

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD TUESDAY, DECEMBER 20, 2011
AT THE DAVID L. LAWRENCE CONVENTION CENTER,
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 9:13 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 Tuesday, December 20, 2011 commencing at 9:13 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

Absent: Dr. Edie Shapira, Secretary
Reverend Dr. William H. Curtis, Vice Chairman

Also Present: Mary Conturo, Doug Straley, Rifat Qureshi, Jason Kobeda, Angelica Ciranni, Mark Johnson, Rosanne Casciato and Rosemary Carroll of the SEA; Greg Miller of Buchanan Ingersoll and Rooney; Ryan Buries, and Mark Leahy of SMG; Clarence Curry of CFC-3 Management Services; Mike Barnard and Matt Goldstein of Oxford Development Company; Tom Ryser of TPR, LLC; Chris Hunter of Pittsburgh Associates; Frederick Douglass of Cosmos Technologies; Fred Winkler, architect; Walt Goldman of KQV News; Mark Hart and Jimmie Sacco of PSSI Stadium, LLC; Doug Lape of Signature Control Systems; Jeremy Boren of Pittsburgh Tribune Review; 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 November 3, 2011. A motion was made, seconded, and unanimously approved.

Senator Fontana began addressing new business with the first item on the agenda, a request for authorization to enter into a 5-year contract with ASCO Services totaling \$6,864 for emergency generator transfer switch maintenance.

Mr. Buries stated that the automatic transfer switch is designed to switch the life safety systems of the Convention Center to generator power in the case of a power loss. The life safety systems include the fire alarm system, emergency lighting and fire protection system.

ASCO is the manufacturer of the proprietary switches used in the Convention Center power system. They offer a 5 year maintenance plan which includes labor and a substantial discount on proprietary parts necessary to maintain three transfer switches in the convention center in sound working condition. Annual maintenance includes, but is not limited to, cleaning and inspection of all internal parts, checking proper alignment of contacts, resistance testing, etc... The preventative maintenance included in this contract will preclude more costly repairs in the future. By agreeing to a 5 year term the Convention Center will save \$497 over renewing the contract annually.

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. 5023

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 5-year contract with ASCO Services totaling \$6,864 for emergency generator transfer switch maintenance; 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 change order not to exceed \$20,000 to Unique Services & Applications for shade repair and maintenance.

Mr. Buries stated that during the course of normal operation, an elevation shade on the east end of Hall A became disabled. While evaluating the necessary repair, it was discovered that the cable became tangled around the spool onto which it winds and snapped when the spool was wound. Additional evaluation revealed that tangling had occurred on adjacent shades. As part of this change order, Unique Services will untangle these cables thus preventing them from snapping and avoiding costly future repairs. This repair is expected to cost approximately \$15,000. The remaining funds will be used for regular maintenance and repair of the shades throughout the year as outlined in the budget.

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. 5024

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order not to exceed \$20,000 to Unique Services & Applications for shade repair and maintenance; 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 \$4,800 contract with Industrial Pump and Motor to supply two grinder pumps in the wastewater treatment plant.

Mr. Buries explained that the pumps are located in the main sewage collection tank beneath the east parking garage. The purpose of these pumps is to grind solid sewage material

into small particles prior to being pumped into the bio-reactor. The expected life of these grinder pumps is 8-10 years. Grinder pump #1 has been operating for 9 years. Purchasing 2 pumps allows for replacement of the oldest pump and maintenance of a spare pump on site.

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. 5025

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 \$4,800 contract with Industrial Pump and Motor to supply two grinder pumps in the wastewater treatment plant; 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 \$20,515 change order to HE Neumann for repairs and upgrades to the wastewater treatment plant.

Mr. Johnson explained that this covers several items needed to maintain the wastewater treatment plant. These items include water meters, which are needed to track city water makeup and plant discharge back to the convention center. Work was also discovered in the bioreactor that includes welding of all pipe support brackets and the tank bottom due to corrosion, painting and splash guards, a condensate receiver unit and allowance for additional pipe modifications and parts.

Costs for each of these projects were submitted by HE Neumann, with backup information provided for equipment and material costs as well as labor. Constellation Energy and SMG have reviewed the proposed costs and find them to be commercially reasonable.

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. 5026

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$20,515 change order to HE Neumann for repairs and upgrades to the wastewater treatment plant; 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 to issue a \$19,200 change order to Avalotis Corporation for painting of the bio-reactor tank.

Mr. Barnard stated that In October 2011 the SEA solicited and received bids for miscellaneous painting repairs at the wastewater treatment plant. This package was publicly bid and awarded to the low bidder Avalotis Corporation. As part of this bid, unit pricing was taken for spot repairs to the bio reactor tank for rusted areas not able to be identified until the tank was drained, cleaned and fully inspected.

At this point, the contractual work is ongoing and the bio reactor tank has been cleaned and made available for inspection by the project consultants. Following inspection, it has been determined that the spot repairs will require the contractor to prepare and paint 480 square feet of the tank surface. This additional square footage when calculated with the contractual unit cost results in an added cost of \$19,200 for completion of this work. Oxford has reviewed the request along with KTA Tator (quality assurance consultant), SMG and SEA staff and recommends approval.

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. 5027

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$19,200 change order to Avalotis Corporation for painting of the bio-reactor tank; 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 \$14,325 change order to THP Limited, Inc. for phase II building envelope evaluation.

Mr. Barnard stated that on September 1, 2011 an RFP was issued for inspection teams to perform an evaluation of the building envelope at the Convention Center. Upon review of the proposals by representatives of the SEA, SMG, and Oxford, THP Limited, Inc. was selected based on the consensus of the committee considering multiple factors including price, experience, and feedback received from project references. Phase I of this work was awarded to THP at the October 6th meeting.

Engineers from THP spent three days in early November on site reviewing the building and inspecting numerous areas identified in the RFP. A draft report was issued on November 22nd which detailed THPs findings and presented recommended repairs for these areas. Following review of this draft report the project team recommends having THP proceed with phase II services requested by the RFP and provided in their proposal. These services include the compilation of bid documents for repair work associated with the findings presented in the draft report.

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. 5028

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$14,325 change order to THP Limited, Inc. for phase II building envelope evaluation; 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 \$5,000 change order to Wyatt, Inc. for fireproofing repair work..

Mr. Barnard stated that as part of the repairs associated with the loading dock roof replacement, it was determined that repairs were required on the spray-on fire proofing material. Through a bid process, Wyatt obtained the contract. It was later confirmed by KTA Tator, the coatings consultant, that an additional 200 square feet of repair was needed. These repairs were completed in compliance with the square foot unit prices in Wyatt's original low bid.

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. 5029

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$5,000 change order to Wyatt, Inc. for fireproofing repair work; 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 change order not to exceed \$11,478 to KTA Tator to provide inspection services on painting and fire-proofing repair projects.

Mr. Barnard explained that KTA Tator has been hired to evaluate the installation of coating materials on several of the aforementioned projects to ensure their longevity. The change order requested is for additional consulting on the painting and fire-proofing repair projects.

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. 5030

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order not to exceed \$11,478 to KTA Tator to provide inspection services on painting and fire-proofing repair projects; 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 change order not to exceed \$25,100 to CJL Engineering for repairs to the natural ventilation system.

Mr. Barnard stated that as part of the ongoing inspection of the natural ventilation system, a number of minor repairs are needed in order to increase efficiency. The requested change order pays for certain repairs conducted on a time and materials basis and design services for work that was recommended in the inspection.

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. 5031

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order not to exceed \$25,100 to CJL Engineering for repairs to the natural ventilation system; 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 \$1,064 change order to RG Friday Masonry Restoration, Inc. for traffic coating replacement work at the second floor loading dock.

Mr. Barnard stated that RG Friday was awarded the original contract for traffic coating in the loading dock. The contract offered certain allowances for the work, however and excess in repairs was needed. RG Friday performed the work in accordance with the unit prices submitted with their original bid.

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. 5032

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$1,064 change order to RG Friday Masonry Restoration, Inc. for traffic coating replacement work at the second floor loading dock; 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 \$15,178 change order to T.S.B., Inc. d/b/a Schultheis to purchase and install automatic switches.

Ms. Ciranni stated that Schultheis is conducting phase I lighting upgrades at the Convention Center. The requested change order is in response to additional switches and sensors being installed in stairwells that were left out of the original bid. This work is being recommended by CJL as lighting consultant and SMG. Funding will be provided by the 2012 MRR.

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. 5033

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$15,178 change order to T.S.B., Inc. d/b/a Schultheis to purchase and install automatic switches; 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 contract not to exceed \$20,000 with Marc Pally for art consulting services.

Ms. Ciranni stated that during construction of the Convention Center and North Shore Riverfront Park, the Authority relied on art committees to assist us in that process. The Authority would like to re-establish an art committee to advise the Board on matters such as gifts of new artwork, commissions and acquisitions, maintenance, deaccessioning, and any other important matter that may impact the facility. Marc Pally will assist in the formation of the committee and establish goals and guidelines to be used in review of various items. Marc was the art consultant in the original Convention Center program. Authority staff believes his experience is valuable in this process. Funding for this contract will be provided by the SEA Operating Budget.

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. 5034

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 contract not to exceed \$20,000 with Marc Pally for art consulting 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 introduced the next item, a request for authorization to amend the agreements with Heinz Endowments related to 2001 loans made for green building features.

Ms. Ciranni stated that in 2001 Heinz Endowments loaned the Authority \$3m to support green building features at the Convention Center with payments to be made to the Community Loan Fund which has been renamed Bridgeway Capital. The Authority has worked with Heinz Endowments and Bridgeway Capital to satisfy the original conditions of the agreement as well as additional requirements that were agreed to in order to defer to payment while we awaited results of the green building case study. Both have agreed to reduce principal payments by 1/3 and allow for pre-payment without penalty.

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. 5035

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the agreements with Heinz Endowments related to 2001 loans made for green building features; 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 \$57,600 change order to StructureTec for inspection and construction administration services on the third-floor roof terrace, second floor loading dock, and curtainwall.

Mr. Ryser stated that the Board had previously authorized StructureTec to perform routine inspection services at column lines X1, X4.5, X9, X10, and X15. Inspection of column lines X15, X9, and X10 is complete and turned up minor issues related to caulking repair. The remaining curtainwall inspection is expected to produce the same results. We feel it is important to complete the repairs during the inspection to take advantage of the access in place and have a complete report showing that all necessary maintenance has been performed.

StructureTec also performed design and inspection services related to the second-floor traffic coating. Phase I of this work was completed in November following replacement of the third-floor roof. During the course of this work, it was determined that the rest of the coating was at or beyond its useful life and in need of replacement. The requested change order provides for additional site visits to finish phase I and preparation of bid docs and site visits to perform phase II. This work is scheduled for completion in the summer of 2012.

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. 5036

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$57,600 change order to StructureTec for inspection and construction administration services on the third-floor roof terrace, second floor loading dock and curtainwall; 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 \$69,056 change order to Oxford Development Company for owner's representative services.

Mr. Leahy stated that on March 26, 2010, Oxford was approved to provide owner's representative project management services for two major capital projects in the Convention Center: replacement of the third floor terrace roof with a green roof and painting and repairs to the mast steel and mast saddles. A change order was authorized in September to continue to engage Oxford due to unforeseen conditions for the roof and the related repairs as well as assisting with time sensitive energy saving projects identified in the Green Case Study. This additional fee incorporates services Oxford is performing on certain projects that have not yet been completed, such as upgrades to the water feature lighting, investigation and repair of leaks, loading dock painting, and traffic coating repairs. Each of these projects is expected to be complete by mid-year 2012.

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. 5037

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$69,056 change order to Oxford Development Company for owner's representative 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 introduced the next item, a request for authorization to enter into a grant agreement with Pittsburgh Region Clean Cities.

Ms. Ciranni stated that In June 2011, the Authority partnered with 13 other organizations to apply for funding through the Alternative Fuels Incentive Grant Program for electric vehicle charging stations. Pittsburgh Region Clean Cities will act as the administrator for this grant for all organizations. The Authority has received funding for two stations in the garage. The grant will cover 40% of the installation cost, while the Authority will be responsible for the other 60%. Installation is expected to occur in the summer of 2012.

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. 5038

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 grant agreement with Pittsburgh Region Clean Cities; 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 contract not to exceed \$7,000 with Insight Pipe Contracting, L.P. to clean and televise storm sewer lines.

Mr. Ryser stated that in an effort to close out the Convention Center Riverfront Plaza project with Pittsburgh Water and Sewer Authority, SEA needed to clean five existing storm sewers under Fort Duquesne Blvd and Convention Center Riverfront Plaza. Three contractors were solicited for this work, of which Insight Pipe was the low bidder.

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. 5039

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 contract not to exceed \$7,000 with Insight Pipe Contracting, L.P. to clean and televise storm sewer lines; 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 change order not to exceed \$66,920 to Professional Service Industries for hazardous material abatement inspection.

Mr. Barnard stated that PSI was initially hired for abatement, testing, evaluation, design and inspection services. This change order initially is to increase their ongoing oversight fee based on established unit rates in accordance with the final project schedule. The second portion of the change request includes on-site testing of crushed backfill material and grading of the site.

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. 5040

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order not to exceed \$66,920 to Professional Service Industries for hazardous material abatement inspection; 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 \$162,572 change order to Oxford Development Company for owner's representative services.

Mr. Straley stated that Oxford has been the owner's representative for the Authority through the redevelopment efforts of demolishing Civic Arena. This authorization will allow them to continue as the representative through the demolition project which is expected to be complete in June 2012. The change order will also fund efforts to create a Specially Planned District and the Preliminary Land Development Plan that is currently being worked on with Pittsburgh City Planning and the Pittsburgh Penguins. In addition, this change order allows for closeout of the demolition contract once it is completed. This change order is based on unit rates billed hourly. Oxford has joined with Chester Engineers on this project, which is a certified MBE firm.

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. 5041

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a \$162,572 change order to Oxford Development Company for owner's representative 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 introduced the next item, a request for authorization to file applications and enter into all agreements with respect to grants for Lower Hill infrastructure work.

Mr. Straley stated that as one of the owners of the 28 acre site upon which the Civic Arena currently sits, the Authority has been actively seeking state and federal funding for the design and construction of that infrastructure and road system that will be installed upon

completion of the demolition. The applications are asking for an authorization from the submitting entity showing that the Board is in agreement with the submission and its requirements.

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. 5042

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to file applications and enter into all agreements with respect to grants for Lower Hill infrastructure work; 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 change order in an amount not to exceed \$39,400 to CFC-3 Management Services, Clarence Curry, for MBE-WBE oversight through December 2012.

Mr. Straley explained that Clarence Curry has served as the Authority's MBE/WBE coordinator since January 2007. Some of the activities that will occur in the 2012 calendar year include: monitoring the demolition and site preparation activities on the Civic Arena site; all activities related to CONSOL Energy Center and the Community Benefits Agreement; participation in the evaluation of professional service and construction proposals; follow-up monitoring for infrastructure development of the 28 acre Lower Hill site; participation in ongoing formal and informal discussions regarding the status of the 28 acre Lower Hill site; and diversity coordination services for contracting and maintenance work at all SEA facilities.

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. 5043

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order in an amount not to exceed \$39,400 to CFC-3 Management Services, Clarence Curry, for MBE-WBE oversight through December 2012; 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 change order in an amount not to exceed \$148,505 with TPR, LLC for construction oversight and management of operating issues primarily related to Civic Arena infrastructure through December 2012.

Mr. Straley explained that Tom Ryser has been with the Authority for several years managing projects related to infrastructure and utilities. With regard to the Lower Hill infrastructure, Mr. Ryser has begun working on the design RFP to help the Authority through that process. Mr. Ryser also handles matters pertaining to federal and state funding, hiring contractors and convention center capital projects. This change order is billed on an hourly basis and is expected to fund TPR through the end of 2012.

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. 5044

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order in an amount not to exceed \$148,505 with TPR, LLC for construction oversight and management of operating issues primarily related to Civic Arena infrastructure through December 2012; 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 approve new parking rates for Convention Center Garage and North Shore Garage, effective January 1, 2012.

Mr. Qureshi explained that ALCO Parking Corp is the operator of both parking garages pursuant to a management agreement. With respect to the Convention Center Garage, certain daily rates will be increased by one dollar. Specifically, 2-4 hour stays will increase from \$7 to \$8; 6-8 hour stays will increase from \$10 to \$11 dollars; and 8-15 hour stays will increase from \$12 to \$13 dollars. In addition, monthly leases will increase from \$235 to \$245 and residential leases will increase from \$171 to \$178. These new rates are less than most comparable rates in the downtown area. The new rates are expected to gross \$98,022 which will provide \$26,734 in parking tax.

With respect to North Shore Garage, 2-4 hour stays will increase from \$6 to \$7 and 4-24 hour stays will increase from \$8 to \$9. Also, monthly leases will increase from \$140 to \$150 and event monthly leases will increase from \$225 to \$235. Pirates game rates will also increase from \$12 to \$15, Pirates presold will increase from \$972 to \$1,053 and Pirates partial presold will increase from \$240 to \$280. The proposed rates are less than most other parking facilities' rates in the vicinity of North Shore and downtown. The increased rates are anticipated to gross \$110,470 which will provide \$30,128 in parking tax. The rate changes will take effect January 1, 2012.

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. 5045

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve new parking rates for Convention Center Garage and North Shore Garage, effective January 1, 2012; 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 amend various loan documents in support of the refinancing of the West General Robinson Street Garage.

Ms. Conturo stated that a financing is in place with respect to the North Shore Garage that is also supported with parking revenues from the Convention Center Garage. The existing funding that the Stadium Authority is holding on the West General Robinson Street Garage is at a significantly higher interest rate. We have spoken with the lenders that have provided the financing for the North Shore Garage and there's a proposal that would allow the Stadium Authority Garage to be financed in a joint financing with the North Shore Garage that would allow us to reduce the interest rate on that financing from 7% and 6.5% to 3.8% which will save approximately \$500,000 in debt service with respect to the West General Robinson St. Garage. In order for the Stadium Authority to be folded into this financing, so to speak, the SEA would have to agree to provide the cross-collateralization that is necessary to do that. In effect, the Stadium Authority and SEA garages would be financed in a joint financing. This authorization allows for the cross-collateralization that is necessary.

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. 5046

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend various loan documents in support of the refinancing of the West General Robinson Street Garage; 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 accept the proposed 2012 Sports & Exhibition Authority Operating Budget.

Ms. Casciato stated that the 2012 Operating Budget is balanced. Convention Center building revenues include direct event income, food and beverage income and ancillary income, plus hotel tax, Act 53 and Convention Center Riverfront Plaza revenues totaling \$11.7m. Building expenses reflect a decrease in utility costs due to the power factor correction and the MDF/IDF projects undertaken as well as a decrease in insurance costs and increase in the negotiated union contract. Other building expenses include loan debt and Riverfront Plaza operations and building MRR. Expenses total \$11.7m, providing the balanced budget. The operating budget also incorporates the operations of the Authority and the Convention Center Garage.

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. 5047

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to accept the proposed 2012 Sports & Exhibition Authority Operating Budget; 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 resolution setting the schedule for regular Sports & Exhibition Authority Board meetings for calendar year 2012.

Ms. Conturo stated that the schedule proposed for next year calls for Board meetings to be held on the second Thursday of each month at 10:30am. This year it was the first Thursday of each month, now it will be the second Thursday of each month.

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. 5048

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby approve a resolution setting the schedule for regular Sports & Exhibition Authority Board meetings for calendar year 2012; 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 stepped forward and said:

My name is Frederick Winkler, I'm an architect in Pittsburgh. I would like to pass this information out (attached). You have two documents in front of you. One reflects a proposal I

did for the North Shore several years ago. I included a lot of different elements in it. One of the structures you will see here is called "The Crescent". It is a curved parking garage with mixed-use above. You can see that it sits by and is formed by the geometry of the former Three Rivers Stadium. The garage is 2000 cars, five levels, about 400 cars per level. Above that is ten floors of mixed-use. This can be built in two stages, it can be just the parking garage or the whole development.

I attended the last Stadium Authority Board meeting and now there's a keen interest in another building coming out of the ground and another parking garage. This particular garage, as you can see on the Google Earth image, where I overlaid it, creates a plaza, so it can be used for tailgating, gatherings and a lot of different types of events. There are presently 1,000 cars on that site, this would increase it to 2,000 and if you wanted, the garage could go even higher. It also can link to Heinz Field directly with sort of a bridge that connects to that rear ramping system. So I hope in a future meeting to give a more complete presentation. I'm building models, but this is just sort of a work in progress and an effort to introduce the idea to you. You'll have your own opportunity to read more of this. Thank you and Merry Christmas.

Senator Fontana thanked Mr. Winkler and asked if anyone else wanted to address the Board.

Mr. Miller asked that the minutes reflect that an executive session of the Board was held on December 1, 2011 at 9:30 A.M. so that he could provide legal advice to the Board regarding the Board's confidential negotiating strategy with the Pittsburgh Penguins.

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 9:47 A.M. and Senator Fontana wished everyone a Merry Christmas and Happy New Year.



Gregory Miller
Assistant Secretary

