

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
FRIDAY, DECEMBER 28, 2012
11:29 AM**

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held on December 28, 2012, in Room 333 of the David L. Lawrence Convention Center. Board members in attendance: Michael Danovitz, Chairperson; Sophie Masloff, Secretary; Jim Malanos; Corey O'Connor, as well as Authority staff members: Mary Conturo, Douglas Straley, Theresa Bissell, Rosanne Casciato, Taylor Blice, Michelle Masters, and Maura Lawson. Also in attendance: Diane Wohlfarth, Solicitor; Tom Ryser of TPR, LLC; Barry Ford of CBRE; Chris Hunter and Jason Kobeda of Pittsburgh Associates; Jason Stewart of Jones Lang LaSalle; Frederick Winkler, architect; Jeremy Boren of Pittsburgh Tribune-Review; and Mark Belko of Pittsburgh Post-Gazette.

Mr. Danovitz wished everyone happy holidays and called the meeting to order at 11:29 AM, and requested that everyone rise for the Pledge of Allegiance. Mr. Danovitz proceeded with asking Ms. Conturo for a roll call of the Board Members. A quorum was present.

The following agenda items were discussed:

1. Public Participation.

Mr. Danovitz asked if any members of the public would like to speak. Seeing none, the Board proceeded to the next order of business.

2. Approval of the Minutes from the meeting of October 4, 2012.

The Minutes were unanimously accepted.

3. New Business.

- A. Authorization to reimburse ALCO Parking Corporation \$55,048 for non-routine maintenance expenses relating to depressions in Lot 7G in accordance with the lease.

Mr. Ryser stated that in late October, ALCO Parking recommended repairing two depressions in Lot 7G. The depressions were becoming larger and started ponding water, which could freeze as cold weather approaches. The repairs required using asphalt, which had to be obtained and installed before the asphalt-producing season ended. ALCO Parking promptly solicited and received four written proposals from Sciarretti, Pugliano, Noralco, and Peter J. Caruso. These bids ranged from \$54,648 to \$76,525. Sciarretti was the lowest bidder and received a Notice To Proceed on November 19th. The work was completed on November 30th. During the excavation of one of the depressions, it was noticed that a portion of the existing storm pipe had dislodged, so an additional \$400 was authorized to realign the pipe and pour a concrete collar around it. The funding for these items will be allocated from the non-routine maintenance fund for the parking lots.

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

RESOLUTION NO. 9 (2012)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to reimburse ALCO Parking Corporation \$55,048 for non-routine maintenance expenses relating to depressions in Lot 7G in accordance with the lease; 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.

- B. Authorization to grant forbearance of up to 90 days related to the Closing Date for the Fifth Take Down Parcel and the Sixth Take Down Parcel.

Mr. Straley stated that at the March 2012 Board Meeting, Continental Real Estate presented a preliminary concept of a two-story office building with retail on the first floor and offices on the second floor. The building will be built on the fifth and sixth parcels on the North Shore. The Board approved the preliminary concept, however, expressed a desire for more density, if possible. Continental, has been working with possible office tenants to enable building a third-story. The Authority has been in constant communication with the developer. The developer presented the revised development plan to the City of Pittsburgh Planning Commission, and it was approved on November 13, 2012. The developer has requested an extension to provide additional time to secure the potential office tenants and finalize the building's size increase. The developer will need to return to the Board for approval of the final site improvement plan prior to closing on the property. The Authority staff recommends the extension of a 90 day term to allow Continental to finalize development plans.

Mr. Barry Ford of Continental Real Estate confirmed that last spring, a two-story building concept was approved by the Board. He stated that at the time there was encouragement from the Board, and internally, to build a larger building. Office buildings generally need to have tenants in place before construction. Continental searched for additional tenants to allow for a bigger building. Mr. Ford then introduced Mr. Stewart from Jones Lang LaSalle, who is in charge of the office leasing, to elaborate. Mr. Stewart identified a few prospective tenants, which provided Continental with confidence to submit a plan for a three-story building. Mr. Ford stated that the Authority staff was very helpful and worked diligently on the plan and design. The building is in need of an anchor tenant, but they were aware of timing per option agreement. Mr. Ford explained that they were close to closing a lease and that Mr. Stewart confirmed. Mr. Ford said that they simply need more time to get a key tenant to occupy the third floor of the building. Mr. Ford reaffirmed Continental's commitment to build on the North Shore, whether it is two stories or three. In any case, they will finish the building in 2014.

Mr. Danovitz commented that the last time the Board discussed the building, the main topic was about density, and that three stories are preferred to two stories. The Board hoped that Continental would continue working toward that, and they therefore granted the extension.

Mr. Ford stated that three stories would be their preference as well.

Mr. Malanos moved to grant the forbearance to 90 days.

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

RESOLUTION NO. 10 (2012)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to grant forbearance of up to 90 days related to the Closing Date for the Fifth Take Down Parcel and the Sixth Take Down Parcel; 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 necessary and proper to effectuate the terms of this Resolution.

- C. Authorization to issue a \$9,344 change order to TPR, LLC for construction oversight of various projects and management of related operating issues.

Mr. Straley explained that Tom Ryser, a professional engineer, has worked closely with the Authority over the years and has provided engineering services in relation to public utilities on the North Shore, such as the North Shore Connector, and in relation to Option Area development services. The Authority recommends awarding this change order, which is based on an hourly rate that is billed monthly.

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

RESOLUTION NO. 11 (2012)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to issue a \$9,344 change order to TPR, LLC for construction oversight of various projects and management of related operating issues; 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 necessary and proper to effectuate the terms of this Resolution.

- D. Authorization to enter into an \$8,000 agreement with McGee, Maruca & Associates P.C. for audit services for the period ended March 31, 2013.

Ms. Bissell stated that in 2011, the Authority and the audit review committee went through the RFP process and awarded the auditing services to McGee, Maruca & Associates. The agreement is for three years with the option to extend for two additional one-year periods. The agreement was approved at the December 21, 2011 Board Meeting. The 2013 year end is the second year of the agreement, and \$8,000 is the fee for the annual audit. No federal audit is anticipated for the 2013 audit. The cost is funded through the Stadium Authority Operating Budget.

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

RESOLUTION NO. 12 (2012)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an \$8,000 agreement with McGee, Maruca & Associates P.C. for audit services for the period ended March 31, 2013; 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 necessary and proper to effectuate the terms of this Resolution.

4. Public Participation.

Mr. Danovitz 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 11:39 AM.