

# **Parking System Report**

of

Sports & Exhibition Authority of  
Pittsburgh and Allegheny County

and

Stadium Authority of the  
City of Pittsburgh

Re: Sports & Exhibition Authority  
of Pittsburgh and Allegheny County  
Parking System Revenue Bonds,  
Series of 2017

as of

December 31, 2023

**MaherDuessel**

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# SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY

## PARKING SYSTEM REVENUE BONDS, SERIES OF 2017

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## **Independent Accountant's Report on Applying Agreed-Upon Procedures**

### **Board of Directors**

### **Sports & Exhibition Authority of Pittsburgh and Allegheny County Pittsburgh, Pennsylvania**

We have performed the procedures enumerated below on compliance with the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA)'s continuing disclosure agreement and the Stadium Authority of the City of Pittsburgh (SA)'s continuing disclosure agreement (collectively the "Agreements") related to the SEA's Parking System Revenue Bonds, Series of 2017 for the year ended December 31, 2023. The SEA, on behalf of itself and the SA, has compiled the information on pages 1-8 accompanying this report in order to comply with Section 4 of the Agreements related to certain required financial information. The SEA's management is responsible for compliance with the requirements of the terms and conditions of the Agreements.

The SEA, on behalf of itself and the SA, has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of assisting with respect to compliance with the Agreements related to the SEA's Parking System Revenue Bonds, Series of 2017. The procedures performed may not address all items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

Our procedures and results are as follows:

#### **1. Table A-1: Parking System Historical Operations and Debt Service Coverage (Page 1)**

- a. Agreed the Net Revenues for 2023 to the Net Parking System Revenues per the Detail Summary for Table A-1 (Page 2).
- b. Agreed the Historical Debt Service Requirements for 2023 to the Current Year Debt Service per the Detail Summary for Table A-1 (Page 2).
- c. Recalculated the Debt Service Coverage.

**Results:** No variances or findings were noted.

#### **2. Detail Summary for Table A-1 Parking System Historical Operations and Debt Service Coverage for SEA and SA (Pages 2-4)**

- a. Agreed SEA column on page 2 to total column of detail for SEA on page 3.
- b. Agreed SA column on page 2 to total column of detail for SA on page 4.
- c. Traced the Net Parking System revenues for SEA as presented on page 3 to inclusion in the SEA's financial statements as of December 31, 2023.
- d. Traced the Net Parking System revenues for SA as presented on page 4 to inclusion in the SA's financial statements as of December 31, 2023.

- e. Traced the Current Year Debt Service for SEA as presented on page 3 to SEA general ledger detail.
- f. Traced the Current Year Debt Service for SA as presented on page 4 to SA general ledger detail.

**Results:** No variances or findings were noted.

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We were engaged by the Authority to perform this agreed-upon procedures engagement and conducted our engagement in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review engagement, the objective of which would be the expression of an opinion or conclusion, respectively, on the specified requirements. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with relevant ethical requirements related to our agreed-upon procedures engagement.

This report is intended solely for the use of the SEA and the dissemination agent for the Agreement, and is not intended to be, and should not be, used by anyone other than these specified parties.

*Maher Duessel*

Pittsburgh, Pennsylvania  
August 26, 2024

## Historical Operating Performance and Debt Service Coverage\*

The table below reflects the Parking System's operational performance history along with the calculation of the historical debt service coverage ratio of the Parking System for the years ended December 31, 2019 through 2023.

**TABLE A-1: PARKING SYSTEM HISTORICAL OPERATIONS AND DEBT SERVICE COVERAGE**

Historical Parking System Revenues	2019	2020	2021	2022	2023
Leases	\$9,070,873	\$6,025,281	\$4,224,854	\$4,042,585	\$4,058,473
Daily / Transient	2,998,521	1,011,491	1,562,241	2,035,724	2,223,777
Event Parking Receipts – CBD	42,295	22,525	304,959	859,270	1,077,072
Pittsburgh Pirates Related Revenue	1,843,041	1,870	1,425,615	2,075,840	2,747,993
Pittsburgh Steelers Related Revenue	1,632,643	40,299	1,517,098	1,627,753	1,915,193
University of Pittsburgh Panthers Related Revenue	516,723	3,720	565,854	677,312	583,939
Rental Revenue	1,777,479	1,461,157	1,671,657	1,255,382	1,619,583
Other Revenue and NS Events	794,053	60,330	75,027	435,261	656,780
Non-Operational Revenue	874,284	895,460	823,744	1,029,786	1,313,911
<b>Total</b>	<b>\$19,549,912</b>	<b>\$9,522,133</b>	<b>\$12,171,049</b>	<b>\$14,038,913</b>	<b>\$16,196,721</b>

Historical Operating Expenses	2019	2020	2021	2022	2023
Parking Tax	\$4,608,934	\$1,986,786	\$2,638,399	\$3,251,703	\$3,679,922
Personnel Related	1,150,102	521,905	729,957	743,824	1,120,023
Administration	448,210	350,223	282,766	318,127	311,858
Management Agreements	2,142,348	1,105,114	1,482,174	1,402,644	1,671,280
Insurance	186,879	174,717	182,251	195,472	215,124
Security	737,326	396,741	470,617	638,210	694,089
Utilities	220,281	211,689	200,884	287,738	313,383
Maintenance	868,525	414,508	495,714	729,191	762,395
LRT Agreement (Multimodal)	127,533	59,310	1,078	-	-
Non-Operational Expenses	225,335	198,506	186,085	219,268	225,844
<b>Total</b>	<b>\$10,715,473</b>	<b>\$5,419,499</b>	<b>\$6,669,925</b>	<b>\$7,786,177</b>	<b>\$8,993,918</b>

	2019	2020	2021	2022	2023
<b>Net Revenues</b>	<b>\$8,834,439</b>	<b>\$4,102,634</b>	<b>\$5,501,124</b>	<b>\$6,252,736</b>	<b>\$7,202,803</b>

Historical Debt Service Requirements	2019	2020	2021	2022	2023
<b>Total</b>	<b>3,339,100</b>	<b>1,763,750</b>	<b>3,333,100</b>	<b>3,339,500</b>	<b>3,338,000</b>

Debt Service Coverage	2.65 X	1.23 X **	1.65 X	1.84 X	2.16 X
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Notes: \* Historical amounts include Lot 4 as the demand post-development of this parcel is anticipated to shift to nearby garages/lots that are part of the Parking System. Lot 4 (Lot 10.3 - Tract 4(B)) was taken down in October 2020. Due to development started in early 2022, the remainder of Lot 4 (206 spaces) will no longer be included in the parking system net revenues.

\*\* Section 7.01 of the Trust Indenture states that the Authority and Stadium Authority of the City of Pittsburgh covenant with respect to the Parking System Revenue Bonds to maintain rates and charges sufficient to produced Net Revenues of at least 150% of the Debt Service Requirements (Rate Covenant) for each fiscal year period. Due to the impact of the pandemic on parking demand, Net Revenues were 1.23% of Debt Service Requirements for the 2020 fiscal year and therefore, the Rate Covenant was not met. Failure to meet the Rate Covenant is not an event of default but requires that recommendations of a Parking Consultant be obtained and followed with respect to revising rates and adjusting operations in order to increase Net Revenues. In April 2021 the Authority obtained the report of Alco Parking Corporation (ALCO), as Parking Consultant, wherein ALCO concluded that neither rate increases nor changes in operations would increase Net Revenues in the current prevailing conditions and recommended that no changes be made at that time. ALCO considered the key factor that would improve Net Revenues was for the region to get beyond the COVID-19 restrictions and for the public health necessitated COVID-19 life-style changes to reverse. The rate covenant was met for 2021

**COMBINED  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
AND  
STADIUM AUTHORITY OF THE CITY OF PITTSBURGH**

**OPERATING RESULTS OF OWNED AND OPERATED GARAGES AND PARKING LOTS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

**Detail for Table A-1: Parking System Historical Operations and Debt Service Coverage**

	SEA	SA*	Total
Spaces	1529	4,565	6,094
<b><u>OPERATING REVENUE:</u></b>			
Non-Taxable Revenue	463,583	1,796,145	2,259,728
Taxable Revenue	3,288,248	9,469,038	12,757,286
Other Income	668,226	511,482	1,179,708
<b>GROSS OPERATING REVENUE</b>	4,420,057	11,776,665	16,196,722
Less: Parking Tax	(913,159)	(2,766,763)	(3,679,922)
<b>ADJUSTED GROSS REVENUE</b>	3,506,898	9,009,902	12,516,800
<b><u>OPERATING EXPENSES:</u></b>			
Insurance - General Liability	51,905	201,224	253,129
Maintenance - Routine	256,241	506,154	762,395
Office	90,603	265,679	356,282
Payroll	207,272	718,192	925,464
Security	228,041	466,047	694,088
Utilities	111,665	201,719	313,384
Other Expenses	43,107	184,534	227,641
Management/Alco Fees	169,473	1,501,808	1,671,281
<b>TOTAL OPERATING EXPENSES</b>	1,158,307	4,045,357	5,203,664
<b>NET OPERATING INCOME</b>	2,348,591	4,964,545	7,313,136
Insurance - Property	(27,711)	(82,621)	(110,332)
<b>NET INCOME</b>	<b>2,320,880</b>	<b>4,881,924</b>	<b>7,202,804</b>
Current Year Debt Service/Fee	1,570,750	1,767,250	3,338,000

\* The IDP Loan debt service (\$83,378) is not included in the Alco parking reports and therefore does not directly match the December 31, 2023 Authority Financial Statements.

# SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY

## OPERATING RESULTS OF OWNED AND OPERATED GARAGES AND PARKING LOTS FOR THE YEAR ENDED DECEMBER 31, 2023

Detail for Table A-1: Parking System Historical Operations and Debt Service Coverage

	North Shore Garage	10th & Penn and Lot 21, 22 and 23	Total
Spaces	925	604	1,529
<b><u>OPERATING REVENUE:</u></b>			
Non-Taxable Revenue	112,545	351,038	463,583
Taxable Revenue	2,860,112	428,136	3,288,248
Other Income	428,226	240,000	668,226
<b>GROSS OPERATING REVENUE</b>	3,400,883	1,019,174	4,420,057
Less: Parking Tax	(780,066)	(133,093)	(913,159)
<b>ADJUSTED GROSS REVENUE</b>	2,620,817	886,081	3,506,898
<b><u>OPERATING EXPENSES:</u></b>			
Insurance - General Liability	40,487	11,418	51,905
Maintenance - Routine	170,027	86,214	256,241
Office	76,949	13,654	90,603
Payroll	167,705	39,567	207,272
Security	217,466	10,575	228,041
Utilities	98,052	13,613	111,665
Other Expense	43,107	-	43,107
Management/Alco Fees	40,731	128,742	169,473
<b>TOTAL OPERATING EXPENSES</b>	854,524	303,783	1,158,307
<b>NET OPERATING INCOME</b>	1,766,293	582,298	2,348,591
Insurance - Property	(27,711)	-	(27,711)
<b>NET INCOME</b>	<b>1,738,582</b>	<b>582,298</b>	<b>2,320,880</b>
Current Year Debt Service/Fee	1,570,750	-	1,570,750

# STADIUM AUTHORITY OF THE CITY OF PITTSBURGH

## OPERATING RESULTS OF OWNED AND OPERATED GARAGES AND PARKING LOTS FOR THE YEAR ENDED DECEMBER 31, 2023

Detail for Table A-1: Parking System Historical Operations and Debt Service Coverage\*

	West General Robinson Street Garage	Gold 1 Garage	Lots 1-5	Lots 7A-7J	Total
Spaces	1,324	998	1,132	1,111	4,565
<b>OPERATING REVENUE:</b>					
Non-Taxable Revenue	906	-	854,222	941,017	1,796,145
Taxable Revenue	3,637,690	3,538,632	1,281,955	1,010,761	9,469,038
Other Income	143,911	11,240	356,331	-	511,482
<b>GROSS OPERATING REVENUE</b>	<b>3,782,507</b>	<b>3,549,872</b>	<b>2,492,508</b>	<b>1,951,778</b>	<b>11,776,665</b>
Less: Parking Tax	(955,527)	(965,091)	(448,807)	(397,338)	(2,766,763)
<b>ADJUSTED GROSS REVENUE</b>	<b>2,826,980</b>	<b>2,584,781</b>	<b>2,043,701</b>	<b>1,554,440</b>	<b>9,009,902</b>
<b>OPERATING EXPENSES:</b>					
Insurance - General Liability	64,337	49,508	51,615	35,764	201,224
Maintenance - Routine	104,005	96,274	101,159	204,716	506,154
Office	88,541	47,115	88,241	41,782	265,679
Payroll	179,086	179,597	160,650	198,859	718,192
Security	254,007	182,913	2,170	26,957	466,047
Utilities	92,731	60,098	29,582	19,308	201,719
LRT Agreement (Multimodal)	-	-	-	-	-
Other Expenses	107,104	5,552	1,800	70,078	184,534
Management/Alco Fees	55,665	48,707	883,910	513,526	1,501,808
<b>TOTAL OPERATING EXPENSES</b>	<b>945,476</b>	<b>669,764</b>	<b>1,319,127</b>	<b>1,110,990</b>	<b>4,045,357</b>
<b>NET OPERATING INCOME</b>	<b>1,881,504</b>	<b>1,915,017</b>	<b>724,574</b>	<b>443,450</b>	<b>4,964,545</b>
Insurance - Property	(48,328)	(34,293)	-	-	(82,621)
<b>NET INCOME</b>	<b>1,833,176</b>	<b>1,880,724</b>	<b>724,574</b>	<b>443,450</b>	<b>4,881,924</b>
Debt Service Payment	739,750	1,027,500	-	-	1,767,250

\* The IDP Loan debt service (\$83,378) is not included in the Alco parking reports and therefore does not directly match the December 31, 2023 Authority Financial Statements.



Set forth in the table below is a summary of the parking facilities of the Authority and the Stadium Authority comprising the parking system, as such term is defined in the Indenture. Please see Property Overview Map in the back of this report.

**TABLE A-2: SUMMARY OF PARKING SYSTEM** <sup>(2) (3) (4)</sup>

	<u>Parking Facilities</u>	<u>Owner</u>	<u>Location</u>	<u>Year Opened</u>	<u>Spaces</u>
<b><i>Garage Structures:</i></b>					
1	North Shore Garage	SEA	North Shore	2001	925
2	West General Robinson Street Garage	SA	North Shore	2006	1,324
3	Gold 1 Garage	SA	North Shore	2017	998
<b><i>Total Garage Spaces:</i></b>					<b>3,247</b>
<b><i>Surface Lots:</i></b>					
1	10th & Penn (East Lot, West Lot)	SEA	CBD <sup>(5)</sup>	2002	97
2	P1/Green 21 (Reedsdale Street)	SEA	North Shore	2000	122
3	P2/Green 22 & P3/Green 23 (Ridge Avenue)	SEA	North Shore	2000	385
4	Lot 1	SA	North Shore	2001	759
5	Lot 2	SA	North Shore	2001	255
6	Lot 5	SA	North Shore	1970	118
7	Lots 7A-J <sup>*(1)</sup>	SA	North Shore	1989	1,111
<b><i>Total Surface Lot Spaces:</i></b>					<b>2,847</b>
<b><i>Total Parking System Capacity:</i></b>					<b>6,094</b>

NOTES:

(1) Lots 7A-H and J are located on land leased from PennDOT to the Stadium Authority. \*There is no Lot 7I.

(2) Pursuant to the Indenture, the Parking System may be expanded to include additional lots or garages or improvements (a) financed with proceeds of Additional Bonds or (b) for which an Officer's Certificate has been delivered to the Trustee in accordance with Section 7.08 of the Indenture.

(3) Lots or garages may be removed from the Parking System in accordance with the terms of the Indenture.

(4) The following Authority and Stadium Authority garages and lots are not included in the Parking System: the Convention Center garage, the PPG Paints Arena garage, the surface spaces at the 28 acre development site, and Lot 4 on the North Shore.

(5) CBD means the City's Central Business District.

Source: The Authority, Stadium Authority and ALCO Parking facility space counts.

## Pledged Parking System Utilization History

### Historical Utilization of the Parking System Facilities

The Authority and the Stadium Authority have historically experienced consistently strong occupancy at its Parking System facilities. The Car Count statistics below reflect actual number of gated vehicles for each respective year shown, and the Average Utilization Statistics reflect monthly averages based on weekdays (Daily) and actual number of events (Sports Venue Events).

**TABLE A-3: PLEDGED PARKING SYSTEM UTILIZATION HISTORY**

		Annual Car Counts by Category				Average Utilization Statistics			
		Sports Venue			Annual Totals	Daily Parking: Avg / %		Sports Venue Events:	
Facility	Calendar Year	Daily Parking	Events <sup>(a)</sup>	Entertainment <sup>(b)</sup>		of Capacity <sup>(c)</sup>	Avg / % of Capacity <sup>(d)</sup>		
Garages									
North Shore	2018-20 Avg	62,587	32,096	32	94,715	981	106.1%	324	35.0%
	2018-21 Avg	61,016	35,712	58	96,785	863	93.3%	360	38.9%
	2018-22 Avg	62,642	38,432	46	101,120	846	91.5%	386	41.8%
	2023	74,787	63,628	0	138,415	856	92.5%	636	68.8%
West General Robinson Street									
	2018-20 Avg	94,641	47,189	2,017	143,847	1,632	123.3%	477	36.0%
	2018-21 Avg	78,112	49,655	1,777	129,543	1,349	101.9%	500	37.8%
	2018-22 Avg	70,515	54,523	1,993	127,031	1,171	88.4%	548	41.4%
	2023	47,926	103,264	2,678	153,868	451	34.1%	1,033	78.0%
Gold 1 Garage (Opened May 2017)*									
	2018-20 Avg	50,803	39,782	4,738	95,323	1,040	104.2%	416	41.7%
	2018-21 Avg	42,747	39,218	4,880	86,845	991	99.3%	406	40.6%
	2018-22 Avg	38,372	41,655	5,905	85,932	963	96.5%	427	42.8%
	2023	25,367	65,091	8,611	99,069	866	86.8%	651	65.2%
Surface Lots									
P1 (Reedsdale) (Green 21)	2018-20 Avg	1,531	1,433	0	2,964	128	104.6%	22	17.6%
	2018-21 Avg	1,475	1,461	0	2,936	123	100.8%	20	16.4%
	2018-22 Avg	1,445	1,471	0	2,916	120	98.7%	19	15.6%
	2023	1,301	2,155	0	3,456	108	88.9%	22	17.7%
P2 & P3 (Ridge) (Green 22 & 23)	2018-20 Avg	4,085	3,007	15	7,107	340	88.4%	30	7.9%
	2018-21 Avg	4,078	3,262	11	7,351	340	88.3%	33	8.5%
	2018-22 Avg	4,298	3,551	9	7,858	358	93.0%	36	9.3%
	2023	6,336	5,909	0	12,245	528	137.1%	59	15.3%
10th & Penn									
	2018-20 Avg	6,622	0	1,449	8,071	115	119.0%	0	0.0%
	2018-21 Avg	5,174	0	1,087	6,261	104	107.1%	0	0.0%
	2018-22 Avg	4,356	0	874	5,230	101	104.3%	0	0.0%
	2023	1,228	0	954	2,182	102	105.5%	0	0.0%
Lot 1									
	2018-20 Avg	54,130	23,542	16,671	94,343	530	70.2%	296	39.2%
	2018-21 Avg	44,631	29,236	14,703	88,569	437	57.9%	338	44.6%
	2018-22 Avg	41,993	34,218	15,731	91,942	391	51.7%	379	50.0%
	2023	85,293	64,420	17,668	167,381	896	118.0%	644	84.9%
Lot 2									
	2018-20 Avg	67,542	14,991	12,192	94,725	322	126.5%	199	78.2%
	2018-21 Avg	60,987	16,593	10,845	88,425	293	114.8%	203	79.6%
	2018-22 Avg	62,838	17,457	12,757	93,052	299	117.2%	204	80.1%
	2023	50,948	22,843	11,871	85,662	255	100.0%	228	89.6%
Lot 5									
	2018-20 Avg	1,392	6,391	17	7,801	96	81.4%	65	54.7%
	2018-21 Avg	1,078	7,156	13	8,246	75	63.4%	72	61.1%
	2018-22 Avg	867	7,702	22	8,592	60	51.1%	77	65.6%
	2023	24	9,974	83	10,081	2	1.7%	100	84.5%
Lots 7A-J**									
	2018-20 Avg	41,565	26,526	384	68,475	1,247	112.2%	272	24.5%
	2018-21 Avg	37,135	26,262	330	63,727	1,136	102.2%	268	24.1%
	2018-22 Avg	30,807	27,146	443	58,396	1,000	90.0%	276	24.8%
	2023	4,204	43,568	456	48,228	350	31.5%	436	39.2%
Garage Totals									
	2018-20 Avg	208,032	119,067	6,787	333,886	3,654	112.5%	1,216	37.5%
	2018-21 Avg	181,874	124,584	6,715	313,173	3,202	98.6%	1,265	39.0%
	2018-22 Avg	171,529	134,611	7,944	314,084	2,980	91.8%	1,362	41.9%
	2023	148,080	231,983	11,289	391,352	2,173	66.9%	2,320	71.4%
Lot Totals									
	2018-20 Avg	205,448	92,792	31,440	329,680	3,025	95.0%	1,074	33.7%
	2018-21 Avg	205,448	92,792	31,440	329,680	3,025	95.0%	1,038	32.6%
	2018-22 Avg	187,329	98,628	33,398	319,354	2,746	86.2%	1,074	33.7%
	2023	149,334	148,869	31,032	329,235	2,242	78.7%	1,489	52.3%
System Totals									
	2018-20 Avg	413,480	211,859	38,228	663,566	6,679	103.9%	2,290	35.6%
	2018-21 Avg	391,704	211,859	38,228	641,791	6,593	102.5%	2,247	34.9%
	2018-22 Avg	362,363	228,825	41,401	632,588	6,018	93.6%	2,391	37.2%
	2023	297,414	380,852	42,321	720,587	4,415	72.4%	3,809	62.5%

Notes: (a) Sports Venue Events include all Pittsburgh Steelers, University of Pittsburgh Panthers and Pittsburgh Pirates game events and other "Bowl" and "Non-Bowl" events.

(b) Entertainment includes all evening, restaurant, Stage AE concerts and other events and are not factored into Average Utilization Statistics

(c) Daily utilization figures are based on 21 weekdays per month for all garages and lots.

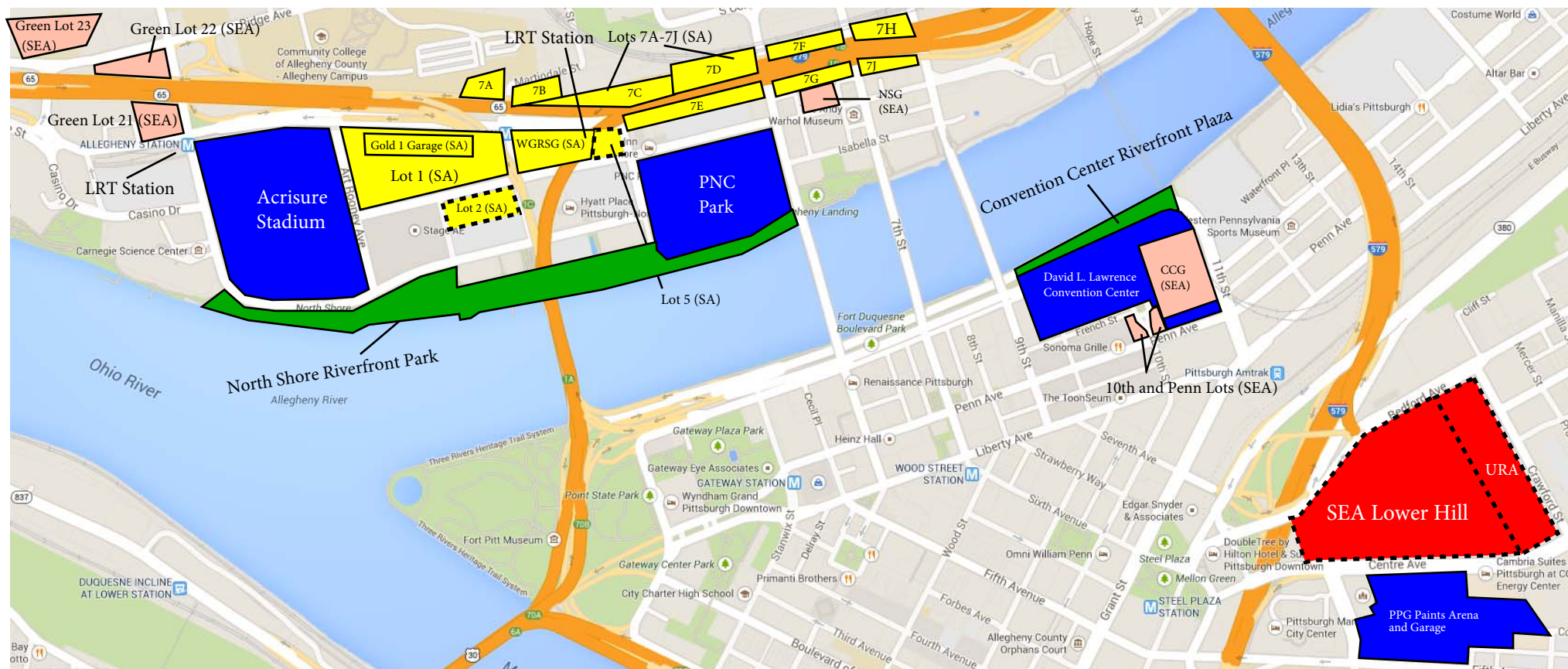
(d) Sports Venue utilization statistics are based on the actual number of events in each particular year.

\*\* There is no Lot 7L.

Source: ALCO Parking automated car counts generated by gate revenue control equipment.

TABLE A-4: PLEDGED PARKING SYSTEM RATE HISTORY						
Daily/Monthly Parking Rates						
Authority		2019	2020	2021	2022	2023
Stadium Authority	<b>Lot 1</b>					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Stadium Authority	<b>Lot 2</b>					
	Daily	\$10.00	\$10.00	\$10.00	\$10.00	\$12.00
	Monthly	\$170.00	\$170.00	\$170.00	\$170.00	\$170.00
Stadium Authority	<b>Lot 5</b>					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Stadium Authority	<b>Lots 7A-H and J*</b>					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Stadium Authority	<b>WGRS Garage</b>					
	Daily	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
	Monthly	\$170.00	\$170.00	\$170.00	\$170.00	\$170.00
Stadium Authority	<b>Gold 1 Garage</b>					
	Daily	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
	Monthly	\$150.00	\$170.00	\$170.00	\$170.00	\$170.00
Sports & Exhibition Authority	<b>Lots P1, P2, P3</b>					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Sports & Exhibition Authority	<b>North Shore Garage</b>					
	Daily	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
	Monthly	\$170.00	\$170.00	\$170.00	\$170.00	\$170.00
Sports & Exhibition Authority	<b>10th and Penn</b>					
	Daily	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
	Monthly	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00
* There is no Lot 7I.						
Source: The Authority and Stadium Authority.						

# Sports & Exhibition Authority (SEA) and Stadium Authority (SA) Property Overview Map



- Sports and exhibition venues owned by SEA (PPG Paints Arena includes a 640 space integral garage leased to the Penguins)
- SA parking lots and garages: land for Lots 7A-7J leased long-term from PennDOT; "WGRSG" refers to West General Robinson Street Garage
- SEA parking lots and garages: "NSG" refers to North Shore Garage; "CCG" refers to Convention Center Garage
- 28-Acre Lower Hill Redevelopment site (19 acres owned by SEA; 9 acres owned by Urban Redevelopment Authority(URA); Penguins hold development option; first takedowns (G1 FNB Tower and G4 Green Space) closed in July 2021
- North Shore Riverfront Park and Convention Center Riverfront Plaza, both owned by SEA
- Remaining North Shore development parcels (owned by SA); joint venture of Steelers and Pirates holds development option