

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
WEDNESDAY, JUNE 23, 2021
11:02 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 June 23, 2021. Due to the COVID-19 pandemic and guidance from public health experts, the meeting was conducted remotely via the online conferencing platform, Zoom. Board members in attendance: Stanley Lederman, Chairperson; James Malanos, Vice-Chairman; Reverend Brenda Gregg, Treasurer and Assistant Secretary; Steve Steingart, Secretary; and Keith Reed, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rhea Thomas, and Lauren Henderson. Also in attendance: Diane Wohlfarth, Solicitor; Clarence Curry, Senior Diversity Coordinator; Frankie Garland of the Pittsburgh Pirates; Barry Ford of Continental Real Estate; and Mark Belko of the Pittsburgh Post-Gazette.

Mr. Stanley Lederman called the meeting to order at 11:02 A.M. 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 noted that comments from members of the public were solicited, to be received prior to the meeting. Ms. Lauren Henderson reported that no comments had been received, no registrations to speak at the meeting had been received, and no comments had been submitted via the chat function within the Zoom platform. Mr. Lederman confirmed that the agenda and meeting had been posted with advance notice. Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of May 28, 2021.

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 enter into an amendment to the Option Agreement with North Shore Developers – 2013, LP.

Ms. Mary Conturo stated that this project has been discussed over the course of the last two meetings. With respect to the Option Agreement on the North Shore, the Authority has been focused on finishing the three properties along Mazerowski Way. On October 19, 2020, the Authority approved the transfer of a parcel of land on West General Robinson Street for the development of a privately owned 6-story parking facility in order to support these developments, as well as other developments in the area.

At that time, the Authority had contemplated an office building high-rise, with residential condos, on Tract 4(A). The project had included for 56 residential condos with first-floor retail. That project had gotten all the way through City Planning, however, once the COVID-19 pandemic hit and impacted the market, the developers approached the Authority and suggested that residential rental housing would be a better project to pursue for the parcel.

This amendment would permit a building of rental housing with first-floor retail on Tract 4(A). The rental housing would provide about 110 units. The timeline with respect to that project, along with the Tract 4(C) and Parcel 4 projects, would be the following: the take down of those parcels by the end of 2021, basic plans for those projects submitted to the Authority by August 15, 2021, reaching agreement and approving developments by the end of August 2021, with developers obtaining Authority approval and making necessary submissions to City Planning by September 15, 2021 so that they would be in a position to take down the property at the end of 2021.

Both Tract 4(C) and Parcel 4 are parcels that are right outside of the entrance way to PNC Park, and they are expected to be areas that would be programmed and available for public gathering space and in addition would support the activities and events at PNC Park.

This Board action is basically to change the description of the project at Tract 4(A), to change the timeline of the project to the end of 2021, and to include the intermediate timelines of August 15, 2021 and September 15, 2021.

Mr. Lederman explained that, once everything is submitted to City Planning for their approval by September 15, 2021, we would hope that City Planning would go through their process and give final approval so that the land can be taken down, i.e. purchased, by December 31, 2021. However, in the event that City Planning does not provide final approval by a date certain, with every day after that date, the Authority would add one day to the targeted take down date of December 31, 2021. It is possible that City Planning may not approve this, for whatever reason, by the deadline of December 2, 2021. He asked Ms. Conturo for confirmation that December 2, 2021 was the correct date.

Ms. Conturo confirmed that to be true.

Mr. Lederman continued and explained that, for example, if City Planning would provide final approval on December 12, 2021, the developers would have 30 days after that date to purchase and go on with the development of the property, therefore pushing our target take down date of December 31, 2021 back accordingly.

Mr. Lederman asked if any Board Members had any questions.

Reverend Brenda Gregg stated that it looks like the amount of residential housing is being doubled from the original plan, and asked if any of that housing is going to be affordable rental properties and whether that has been or will be discussed at all.

Mr. Lederman stated that it has not yet been discussed, however the discussion can be opened in the future. He noted that City Planning specifically may be the best avenue to have that discussion, however, he further noted that the developers of the project are in attendance and can be advised that this is an issue that is of Reverend Gregg's interest.

Reverend Gregg continued that it is an important issue and something that should absolutely be discussed.

Mr. Lederman further explained that the reason that there is a greater amount of housing included in this plan is due to the fact that the original plan called for commercial space for the bottom four floors, with the top four floors of the eight-story building being condos. Now that this plan is only calling for the first floor to be retail, all of the floors on top of that are proposed to be residential.

Reverend Gregg noted that this gives the Authority an opportunity to look at this possibility on a larger scale.

Mr. Lederman asked if any Board Members had any further 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. 7 (2021)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into the 2021 Amendment Agreement to the Option Agreement with North Shore Developers – 2013, LP substantially in the form presented; and further that the proper officers and agents of the Authority are authorized and directed to take all actions and execute such documents as are related and proper

to effectuate the terms of this Resolution, and pay all costs and expenses as necessary and proper to effectuate the terms of this Resolution, and that all prior inconsistent resolutions or portions of resolutions are hereby repealed.

4. Public Participation

Mr. Lederman asked if there were any comments from the public through the Zoom platform.

Ms. Henderson reported that no requests to comment or comments had been received.

Mr. Lederman asked if Mr. Barry Ford or Mr. Frankie Garland would like to speak regarding the item passed at this meeting.

Mr. Ford expressed his excitement and gratitude regarding the project, noting that this step is the cornerstone of the entire project. All of the related development in the area will play off of this plaza, with it serving as the central gathering space. It will be a great, inviting public area on event days. He went on to provide some details about the design of the plaza, noting that the plan is to complete the schedule ahead of time, with the desire being to get the plan in and approved so that they can begin as soon as possible. The plan is to submit everything by the end of July 2021. Mr. Ford and Mr. Garland again thanked the Authority and all those involved for their support on this project.

Mr. Lederman asked if there were any further comments from the public through the Zoom platform. Ms. Henderson reported that no further comments had been received. Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

5. Adjournment

The meeting was adjourned at 11:17 A.M.