

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
TUESDAY, DECEMBER 19, 2017
11:45 A.M. E.S.T.

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on December 19, 2017 in Room 333 of the David L. Lawrence Convention Center. Board members in attendance: Stanley Lederman, Chairperson; James Malanos, Vice-Chairman; Reverend Brenda Gregg, Treasurer and Assistant Secretary; and Steve Steingart, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rosanne Casciato, Taylor Blice, Rifat Qureshi, Sharon Mink, Simona Loberant, Rachel Cohen, Maggie Pike, Tom Ryser and Clarence Curry. Also in attendance: Diane Wohlfarth, Solicitor; J.J. McGraw, Pittsburgh Pirates; and Frederick Winkler, architect.

Mr. Lederman called the meeting to order at 11:45 A.M. and requested that everyone rise for the Pledge of Allegiance. Prior to roll call, Mr. Lederman acknowledged with sadness the passing of Stadium Authority Board Member Jay Anderko and asked everyone in attendance for a moment of silence in his memory. Mr. Lederman added that Mr. Anderko was a valued member of the Board and will be missed. Mr. Lederman then introduced Mr. Steve Steingart who was appointed by Mayor Peduto on December 12, 2017. Mr. Lederman stated Mr. Steingart's appointment is effective immediately and does not require confirmation by Pittsburgh City Council. Mr. Lederman welcomed Mr. Steingart to the Board. Thereafter, Ms. Wohlfarth proceeded with a roll call of the Board Members, and confirmed that a quorum was present.

The following agenda items were discussed:

1. Public Participation

Mr. Lederman asked if any members of the public would like to speak. Seeing none, Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of October 17, 2017.

A motion to approve was made, seconded and carried. The Minutes were accepted. Mr. Lederman continued on to the next item on the agenda.

3. New Business

The first item read was:

- A. Authorization to engage Cameron Professional Services Group for auditing services for the fiscal year ending December 31, 2017 in a not-to-exceed amount of \$8,500.

Ms. Sharon Mink explained that an RFP for five years of auditing services was issued September 7, 2016. Based on the recommendation of the Authority's review team, including Board members Reverend Gregg and Mr. Malanos, Cameron Professional Services was recommended. On November 11, 2016 the Board authorized the engagement of Cameron Professional Services for the audit for the period of April 1, 2016 through March 31, 2017.

Cameron has over 25 years of accounting, auditing and financial services experience. They have worked on audits for the Port Authority, Public Parking Authority and the Housing Authority. They are a 100% MBE and WBE firm.

The engagement with the auditor is made one year at a time. Cameron Professional Services Group successfully completed the March 31, 2017 audit. At the October 2017 meeting, the Board approved changing the fiscal year to a calendar year. In response to this change, this authorization will allow Cameron to perform the audit for the 9-month period ending December 31, 2017. No single audit is required this year.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

RESOLUTION NO. 21 (2017)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to engage Cameron Professional Services for auditing services in a not-to-exceed amount of \$8,500 for the audit for the period April 1, 2017-December 31, 2017 (no single/Federal audit being required); 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.

The next item read was:

B. Approval of Stadium Authority Budgets for the period ending December 31, 2018.

Ms. Rosanne Casciato explained that the Authority operating budget includes unrestricted and restricted revenues.

Unrestricted revenues are budgeted for operating costs such as salary reimbursement to the SEA, insurance coverage, and professional fees for legal, auditing, engineering and other consulting

services. The budget projects a \$334,000 unrestricted operating deficit, which will be funded by cash on hand.

The restricted revenues are daily parking lot revenues from Lots 1 through 5 and Lots 7A through 7J, which are restricted to the 2017 Parking System Bonds. The restricted expenses include the rent paid for the 7A-7J lots, and professional fees related to the next take-down.

The annual budgets for the West General Robinson Street Garage and Gold 1 Garage, the garage revenues will be sufficient to cover operating costs and annual debt service payments.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

RESOLUTION NO. 22 (2017)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that the Stadium Authority Budgets for the period ending December 31, 2018 are hereby approved; and further that the proper officers and agents of the Authority are authorized and directed to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

The next item read was:

- C. Authorization to issue a final deduct change order (\$562,729) to the GMP agreement with Massaro Corporation with respect to the Gold 1 Garage to finalize the GMP amount at \$22,060,692.

Mr. Tom Ryser explained that he was the project manager that provided the oversight for the design and construction of the Gold 1 Garage. In February and June of 2016, the Board authorized entering into a construction management agreement with a guaranteed maximum price, also known as a GMP, with Massaro Corporation in the amount of \$22,589,176 for construction of the Gold 1 Garage. The agreement included a 2.5% fee to the construction manager, and a split of any contingency savings under the GMP, with 75% of the savings going to the Stadium Authority and 25% going to Massaro Corporation up to \$250,000.

At the March 2017 meeting, the Board authorized an increase to the GMP of \$34,245 to increase the GMP to a total of \$22,623,421.

The final cost of the Gold 1 Garage will be \$22,060,692, which is a deduct to the current GMP of \$562,729. This final amount includes all change orders, including the cost of completing the restrooms, a \$50,000 credit related to liquidated damages, and Massaro's share of the contingency savings which is in the amount of \$223,095.

Mr. Lederman asked if any Board Members had any questions. Hearing none, he asked for a motion to approve.

The motion to approve was made, seconded and the following resolution was passed:

RESOLUTION NO. 23 (2017)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to issue a final deduct change order (\$562,729) to the GMP agreement with Massaro Corporation with respect to the Gold 1 Garage to finalize the GMP amount at \$22,060,692; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution.

The final item read was:

4. Public Participation

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

The meeting was adjourned at 11:56 A.M.