

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, 2022

MaherDuessel

Pursuing the profession while promoting the public good©
www.md-cpas.com

SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH AND ALLEGHENY COUNTY

PARKING SYSTEM REVENUE BONDS, SERIES OF 2017

TABLE OF CONTENTS

	<u>Page</u>
Independent Accountant’s Report on Applying Agreed-Upon Procedures	
Table A-1: Parking System Historical Operations and Debt Service Coverage	1
Detail Summary for Table A-1 Parking System Historical Operations and Debt Service Coverage for SEA and SA	2
Detail Summary for Table A-1 Parking System Historical Operations and Debt Service Coverage for SEA	3
Detail Summary for Table A-1 Parking System Historical Operations and Debt Service Coverage for SA	4
Table A-2: Summary of Parking System	5
Table A-3: Pledged Parking System Utilization History	6
Table A-4: Pledged Parking System Rate History	7
Property Overview Map	8

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, 2022. 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 2022 to the Net Parking System Revenues per the Detail Summary for Table A-1 (Page 2).
- b. Agreed the Historical Debt Service Requirements for 2022 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, 2022.
- 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, 2022.

- 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.

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.

Mahe Duessel

Pittsburgh, Pennsylvania
June 6, 2023

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, 2018 through 2022.

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

Historical Parking System Revenues	2018	2019	2020	2021	2022
Leases	\$7,991,656	\$9,070,873	\$6,025,281	\$4,224,854	\$4,042,585
Daily / Transient	3,282,158	2,998,521	1,011,491	1,562,241	2,035,724
Event Parking Receipts – CBD	42,295	42,295	22,525	304,959	859,270
Pittsburgh Pirates Related Revenue	1,862,523	1,843,041	1,870	1,425,615	2,075,840
Pittsburgh Steelers Related Revenue	1,698,371	1,632,643	40,299	1,517,098	1,627,753
University of Pittsburgh Panthers Related Revenue	505,648	516,723	3,720	565,854	677,312
Rental Revenue	1,701,849	1,777,479	1,461,157	1,671,657	1,255,382
Other Revenue and NS Events	960,314	794,053	60,330	75,027	435,261
Non-Operational Revenue	947,439	874,284	895,460	823,744	1,029,786
Total	\$18,992,253	\$19,549,912	\$9,522,133	\$12,171,049	\$14,038,913

Historical Operating Expenses	2018	2019	2020	2021	2022
Parking Tax	\$4,476,295	\$4,608,934	\$1,986,786	\$2,638,399	\$3,251,703
Personnel Related	1,159,585	1,150,102	521,905	729,957	743,824
Administration	384,434	448,210	350,223	282,766	318,127
Management Agreements	1,730,896	2,142,348	1,105,114	1,482,174	1,402,644
Insurance	179,685	186,879	174,717	182,251	195,472
Security	727,503	737,326	396,741	470,617	638,210
Utilities	233,643	220,281	211,689	200,884	287,738
Maintenance	972,320	868,525	414,508	495,714	729,191
LRT Agreement (Multimodal)	120,208	127,533	59,310	1,078	-
Non-Operational Expenses	231,346	225,335	198,506	186,085	219,268
Total	\$10,215,915	\$10,715,473	\$5,419,499	\$6,669,925	\$7,786,177

	2018	2019	2020	2021	2022
Net Revenues	\$8,776,338	\$8,834,439	\$4,102,634	\$5,501,124	\$6,252,736

Historical Debt Service Requirements	2018	2019	2020	2021	2022
Total	\$3,340,322	\$3,339,100	1,763,750	3,333,100	3,339,500

Debt Service Coverage					
	2.63 X	2.65 X	1.23 X **	1.65 X	1.84 X

Notes: * Although not pledged as a part of the Parking System, Lot 4 Net Revenues have historically been deposited to the Trust Indenture. In October 2020, parking on a portion of Lot 4 was eliminated due to development and, as early as 2022, the remaining parking on Lot 4 was eliminated due to development.

** 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, 2022**

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

	SEA	SA*	Total
Spaces	1529	4,565	6,094
<u>OPERATING REVENUE:</u>			
Non-Taxable Revenue	430,802	1,279,479	1,710,281
Taxable Revenue	2,828,039	8,816,435	11,644,474
Other Income	537,530	146,628	684,158
GROSS OPERATING REVENUE	3,796,371	10,242,542	14,038,913
Less: Parking Tax	(777,879)	(2,473,824)	(3,251,703)
ADJUSTED GROSS REVENUE	3,018,492	7,768,718	10,787,210
<u>OPERATING EXPENSES:</u>			
Insurance - General Liability	41,260	154,212	195,472
Maintenance - Routine	240,006	489,185	729,191
Office	78,091	240,036	318,127
Payroll	163,810	580,014	743,824
Security	196,846	441,364	638,210
Utilities	119,693	168,045	287,738
LRT Agreement (Multimodal)	-	-	-
Other Expenses	27,286	191,982	219,268
Management/Alco Fees	158,910	1,243,734	1,402,644
TOTAL OPERATING EXPENSES	1,025,902	3,508,572	4,534,474
NET OPERATING INCOME	1,992,590	4,260,146	6,252,736
Insurance - Property	(32,046)	(74,541)	(106,587)
NET INCOME	1,960,544	4,185,605	6,146,149
Current Year Debt Service/Fee	1,571,750	1,767,750	3,339,500

* The IDP Loan debt service (\$83,378) is not included in the Alco parking reports and therefore does not directly match the December 31, 2022 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, 2022**

Detail for Table A-5 : 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
<u>OPERATING REVENUE:</u>			
Non-Taxable Revenue	104,598	326,204	430,802
Taxable Revenue	2,429,107	398,932	2,828,039
Other Income	297,530	240,000	537,530
GROSS OPERATING REVENUE	2,831,235	965,136	3,796,371
Less: Parking Tax	(662,529)	(115,350)	(777,879)
ADJUSTED GROSS REVENUE	2,168,706	849,786	3,018,492
<u>OPERATING EXPENSES:</u>			
Insurance - General Liability	30,632	10,628	41,260
Maintenance - Routine	170,133	69,873	240,006
Office	63,166	14,925	78,091
Payroll	131,945	31,865	163,810
Security	188,091	8,755	196,846
Utilities	111,119	8,574	119,693
LRT Agreement (Multimodal)	-	-	-
Other Expense	27,286	-	27,286
Management/Alco Fees	39,737	119,173	158,910
TOTAL OPERATING EXPENSES	762,109	263,793	1,025,902
NET OPERATING INCOME	1,406,597	585,993	1,992,590
Insurance - Property	(32,046)	-	(32,046)
NET INCOME	1,374,551	585,993	1,960,544
Current Year Debt Service/Fee	1,571,750	-	1,571,750

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH

OPERATING RESULTS OF OWNED AND OPERATED GARAGES AND PARKING LOTS FOR THE YEAR ENDED DECEMBER 31, 2022

Detail for Table A-5 : 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
OPERATING REVENUE:					
Non-Taxable Revenue	362	500	408,604	870,013	1,279,479
Taxable Revenue	3,218,455	3,251,798	1,477,799	868,383	8,816,435
Other Income	4	-	146,624	-	146,628
GROSS OPERATING REVENUE	3,218,821	3,252,298	2,033,027	1,738,396	10,242,542
Less: Parking Tax	(793,836)	(882,452)	(488,537)	(308,999)	(2,473,824)
ADJUSTED GROSS REVENUE	2,424,985	2,369,846	1,544,490	1,429,397	7,768,718
OPERATING EXPENSES:					
Insurance - General Liability	40,165	48,505	30,617	34,925	154,212
Maintenance - Routine	113,239	111,374	114,052	150,520	489,185
Office	60,169	42,348	86,569	50,950	240,036
Payroll	137,450	168,519	107,513	166,532	580,014
Security	247,179	168,025	1,344	24,816	441,364
Utilities	75,752	58,837	19,453	14,003	168,045
LRT Agreement (Multimodal)	-	-	-	-	-
Other Expenses	118,069	3,364	470	70,079	191,982
Management/Alco Fees	54,308	47,519	648,694	493,213	1,243,734
TOTAL OPERATING EXPENSES	846,331	648,491	1,008,712	1,005,038	3,508,572
NET OPERATING INCOME	1,578,654	1,721,355	535,778	424,359	4,260,146
Insurance - Property	(43,369)	(31,172)	-	-	(74,541)
NET INCOME	1,535,285	1,690,183	535,778	424,359	4,185,605
Debt Service Payment	741,750	1,026,000	-	-	1,767,750

* The IDP Loan debt service (\$83,378) is not included in the Alco parking reports and therefore does not directly match the December 31, 2022 Stadium Authority Financial Statements.

Summary of the Parking System

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 ^{(2) (3) (4)}

<u>Parking Facilities</u>	<u>Owner</u>	<u>Location</u>	<u>Year Opened</u>	<u>Spaces</u>	
<i>Garage Structures:</i>					
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
<i>Total Garage Spaces:</i>				3,247	
<i>Surface Lots:</i>					
1	10th & Penn (East Lot, West Lot)	SEA	CBD ⁽⁵⁾	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* ⁽¹⁾	SA	North Shore	1989	1,111
<i>Total Surface Lot Spaces:</i>				2,847	
<i>Total Parking System Capacity:</i>				6,094	

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: SEA, SA and Alco facility space counts.

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

Facility	Calendar Year	Annual Car Counts by Category				Average Utilization Statistics			
		Daily Parking	Sports Venue Events ^(b)	Entertainment ^(c)	Annual Totals	Daily Parking: Avg / % of Capacity ^(d)	Sports Venue Events: Avg / % of Capacity ^(e)		
Garages									
North Shore	2017-19 Avg	79,968	51,889	132	131,990	1,117	120.7%	522	56.4%
	2017-20 Avg	68,825	38,917	99	107,841	1,023	110.6%	392	42.3%
	2017-21 Avg	66,320	40,446	106	106,871	920	99.5%	406	43.9%
	2022	69,148	49,314	0	118,462	781	84.4%	493	53.3%
West General Robinson Street	2017-19 Avg	121,004	78,976	2,947	202,927	5,656	142.4%	794	60.0%
	2017-20 Avg	100,355	59,232	2,210	161,797	6,738	127.2%	596	45.0%
	2017-21 Avg	85,989	58,796	1,979	146,764	1,447	109.3%	591	44.6%
	2022	40,126	73,998	2,860	116,984	458	34.6%	740	55.9%
Gold 1 Garage (Opened May 2017) ^(a)	2017-19 Avg	53,706	50,353	5,084	109,142	920	92.2%	508	50.9%
	2017-20 Avg	46,182	37,889	3,967	88,037	923	92.5%	392	39.3%
	2017-21 Avg	40,661	37,816	4,234	82,711	907	90.9%	389	39.0%
	2022	20,872	51,407	10,003	82,282	854	85.5%	514	51.5%
Surface Lots									
P1 (Reedsdale) (Green 21)	2017-19 Avg	1,608	1,801	0	3,409	134	109.8%	18	14.9%
	2017-20 Avg	1,554	1,417	0	2,971	130	106.2%	20	16.0%
	2017-21 Avg	1,505	1,442	0	2,947	125	102.8%	19	15.4%
	2022	1,324	1,512	0	2,836	110	90.4%	15	12.4%
P2 & P3 (Ridge) (Green 22 & 23)	2017-19 Avg	4,055	4,556	51	8,662	338	87.8%	46	11.9%
	2017-20 Avg	4,056	3,417	38	7,511	338	87.8%	34	8.9%
	2017-21 Avg	4,056	3,539	30	7,625	338	87.8%	36	9.2%
	2022	5,181	4,708	0	9,889	432	112.1%	47	12.2%
10th & Penn	2017-19 Avg	10,935	0	1,057	11,992	117	120.1%	0	0.0%
	2017-20 Avg	8,707	0	1,087	9,794	115	118.3%	0	0.0%
	2017-21 Avg	7,132	0	869	8,001	106	108.9%	0	0.0%
	2022	1,081	0	25	1,106	90	92.9%	0	0.0%
Lot 1	2017-19 Avg	63,637	39,841	23,578	127,056	649	86.2%	401	53.2%
	2017-20 Avg	54,065	30,421	18,747	103,232	559	74.1%	350	46.4%
	2017-21 Avg	46,478	33,600	16,757	96,835	479	63.5%	372	49.3%
	2022	31,443	54,147	19,843	105,433	207	27.3%	541	71.3%
Lot 2	2017-19 Avg	85,528	22,400	17,498	125,426	394	154.5%	225	88.4%
	2017-20 Avg	73,374	17,245	13,539	104,159	347	135.9%	210	82.2%
	2017-21 Avg	66,964	18,076	12,192	97,232	318	124.7%	210	82.5%
	2022	70,244	20,913	20,404	111,561	323	126.5%	209	82.0%
Lot 4 ^(a)	2017-19 Avg	44,693	26,030	1,009	71,732	277	81.6%	262	77.1%
	2017-20 Avg	36,410	19,701	792	56,903	269	79.0%	213	62.6%
	2017-21 Avg	29,786	17,240	633	47,659	263	77.4%	185	54.4%
	2022	54	121	0	175	5	1.3%	1	0.4%
Lot 5	2017-19 Avg	5,708	9,727	17	15,453	116	98.1%	98	83.0%
	2017-20 Avg	4,473	7,296	13	11,781	101	85.8%	73	62.3%
	2017-21 Avg	3,605	7,726	10	11,341	83	70.5%	78	65.8%
	2022	26	9,888	61	9,975	2	1.8%	99	83.8%
Lots 7A-7**	2017-19 Avg	44,368	40,413	624	85,405	1,332	119.9%	407	36.6%
	2017-20 Avg	41,066	30,348	468	71,882	1,219	109.7%	309	27.8%
	2017-21 Avg	37,622	29,372	408	67,402	1,135	102.2%	298	26.8%
	2022	5,498	30,682	896	37,076	458	41.2%	307	27.6%
Garage Totals	2017-19 Avg	254,679	181,218	8,162	444,059	3,922	120.8%	1,824	56.2%
	2017-20 Avg	215,362	136,038	6,276	357,675	3,631	111.8%	1,380	42.5%
	2017-21 Avg	192,970	137,057	6,320	336,346	3,274	100.8%	1,386	42.7%
	2022	130,146	174,719	12,863	317,728	2,092	64.4%	1,747	53.8%
Lot Totals	2017-19 Avg	260,905	145,190	43,834	449,929	3,388	98.6%	1,461	42.3%
	2017-20 Avg	223,985	110,160	34,683	368,828	3,099	91.4%	1,211	35.3%
	2017-21 Avg	231,294	117,082	36,513	384,889	3,151	94.3%	1,258	37.4%
	2022	114,851	121,971	41,229	278,051	1,627	51.0%	1,220	38.3%
System Totals	2017-19 Avg	515,584	326,408	43,166	733,460	7,310	109.4%	3,286	49.0%
	2017-20 Avg	439,346	246,198	40,959	726,503	6,730	101.4%	2,591	38.7%
	2017-21 Avg	428,054	262,240	43,166	733,460	6,741	101.4%	2,725	40.7%
	2022	244,997	296,690	54,092	595,779	3,719	57.8%	2,967	46.1%

Notes: (a) Lot 4, while not pledged to the Parking System, is a parcel in various stages of development. It is included in the historical utilization reflected above because the demand is anticipated to shift to nearby garages/lots that are a 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.

(b) Sports Venue Events include all Pittsburgh Steelers, University of Pittsburgh Panthers and Pittsburgh Pirates game events and other "Bowling" and "Non-Bowling" events.

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

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

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

** There is no Lot 7I.

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

TABLE A-4: PLEDGED PARKING SYSTEM RATE HISTORY

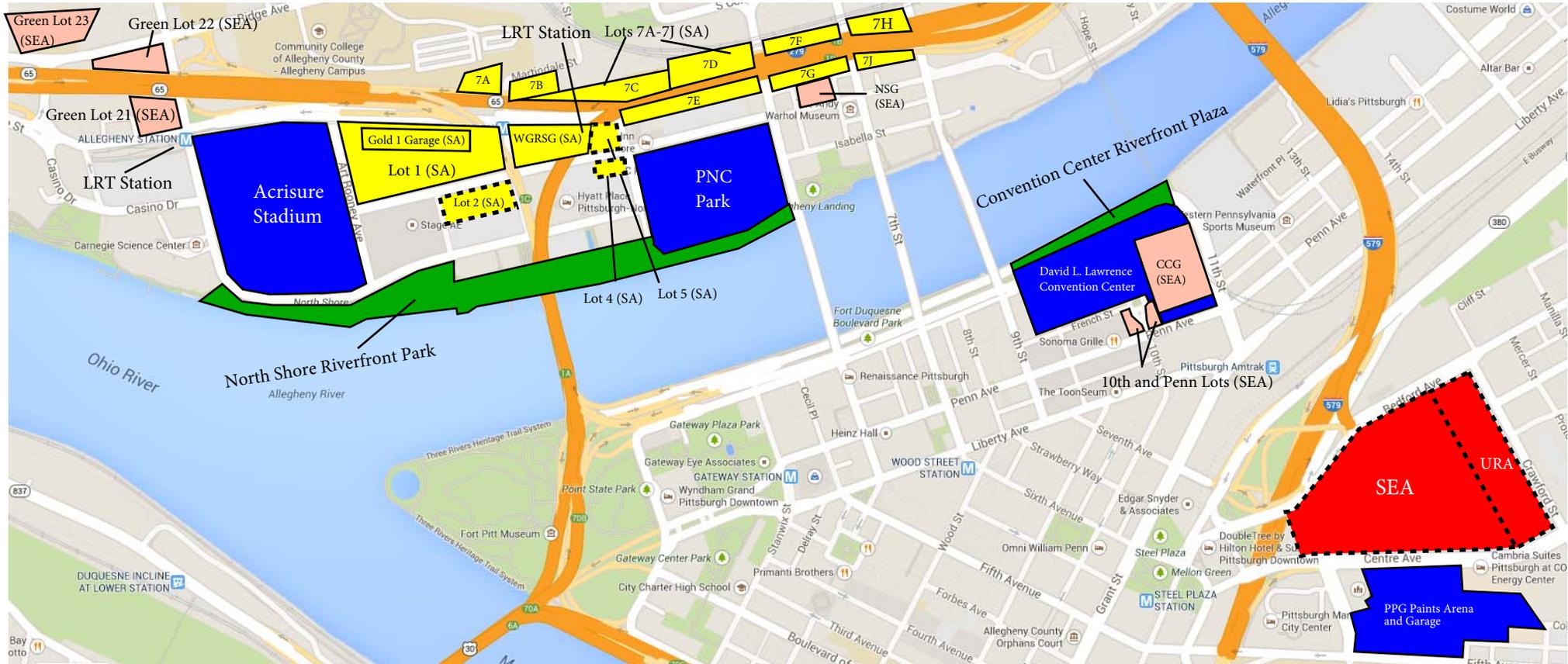
Daily/Monthly Parking Rates						
Authority		**2018	2019	2020	2021	2022
Stadium Authority	Lot 1					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Stadium Authority	Lot 2					
	Daily	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
	Monthly	\$170.00	\$170.00	\$170.00	\$170.00	\$170.00
Stadium Authority	Lot 5					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$160.00	\$160.00	\$160.00	\$160.00	\$160.00
Stadium Authority	Lots 7A-H and J*					
	Daily	\$8.00	\$8.00	\$8.00	\$8.00	\$8.00
	Monthly	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Stadium Authority	WGRS Garage					
	Daily	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
	Monthly	\$170.00	\$170.00	\$170.00	\$170.00	\$170.00
Stadium Authority	Gold 1 Garage					
	Daily	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
	Monthly	\$150.00	\$150.00	\$170.00	\$170.00	\$170.00
Sports & Exhibition Authority	Lots P1, P2, P3					
	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	North Shore Garage					
	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	10th and Penn					
	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.

**On December 3, 2018 new rates were put into effect.

Source: The SEA and SA.

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); 2 acres owned by Developer; Penguins hold development option; SEA coordinated with City and PennDOT on the completion of the I-579 Cap Project; Penguins currently receive surface parking revenues
- 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; first development in portion of Lot 4 (Champions Garage) completed September 2021; second development (multi-family building and entertainment plaza) in development.