

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, FEBRUARY 10, 2022
REMOTELY VIA ZOOM CONFERENCE
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:34 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 on Thursday, February 10, 2022, commencing at 10:34 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Mike Dunleavy, Vice-Chairman
Councilman Anthony Coghill, Treasurer
Councilman Futules, Member
Rev. Glenn Grayson, Member
Michael Quatrini, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Rhea L. Thomas, Bill Williams, Edith Ruiz, Steve Morrison, Courtney Stoots and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon, Guy DeFazio, Ryan Buries, and Carrie Yauch of SMG; Valerie Beichner, Luke Borowy, and Sam Soergel of Venture Outdoors; Diane Hunt, Regional Asset District; Mark Belko, Pittsburgh Post-Gazette; Margaret Krauss, 90.5 WESA.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the board members. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the board. Members of the public were offered participation by email, telephone, or the Zoom chat function. Mr. Paul McDonald stated that the Authority had not received any comments via email, no one registered to speak via telephone, and no comments were submitted via the Zoom chat function thus far. Seeing no request from the public to address the board, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meetings of December 9, 2021 and January 12, 2022. A motion was made, seconded and unanimously approved.

Senator Fontana continued onto the next item on the agenda Election of Officers.

Mr. Michael Quatrini nominated the following slate of officers: Senator Fontana for Chairman, Mr. Mike Dunleavy for Vice Chairman, Mr. Sala Udin for Secretary, Councilman Coghill for Treasurer, Ms. Mary Conturo for Assistant Secretary, Morgan Hanson for Second Assistant Secretary, and Rosanne Casciato for Assistant Treasurer.

Senator Fontana asked if anyone had any comments or questions.

Councilman Futules asked if there was a change with the treasurer, and Ms. Mary Conturo confirmed that the position was previously held by Ms. Jill Weimer.

Senator Fontana asked if there were any other questions from the board. Hearing none, Senator Fontana asked for a motion for the election of persons nominated for offices. A motion was made, seconded, and unanimously approved.

Senator Fontana continued onto the next item on the agenda under the David L. Lawrence Convention Center (“DLCC”), authorization to enter into an agreement with Advantus Engineers, LLC in an amount not to exceed \$118,200, including expenses, for LEED Existing

Building: Operations + Maintenance recertification consulting and Level I & II energy audits to be billed based on hourly rates.

Mr. Ryan Buries stated that on April 2, 2012 the convention center was certified platinum under LEED® for Existing Buildings: Operations + Maintenance (LEED O+M) version 2009. DLCC was recertified as platinum on July 24, 2017 and is due for a recertification in 2022. LEED O+M v2009, however, is no longer in use by the U.S. Green Building Council (“USGBC”). Instead, there are two versions of the LEED rating system now available to DLCC: LEED v4 and LEED v4.1. Based on conversations with USGBC and Green Building Certifications Inc. it was determined that LEED v4.1 is more appropriate for DLCC.

Mr. Buries stated further that in November 2021, a Request for Proposals (“RFP”) was publicly advertised in the Post-Gazette, New Pittsburgh Courier, and on the Authority website with additional posting on the Urban Redevelopment Authority’s (“URA”) social media platforms. The RFP was also sent to over 40 firms known to offer sustainability consulting services including 6 MBE and 5 WBE firms. Two proposals were received on December 16, 2021. A selection committee comprised of Ryan Buries, Guy DeFazio, Bill Williams, Doug Straley and Clarence Curry interviewed both firms (Advantus Engineers and evolveEA) and the committee unanimously recommends awarding the contract to Advantus Engineers.

It is planned that the application for recertification will be submitted by June 2022. The LEED v4.1 certification period is every three years. The proposal includes an ASHRAE Level 1 Energy Audit and ASHRAE Level 2 Energy Audit. Also included is submission of application to Duquesne Light for a grant to cover all or a portion of the energy audit costs.

Senator Fontana asked if there were any other questions from the board.

Senator Fontana stated when the certification was awarded it was a big deal, but it costs money to do these certifications and hopefully these energy audits will provide the information to keep up with the certifications and to cut costs.

Mr. Buries stated that was the idea for the energy audits and these audits have been conducted in the past.

Ms. Mary Conturo stated the LEED certification is tied closely to the identity of the building and for marketing purposes it's important that the certification is kept up.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5796

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Advantus Engineers, LLC in an amount not to exceed \$118,200 including expenses, for LEED Existing Building: Operations + Maintenance recertification consulting and Level I & II energy audits to be billed based on hourly rates; 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 continued onto the next item on the agenda, ratification of a change order with Preferred Fire Protection, Inc. ("Preferred Fire") in the lump sum amount of \$23,380 for sprinkler system repairs.

Mr. Buries stated that in October 2021 the board authorized an agreement with Preferred Fire for the evaluation of the sprinklers at DLCC. The evaluation was performed from October to December 2021 and a report was provided in January 2022 together a quote for recommended

repairs. These repairs were authorized, and repair work began in January 2022 with the repairs to be completed by March 31, 2022. Once the repairs are completed Preferred Fire will retest the zones and document the results. Preferred Fire has committed to using a MBE supplier for parts to complete the repairs resulting in a 11% minority participation.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5797

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a change order with Preferred Fire Protection, Inc. in the lump sum amount of \$23,380 for fire sprinkler system repairs; 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 continued onto the next item on the agenda, authorization to enter into a five-year agreement with Venture Outdoors to permit kayak rental operations from a platform adjacent to the Convention Center Riverfront Plaza.

Mr. Doug Straley stated that since December 2012 Venture Outdoors (operating as Kayak Pittsburgh) has provided kayak rentals along the North Shore Riverfront Park Riverwalk, near to the Roberto Clemente Bridge. Mr. Straley further stated that our agreement with them for that operation terminated in 2021 and due to planned maintenance on the Roberto Clemente Bridge cannot be extended. Venture Outdoors believes that constructing a floating platform in the area adjacent to the DLCC Riverfront Plaza would be their best option to restart operations.

The proposed base license fee is \$2,500 with a 5% annual increase during the five-year term, plus any utility costs. Venture Outdoors needs to obtain a Department of Environmental Protection permit which takes approximately 4-6 months. In the permit application Venture Outdoors must show site control from the Authority. Venture Outdoors would like to start operations in Spring 2023 and their total cost for the construction of the platform is approximately \$350,000.

Operations will be annually from May to September and Venture Outdoors will offer youth and community programs. Venture Outdoors received letters of recommendation from Riverlife and VisitPittsburgh and SMG believes Venture Outdoors would be a welcomed amenity for DLCC.

Senator Fontana asked if there were any questions from the board.

Councilman Coghill asked if this was a permanent move.

Mr. Straley confirmed the move was permanent.

Councilman Futules asked if there was an existing permit from their old location that could be used?

Mr. Straley answered that if something is being built in the river next to the Authority's plaza, a specific permit is needed.

Councilman Futules stated that the permit could take up to six months.

Mr. Straley acknowledge that obtaining the permit will take time and stated with the permit taking 4-6 months Venture Outdoors would open in Spring 2023.

Senator Fontana asked Mr. Straley to describe the location of where Venture Outdoors would be located.

Mr. Straley stated the convention center water feature & walkway that goes beneath the building & 10th Street comes to an open plaza at the riverfront and, when facing the river at the plaza, Venture Outdoors would be on the left.

Mr. Quatrini commented this was a very exciting project that will lend itself well to DLCC.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5798

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 five-year agreement with Venture Outdoors to operate from a platform adjacent to the Convention Center Riverfront Plaza; 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 continued onto the next item on the agenda, authorization to enter into an agreement with Henderson Brothers for Insurance Broker and Risk Management Services at a fixed cost of \$135,000 for three years with an option to extend the agreement for two additional years at a fixed cost of \$90,000.

Ms. Rosanne Casciato stated the Authority and the Stadium Authority both currently use Willis Tower Watson, as insurance broker, and Henderson Brothers, as risk management consultant. Ms. Casciato further stated Willis Tower Watson is not paid a direct fee but instead they receive commissions when they procure insurance for the Authorities and Henderson Brothers is paid an hourly rate for their risk management services.

The Authority's broker and risk management commitments and existing insurance policies are scheduled to expire July 1, 2022 and considering various structures, in the hopes of securing better pricing, and aligning the brokers interests with that of the Authority's, it was decided to issue an RFP combining both the broker and risk management services into a single fee-based agreement.

The Authority, with the Stadium Authority, issued a RFP for the combined services in December 2021. The RFP was advertised in the Post-Gazette, New Pittsburgh Courier, the Pittsburgh Builders Exchange, and the Authority's website. The URA assisted by advertising the RFP on its Twitter, LinkedIn and Facebook postings. The Authority also used social media postings of the Riverside Center for Innovation and First Source Center. Additionally, the RFP was sent to 19 potential proposers and a non-mandatory pre-proposal meeting was held on January 5, 2022, with two companies in attendance.

Ten firms requested a copy of the RFP, and four proposals were received. The insurance review committee interviewed three of the proposers and is recommending contracting with Henderson Brothers for the insurance period July 1, 2022 to June 30, 2027. This decision was based on various factors including competitive pricing, the ability to reach the size markets the Authorities require to secure the insurance, favorable experience working with Henderson Brothers and their willingness to seek out and secure a MBE/WBE component to their proposal.

Henderson Brothers committed to 5% WBE using Nova Safety and Health Consultants in their proposal. During the interview process Henderson Brothers committed to making every effort to further engage MBE/WBE firms to increase the participation amount to 10%. Clarence Curry, the Authority's Sr. Diversity Coordinator, has reviewed this participation plan.

Senator Fontana asked if there were any questions from the board.

Mr. Quatrini stated he wanted to give a pat on the back to Ms. Rosanne Casciato and attorney Rhea Thomas as the amount of information that needed to be reviewed and distilled for the review committee members was voluminous and for being able to drill down when questioning the different brokers and insurers.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5799

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Henderson Brothers for Insurance Broker and Risk Management Services at a fixed cost of \$135,000 for three years (payable \$45,000/yr.) with an option to extend the agreement for two additional years at a fixed cost of \$90,000 (payable \$45,000/yr.); 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.

Senator Fontana continued onto the next item on the agenda, authorization of a contract with the County of Allegheny (“County”) for receipt of Coronavirus Local Fiscal Recovery Fund money.

Ms. Casciato stated that under Section 603 of the federal American Rescue Plan Act, which became law on March 11, 2021, a Coronavirus Local Fiscal Recovery Fund was established. The County has received Coronavirus Local Fiscal Recovery Fund money from the United States Department of the Treasury and is distributing it to eligible entities for permissible expenditures. It has been determined that the Authority is an eligible recipient as it generates tourism, travel and hospitality activities within the County.

Board authorization would permit the Authority to enter into the American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement(s) in substantially the form received from the County in order that the Authority may receive such funds.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 5800

WHEREAS , Section 603 of the federal American Rescue Plan Act, which became law on March 11, 2021, establishes a Coronavirus Local Fiscal Recovery Fund; and

WHEREAS, the County of Allegheny (“County”) received Coronavirus Local Fiscal Recovery Fund money from the United States Department of the Treasury; and

WHEREAS, the County is distributing Coronavirus Local Fiscal Recovery Fund money to eligible entities for permissible expenditures; and

WHEREAS, the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County believes that it is in the interests of the health, safety and welfare of the residents of the County for it to enter into an Agreement or Agreements with the County enabling it to receive Coronavirus Local Fiscal Recovery Fund money from the County;


NOW, THEREFORE, BE IT RESOLVED:

1. The Authority authorizes and ratifies the American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement(s) as received from the County.
2. The execution of the American Rescue Plan Act Coronavirus Local Fiscal Recovery Fund Agreement(s) by the Executive Director on behalf of the Authority and designation of the Executive Director as the official representative of the Authority authorized to act in connection therewith and to provide such additional information as may be required is ratified.
3. Proper officers and agents of the Authority are authorized to take all further action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the board.

Mr. McDonald stated that the Authority has provided the public with three options for public participation: email, telephone, or the Zoom chat function. No public comments were submitted via email and there were no registrations to submit a public comment via telephone or the Zoom chat function.

Senator Fontana asked if there were any comments from the board. There being no additional 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 10:54 A.M.



Mary K. Conturo
Assistant Secretary