conturo stated that in 1999, bonds were issued to help finance the cost of construction of the Convention Center. In 2010, the Authority refunded for savings a portion of those bonds. There were a few maturities that were not refunded at the time because the Authority was not satisfied with the amount of savings that would be generated. There is

approximately \$42M of bonds that are still outstanding with respect to the 1999 bonds. In today's market, the Authority has an opportunity to refinance those for savings now that would be acceptable. This is an authorization to do that, and to provide for the final terms of the refinancing through a pricing committee that will be made of 2 to 4 Board members and the Executive Director. The conditions of the financing are that they produce savings of at least 2% of the amount of the bonds that are being refunded. The bond team is the same as the bond team the Authority worked with in 2010, with the exception of Grogan Graffam who will be the underwriters counsel, and the pricing committee putting final terms on that.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5051

WHEREAS, the SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY (the "Authority"), is a body corporate and politic organized and existing under the laws of the Commonwealth of Pennsylvania pursuant to the Public Auditorium Authorities Law of the Commonwealth of Pennsylvania, approved July 29, 1953, P. L. 1034, as amended by the Sports and Exhibition Authority Act, approved October 30, 2000, P. L. 616, as heretofore and hereafter amended and supplemented (the "Act"), having its office in the City of Pittsburgh (the "City"), Allegheny County, Pennsylvania (the "County") and is empowered under the Act to acquire, hold, construct, improve, maintain and operate, own or lease (either as lessor or lessee) public auditoriums, and the Authority has the power to borrow money and issue bonds to carry out its purposes and to secure the payment of such bonds and notes by a pledge of any or all revenues of the Authority derived from all or any of its properties under an indenture or deed of trust; and

WHEREAS, in order to pay a portion of the costs of acquisition and construction of an addition to, and certain enlargements and renovations to the existing David L. Lawrence Convention Center (the "Convention Center") and for other purposes, the Authority has heretofore issued its Hotel Room Excise Tax Revenue Bonds, Series of 1999 in the original aggregate

principal amount of \$193,375,000 (the "1999 Hotel Tax Bonds"), of which \$42,700,000 are currently outstanding, pursuant to a Trust Indenture dated as of May 1, 1999 (the "1999 Hotel Indenture") between the Authority and U.S. Bank National Association, as successor trustee (the "Hotel Tax Trustee"); and

WHEREAS, the Authority has heretofore currently refunded \$143,410,000 aggregate principal amount of the 1999 Hotel Tax Bonds and applied the upfront savings to pay the costs of (i) the payment of a portion of the purchase price of a cooling system in the Convention Center, and (ii) the prepayment of all of the Authority's 2010 Variable Rate Term Note dated April 19, 2010 by the issuance of \$146,465,000 aggregate principal amount of its Hotel Room Excise Tax Revenue Bonds, Refunding Series of 2010 (the "2010 Hotel Tax Refunding Bonds") pursuant to the 1999 Hotel Indenture, as amended by a First Supplemental Trust Indenture dated as of September 1, 2010, by and between the Authority and the Hotel Tax Trustee; and

WHEREAS, the 1999 Hotel Tax Bonds and the 2010 Hotel Tax Refunding Bonds are payable from a portion of the revenues generated by the hotel room excise tax consisting of a 5% hotel room excise tax and an additional 2% hotel room excise tax (collectively referred to as the "Hotel Tax") levied by the County upon the consideration received by each operator of a hotel within the County from each transaction of renting a room or rooms to accommodate transients; and

WHEREAS, the portion of the Hotel Tax revenues assigned to the payment of the outstanding 1999 Hotel Tax Bonds and the 2010 Hotel Tax Refunding Bonds are payable to the Hotel Tax Trustee pursuant to an Acknowledgement and Support Agreement dated as of May 1, 1999 (the "1999 Support Agreement") , as amended by a First Supplemental Support Agreement dated as of September 1, 2010, each by and among the Authority, the County, the Allegheny County Treasurer and the Allegheny County Controller; and

WHEREAS, in order to pay a portion of the costs of the construction of a new baseball park (PNC Park) and a new football stadium (Heinz Field) and related improvements, the Authority has heretofore issued its Regional Asset District Sales Tax Revenue Bonds, Series of 1999 in the original aggregate principal amount of \$176,625,000 (the "1999 RAD Tax Bonds"), pursuant to a Trust Indenture dated as of May 1, 1999 between the Authority and U.S. Bank, National Association, as successor trustee; and

WHEREAS, the Authority has heretofore currently refunded all of the outstanding 1999 RAD Tax Bonds and applied the upfront savings to pay the costs of (i) the payment of a portion of the purchase price of a cooling system in the Convention Center, and (ii) certain capital improvements to the Convention Center, by the issuance of \$173,765,000 aggregate principal amount of its Allegheny County Regional Asset District Sales Tax Revenue Bonds, Refunding Series of 2010 (the "2010 RAD Tax Refunding Bonds") pursuant to a Trust Indenture dated as of August 1, 2010 (the "2010 RAD Tax Indenture") between the Authority and U.S. Bank, National Association, as trustee; and

WHEREAS, the Authority has determined that it may be financially beneficial to undertake a project (the "2012 Refunding Project") to currently refund all or a portion of the outstanding 1999 Hotel Tax Bonds and to allocate the upfront savings to the payment of the costs of a portion of the purchase price of a cooling system in the Convention Center or for such other purposes as may be permitted by applicable law, thus permitting a reallocation of a portion of the proceeds of the 2010 RAD Tax Refunding Bonds to additional capital expenditures at the Convention Center; and

WHEREAS, in order to accomplish the 2012 Refunding Project, the Authority has determined to issue, if financially beneficial, its Hotel Room Excise Tax Revenue Refunding Bonds (or such other designation as the Authority may determine), in one or more series, in a principal amount not to exceed \$50,000,000 (the "2012 Hotel Tax Refunding Bonds") pursuant to a second supplement to the 1999 Hotel Tax Indenture (the "Second Supplemental Indenture") and a second amendment to the 1999 Support Agreement (the "2012 Support Agreement Amendment"); and

WHEREAS, the net annual debt service on the 2012 Hotel Tax Refunding Bonds shall not exceed the annual debt service on the portion of the 1999 Hotel Tax Bonds being refunded; and

WHEREAS, the 2012 Hotel Tax Refunding Bonds shall be secured on a parity with the 2010 Hotel Tax Refunding Bonds; and

WHEREAS, in order to insure the payment when due of the principal of and interest on the 2012 Hotel Tax Refunding Bonds, the Authority may determine that it is financially beneficial to obtain municipal bond insurance for all or part of the 2012 Hotel Tax Refunding Bonds (the "Refunding Bond Insurance Policy"); and

WHEREAS, the Authority may determine that it is financially beneficial to obtain a debt service reserve fund surety

bond and/or replace one or more of the existing debt service fund reserve surety bonds (the "Refunding Surety Bond Policies"); and

WHEREAS, the Authority expects to obtain a purchase proposal for the 2012 Hotel Tax Refunding Bonds (the "Purchase Contract") from PNC Capital Markets LLC, as book-running senior underwriting manager, and as representative of itself and any such other co-managing underwriters as the Authority shall select (collectively, the "Underwriters").

NOW THEREFORE, BE IT ENACTED AND RESOLVED as follows:

1. (a) The Authority hereby authorizes the 2012 Refunding Project and further authorizes the proper officers of the Authority to take all actions required to apply the upfront savings to the purposes specified in this Resolution. In addition, the Authority hereby authorizes the proper officers of the Authority to take such action required to reallocate the use of the upfront savings of the 2010 RAD Tax Refunding Bonds for uses permitted by the 2010 RAD Tax Indenture.

(b) The issuance, sale and delivery of the 2012 Hotel Tax Refunding Bonds in one or more series and in an aggregate principal amount not to exceed \$50,000,000, each series bearing an aggregate interest rate not to exceed 6%, having a final maturity date not to exceed February 1, 2029 and having such redemption features and other provisions as shall be set forth in the Second Supplemental Indenture and the Purchase Contract is hereby authorized and approved, provided that the net present value savings as a percentage of the principal amount of the 1999 Hotel Tax Bonds being refunded is not less than 2%.

(c) There is hereby created a Pricing Committee of the Authority, which shall consist of at least two of the following Board members: Senator Fontana, Mr. Dunleavy, Mr. Logan and Mr. Ross; and the Executive Director or, in his/her absence, the Chief Financial Officer, which Pricing Committee is hereby authorized to approve, on behalf of the Authority, the final terms and provisions of the 2012 Hotel Tax Refunding Bonds, including but not limited to the final principal amounts, interest rates, maturities, series names and designations and redemption features, whether the Refunding Bond Insurance Policy and the Reserve Fund Surety Bond Policies are to be obtained, the principal amounts and maturities of 1999 Hotel Tax Bonds to be refunded, and the selection of any other parties and professionals to the transaction as the Authority shall determine are necessary (such decisions to be made in consultation with the financial advisor).

2. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to execute and deliver the Second Supplemental Indenture in the name and on behalf of the Authority, in the form approved by the counsel to the Authority (the execution or delivery thereof by such officer to be conclusive evidence of the approval of such form) and the Secretary or Assistant Secretary of the Authority is hereby authorized and directed to affix the seal of the Authority to the Second Supplemental Indenture when so executed, and to attest the same.

3. The Chair or Vice Chair of the Authority is hereby authorized to execute the 2012 Hotel Tax Refunding Bonds manually, or to cause his or her facsimile signature to be imprinted thereon, in the name and on behalf of the Authority and to cause to be affixed to or imprinted upon the 2012 Hotel Tax Refunding Bonds the corporate seal of the Authority or a facsimile thereof, and the Secretary or Assistant Secretary of the Authority is hereby authorized to attest said seal or facsimile thereof by his or her manual or facsimile signature, and the Authority adopts said facsimile signatures as binding upon it.

4. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to execute and deliver the Purchase Contract in the name of and on behalf of the Authority, in the form approved by counsel to the Authority (the execution or delivery thereof by such officer to be conclusive evidence of the approval of such form) and the Secretary or Assistant Secretary is authorized and directed to affix the seal of the Authority to the Purchase Contract when so executed, and to attest the same.

5. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to direct the Trustee to authenticate all of the 2012 Hotel Tax Refunding Bonds, and the Treasurer or Chief Financial Officer of the Authority is hereby authorized to deliver all of the 2012 Hotel Tax Refunding Bonds to the Underwriters upon receipt therefor of the net proceeds of the sale of the 2012 Hotel Tax Refunding Bonds with accrued interest, if any, from the date of the 2012 Hotel Tax Refunding Bonds to the date of delivery, pursuant to the Purchase Contract.

6. The Authority hereby authorizes and approves the distribution of Preliminary Official Statement and final Official Statement with respect to the 2012 Hotel Tax Refunding Bonds, to be in such form as counsel to the Authority and the Chair, Vice Chair or Executive Director of the Authority executing the same shall approve, and with such approval to be conclusively evidenced by the execution thereof, and each of the Chair, Vice Chair and Executive Director is hereby authorized to sign the final Official Statement on behalf of the Authority. The Chair, Vice Chair or

Executive Director of the Authority is hereby authorized, upon the preparation of the final Preliminary Official Statement, to execute and deliver to the Underwriters on behalf of the Authority their certificate to the effect that the Authority deems the Preliminary Official Statement to be "final" as of its date within the meaning of Rule 15c2-12 under the Securities Exchange Act of 1934.

7. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to execute and deliver the 2012 Support Agreement Amendment, and the Secretary or Assistant Secretary of the Authority is hereby authorized to affix the seal of the Authority to the 2012 Support Agreement Amendment when so executed and to attest the same.

8. The proper officers of the Authority are hereby authorized to execute and deliver all other documents and to do all other acts as may be necessary and proper to carry out the intent and purpose of the foregoing resolutions, including but not limited to such documents and acts as may be required by any municipal bond insurer insuring one or more series of the 2012 Hotel Tax Refunding Bonds and/or issuing the Refunding Surety Bond Policies. The form and content of any such additional documents shall be approved by such officers with the advice and approval of the counsel to the Authority (the execution or delivery of any document by such officers to be conclusive evidence of their approval thereof).

9. The Chair, Vice Chair or Executive Director of the Authority is hereby authorized to approve and authorize payment of all costs and expenses incurred in connection with the 2012 Refunding Project and the issuance of the 2012 Hotel Tax Refunding Bonds from the proceeds of the 2012 Hotel Tax Refunding Bonds or other funds of the Authority.

10. The law firm of Eckert Seamans Cherin & Mellott, LLC and the law firm of Berry & Associates are hereby appointed as Co-Bond Counsel in connection with the 2012 Hotel Tax Refunding Bonds. Public Financial Management, Inc. is hereby appointed as financial advisor to the Authority in connection with the 2012 Hotel Tax Refunding Bonds. PNC Capital Markets LLC is hereby appointed as book-running senior underwriting manager in connection with the 2012 Hotel Tax Refunding Bonds, with co-managers as determined by the pricing committee. The law firm of Grogan Graffam, P.C. is hereby appointed as Underwriter's Counsel in connection with the 2012 Hotel Tax Refunding Bonds. Buchanan Ingersoll & Rooney PC is hereby appointed as Counsel to the Authority in connection with the 2012 Hotel Tax Refunding Bonds.

11. Subject to the approval of the Pricing Committee in accordance with Section 1 above, the Authority hereby authorizes the refunding of such 1999 Hotel Tax Bonds as the Pricing Committee shall determine, and directs the proper officers of the Authority to take all necessary actions to accomplish the refunding of the refunded 1999 Hotel Tax Bonds, including, but not limited to, any necessary redemption and/or defeasance of such 1999 Hotel Tax Bonds and investment of upfront proceeds.

12. All Resolutions or parts thereof inconsistent with the provisions of this Resolution are hereby repealed or rescinded, canceled and annulled so far as the same affects this Resolution.

Senator Fontana introduced the next item, a request for authorization to reimburse Pittsburgh Associates an amount not to exceed \$102,485.27 from the capital reserve fund for capital repairs for concrete replacement at the riverwalk and field light re-lamping.

Mr. Johnson explained that the reimbursement to Pittsburgh Associates is for three items. The first item is for additional costs related to the previously authorized replacement of deteriorated concrete along the riverwalk from Roberto Clemente Bridge to Mazerowski Way. It is a multiyear process that is continuing from last year. WJE Engineering designed and provided specifications and construction management oversight for that work. This authorization includes \$22,000 for WJE to review and provide 10 site visits for construction management engineering phases.

The next item is for field light replacement at PNC Park. This is an authorization to reimburse to Pittsburgh Associates \$54,985.27 for direct purchase of the lights required to meet MLB lighting levels. They will be replaced during away games.

The last item is for Astorino Development for assistance in field lighting replacement. Astorino will provide bid specifications, documents, and designs to bid installation of the new lighting that will be taken to next Board meeting. Bidding for installation will take place after this award. The \$25,000 is for Astorino to provide engineering support for field light replacement.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5052

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates an amount not to exceed \$102,485.27 from the PNC Park capital reserve fund for concrete replacement at the riverwalk and field light re-lamping; 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 introduced the next item as a request for authorization enter into an agreement with Loftus Engineering in the amount of \$6,200 to provide engineering services related water steps light fixture replacement, and to purchase light fixtures as recommended by Loftus and approved by the Authority's property insurance carrier, as a result of the initial engineering analysis and findings.

Mr. Johnson stated that the water steps feature at North Shore Riverfront Park had 76 submersed spotlights that were stolen this past winter. The Authority filed a claim with insurance carrier Affiliated FM, who approved the claim. This authorization is for Loftus Engineering to evaluate the proper lights, the fitting, wiring and voltage. The stolen lights are no longer produced, so Loftus must specify suitable replacements. The Authority will directly purchase the new lights which will have a 6-8 week lead time for delivery. After the evaluation, the Authority will purchase the lights. The cost will be reimbursed by the Authority's insurance carrier.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5053

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 Loftus Engineering in the amount of \$6,200 to provide engineering services related to replacement of water steps light fixture replacement, and to purchase light fixtures as recommended by Loftus and approved by the Authority's property insurance carrier, as a result of the initial engineering analysis and findings; 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 introduced the next item, a request for authorization to enter into a \$1,894,906.37 lump sum contract with Michael Baker Jr., Inc. for the preliminary and final design services of the Lower Hill Redevelopment Site Infrastructure, with a limited notice to proceed for \$500,000.

Mr. Ryser stated that the scope of work is the preliminary design, final design and services during construction for the new roadway grid, including storm sewers, sanitary sewers, waterlines and streetscapes in the area bound by Crawford Street to the east, Washington Place to the west, Bedford Avenue to the north and Centre Avenue to the south. The Baker team will provide all professional design and engineering services for this project.

On October 7, 2011, a request for proposal was advertised and on October 18th a pre-proposal meeting was held with over 20 consulting firms attending. Six teams responded; they were shortlisted to three firms, and those three firms were interviewed. Based on the interviews, Baker was awarded the bid because of their experience, resources, lowest price proposal, and MBE/WBE participation of 10% WBE and 27% MBE. A limited notice to proceed will be issued

for \$500,000 to Baker to complete the preliminary design for entire site location. Funding will come from the Lower Hill site infrastructure budget. The \$500,000 for the limited notice to proceed is funded by a grant awarded to the Authority from the Gaming Economic Development Fund.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5054

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 \$1,894,906.37 lump sum contract with Michael Baker Jr., Inc. for the preliminary and final design services of the Lower Hill Redevelopment Site Infrastructure, with a limited notice to proceed for \$500,000; 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.

Senator Fontana introduced the next item, a request for authorization to issue a \$209,303 change order to Noralco Corporation for additional asbestos abatement work required for the demolition of the Civic Arena.

Mr. Barnard stated that this change order is for Noralco Corporation. Upon removal of the exterior stainless steel skin roof, a more comprehensive level of asbestos was discovered on the stainless steel decking. This cost is for a combination of the removal of that material as well as a loss of scrap value for Noralco Corporation. This change has been reviewed by design consultant Langan Engineering and hazardous materials consultant PSI. Oxford Development Company recommends it for approval.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and carried with one abstention, the following resolution was approved:

RESOLUTION NO. 5055

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$209,303 change order to Noralco Corporation for additional work in completion of the Hazardous Materials Abatement and Demolition of the Civic Arena; 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 introduced the next item, a request for authorization to issue a \$48,300 change order to Langan Engineering & Environmental Services for additional design services related to the Civic Arena Demolition and Abatement Project.

Mr. Barnard stated that Langan is the design engineering consultant on the project. This change order is for additional design services with respect to the site preparation at the end of demolition and coordination with the work forthcoming by Baker for the future redevelopment.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5056

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$48,300 change order to Langan Engineering & Environmental Services for additional design services related to the Civic Area Demolition and Abatement Project; 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 introduced the next item, a request for authorization to reconstitute the SEA Art Committee to evaluate maintenance and additional requests.

Ms. Ciranni stated that during the original construction of both the Convention Center and the North Shore Riverfront Park, the Authority established art committees to help with plans for the programs and also to choose the selected artists and artworks. Since that time, many of the people who were on the original committee are no longer in Pittsburgh or no longer serve in those roles. The Authority staff is recommending that the Authority reconstitute a new committee that will advise the Board with respect to requests for gifting artwork to the Authority, maintenance issues, and any kind of aesthetic improvements being made to a facility. Based on recommendations by Authority's art consultant, Marc Pally, the following people are recommended for the art committee: Morton Brown, the City's Public Art Manager; Sallyann Kluz, an architect with Loysen + Kreuthmeier; Thaddeus Mosley, a local artist; Mary Navarro, a consultant who was previously with Heinz Endowments; Jeanne Pearlman, senior vice president of the Pittsburgh Foundation and also members of the original convention center art committee; Cecile Shellman, artistic director at the August Wilson Center; and Eric Shiner, director of the Warhol Museum.

After asking for questions and hearing none, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5057

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reconstitute the Sports & Exhibition Authority Art Committee to evaluate maintenance and additional requests; 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.

Finishing new business, Senator Fontana asked if any members of the audience would like to address the Board or comment on the agenda.

Frederick Winkler, an architect, approached the podium. Mr Winkler presented his proposal of a 2,000 car garage with 10 floors of mixed use above it, which he proposed could be located at the former Three Rivers Stadium site. Mr Winkler said that he spoke with Steelers and that he will contact the Pirates. Mr Winkler said that this building follows the geometry of the former Three Rivers Stadium.

Mr Winkler said that he is focusing on the economics of the project. He gave an example that a 1,000 square foot unit condo downtown could potentially sell for \$100,000 more than the construction cost. In relation to his proposal, Mr. Winkler said that if 100 condo units could be built, that project could sell for \$10m. That project would be above the 2,000 car garage, which would be built at the bottom. The garage would cost approximately \$30m-\$40m if \$15,000-\$20,000 per space estimate was used.

Regarding funding for the building, Mr Winkler said that he would try to see if Pirates, Steelers, URA, and private developers could potentially help. He is analyzing the payback time from another local garage as another way to fund his project. He also suggested that the retail space can help generate revenue. Mr Winkler asked suggestions for additional ways to raise funds, such as state or federal money. He will present this proposal at the Stadium Authority Board as well.

Senator Fontana thanked Mr. Winkler and told him that if they had any questions, they'd get a hold of him. Senator Fontana asked if any more members of the audience would like to address the Board, or if any Board Members had comments on the agenda.

Ms. Conturo reported that Edie Shapira, one of the Board Members, recently cycled off the Board. Ms. Conturo publicly thanked Dr. Shapira for the years of dedication and hard work she put in toward the efforts of the Authority. Ms. Conturo introduced Mr. Udin, who is now on the Board, welcomed him and thanked him for the dedication, time, and effort that he'll be putting in toward the efforts of the Authority.

Senator Fontana agreed. Dr. Shapira was a great addition to the Board, very hard-working, dedicated, and committed. He said that the Board Members were all volunteers and that it required a lot of time, both in and out of meetings. Senator Fontana congratulated Mr. Udin on coming on to the Board and wished Dr. Shapira much success going forward.

Mr. Udin thanked Senator Fontana and said he'd try to fill Dr. Shapira's shoes. Senator Fontana thanked him.

There being no further 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 10:54 A.M.



Gregory Miller
Assistant Secretary

