

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD MEETING  
TUESDAY, JANUARY 13, 2015  
11:00AM**

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held on January 13, 2015 in Room 333 of the David L. Lawrence Convention Center. Board members in attendance: Stanley Lederman, Chairperson; James Malanos, Vice-Chairman; Jay Anderko, Secretary; Michael Danovitz; and Reverend Brenda Gregg, Treasurer and Assistant Secretary via telephone, as well as Authority staff members: Mary Conturo, Douglas Straley, Rosanne Casciato, Rosemary Carroll, Taylor Blice, Christina Lynch, Rifat Qureshi and Allison Botti. Also in attendance: Diane Wohlfarth, Solicitor; Clarence Curry of CFC-3; Hiedi Strothers of SMG; Brett Goldstein, Mark Hart, and Heidi Edwards of PSSI Stadium Inc.; Frederick Winkler, architect; and Tom Fontaine of the Pittsburgh Tribune Review.

Mr. Lederman called the meeting to order at 11:00 AM and requested that everyone rise for the Pledge of Allegiance. Mr. Lederman proceeded with asking for a roll call of the Board Members. All Board members were 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, he moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of October 9, 2014.

A motion to approve was made, seconded, and carried. The Minutes were accepted.

3. New Business.

A. Authorization to accept revised plan for multi-use plaza on Parcel 6.

Mr. Qureshi stated that the property known as Parcel 6 was sold to PSSI, a Steelers entity, for the construction of an entertainment complex. The Stage AE building was Phase I, which opened in December of 2010. The multi-use plaza work is Phase II, and further to the requirements of the deed, such as approval of final design, among other things. PSSI has been working with the Authority on a revised, conceptual design. WTW Architects is the Authority's design review consultant in this process.

On July 14, 2014, PSSI presented renderings and site plans in response to the Authority's design review comments. In September 2014, PSSI submitted the same renderings and site plan to the City Planning Commission, which was conditionally approved in October 2014. Following the Planning Commission approval, PSSI met with City Planning staff to review the conditions. It is recommended that the revised conceptual design be approved as submitted to the Authority with

such changes and modifications called for by the Planning Commission approval and City Planning staff review. Mr. Qureshi introduced Ms. Edwards, the project manager with PSSI for the multi-use plaza project, to explain the ongoing design process, the remaining tasks, and the construction schedule.

Ms. Edwards provided presentation boards illustrating the renderings of the project and explained the project was bounded by Art Rooney Avenue, North Shore Drive, and General Robinson Street.

Ms. Conturo explained to Reverend Gregg (who was on the phone and could not see the board) that the renderings were the same as the ones that had been emailed to her earlier in the day. Reverend Gregg confirmed that she had them on hand.


Ms. Edwards referred to the drawing labeled L1.1 in the bottom right hand corner. She explained where the Stage AE building sat and that they will be adding the green and beige treatments shown on the site plan. The green represents landscaping, trees, shrubbery surrounding the site as well as the perimeter of the outdoor seating area fencing. The beige represents a hardscaped area at the corner of North Shore Drive and Art Rooney Avenue that provides for a public plaza in front of a reinstallation of the Manchester Bridge sculptures which were once located on the Manchester Bridge, and then removed and installed at the Children's Museum. Ultimately, they were removed when the museum expanded.

PSSI envisioned using the assemblage of sculptural pieces that were at the south portal of the original bridge, which were the Christopher Gist and the Guyasuta sculptural elements. There is a large shield in the middle with some scroll work running across the top.

Reverend Gregg's phone connection was lost and there was a pause as they dialed to reconnect her.

Ms. Edwards continued, looking at an aerial view from the southwest with the Stage AE parking lot in the background. Ms. Edwards explained that the general design intent was to have public pedestrian flow in front of the sculptures, and not to allow walking around the backside. There would be a series of plantings behind the sculptures. Pedestrian circulation for both game-day and non-game days should be able to flow freely through the area; the sculptures will not impede the circulation.

Ms. Edwards showed another drawing: the view of walking west on North Shore Drive with the Stage AE venue on the right hand side and the stadium in front. The drawing demonstrated the relationship of the paving, plantings, and the sculptural elements. As Mr. Qureshi referenced, PSSI received approval from the Planning Commission with some conditions. They were required to meet with a City-convened artwork advisory group, and review an alternate way to present the sculptures other than the steel truss initially shown. PSSI met with the group in December and the recommendation by the group was to explore other ways to support the sculpture, among other things.




PSSI is working with a structural engineer and a landscape architect to develop a structural design to support the sculptures. Two proposals have been received from firms that will scan the pieces in order to have a digital representation of them in order to develop the appropriate foundation and structural support.

With respect to schedule, the landscaping work around the perimeter will be implemented this spring before the Stage AE outdoor season begins in mid-May. One corner is being held until the structural design is determined. PSSI wants the foundation and hardscaping for the sculptures concurrent with the landscaping installation before the middle of May. The fallback position is to hold out the corner as they continue the engineering sculptures and understand the foundation required and return to do the corner sometime between May and the start of the Steelers' season in August. There will be an extra three-month window in which to complete that part of the project.

Until they get through the engineering, Ms. Edwards can't commit to the completion of the corner, but she assured the Board that that would be their intent.

Ms. Conturo asked Ms. Edwards to talk about the size of the project and asked if there would be lighting or seating.




Ms. Edwards indicated the scale drawings and stated that the sculptures would be rather large, about 13' or 14' in height. They intend on having a steel base to raise the pieces up a little bit, so they would be even higher. They will take care regarding accessibility on plants and making sure it has drainage so water doesn't collect.

They will have lighting and engage a lighting designer. They spoke with Pittsburgh History & Landmarks Foundation for their recommendations and have several names that they will be reaching out to determine whether it is lit from below or above.

The drawing showed seating in the plans, but they wanted to make sure that it wouldn't be attractive to skateboarders or anyone who is interested in doing an activity that isn't appropriate for the area. PSSI would like to provide some seating and are evaluating the use of the same sandstone that was used at the WWII Memorial in the same location to continue the material palette that has been established on the North Shore.

Mr. Hart added that he had nothing to add except for consistency with Mr. Danovitz and Mr. Lederman's encouragement to add as many plantings as possible around the perimeter of the site. We're trying to increase the foliage on the streetscape side and also to extend what they can, they're going to work diligently to improve the western edge of Stage AE where the fence is and plant shrubbery there in the spring.



Ms. Edwards continued explaining there is an intention to use a significant amount of plant materials and evergreen materials because the area is so active during the winter months, there would be greenery at the site at all times. They also want to incorporate a rain garden feature to capture stormwater. They have to see how it relates to capturing any storm water from the parking lot, but LaQuatra is looking at it.

A motion to approve was made, seconded, and carried.

#### **RESOLUTION NO. 1 (2015)**

RESOLVED, by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to accept revised plan for multi-use plaza on Parcel 6; 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.

- B. Authorization to exercise the option to engage McGee, Maruca & Associates P.C. for audit services for the periods ending March 31, 2015 and March 31, 2016 for a maximum fee of \$11,400 and \$11,500 respectively.

Ms. Casciato explained that in 2011, the audit review committee went through the RFP process. Annually the Board authorized the payment for 2012, 2013 and 2014 audits. Years ending March 31, 2015 and 2016 are option years. When the original pricing was accepted it was conditional upon the option years being extended. McGee, Maruca & Associates have provided quality audits on time and at the cost projected. If the Authority does not require Federal Single Audits, these fees will be \$8,500 and \$8,800 respectively. At this time it is not anticipated that a Single Audit will be required for 2015.

A motion to approve was made, seconded, and carried.

#### **RESOLUTION NO. 2 (2015)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers hereby authorize the exercise of option to engage McGee, Maruca & Associates P.C. for audit services for the period ending March 31, 2015 and March 31, 2016 for a maximum fee of \$11,400 and \$11,500 respectively; 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.

#### **4. Public Participation.**

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

The meeting was adjourned at 11:15AM.