

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**THURSDAY, JUNE 29, 2023**  
**10:00 AM E.S.T.**

A meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh (the “Authority”) was held upon proper notice on June 29, 2023, in the First Floor Administrative Board Room of the David L. Lawrence Convention Center.

Board members in attendance: Stanley Lederman, Chairperson; Steve Steingart, Secretary (virtual); Keith Reed, Assistant Secretary; and Ralph Horgan, Member

Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Jeff Garstka, Theresa King, Desmond Bentley, Jhason Dixon, Alicia Matos, Randall Porch, Sue Ricketts, Bill Williams, and Paul McDonald.

Also in attendance: Diane Wohlfarth, Solicitor; Clarence Curry, Senior Diversity Coordinator; Tom Ryser, Project Manager; Nick Bland, Huntington Bank; Drew Singer, Pittsburgh Pirates; and Mark Belko of the Pittsburgh Post-Gazette.

Mr. Stanley Lederman called the meeting to order at 10:00 AM and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. Diane 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 April 11, 2023.

A motion to approve was made, seconded, and approved by roll call. The minutes were accepted. Mr. Lederman continued to the next item on the agenda.

3. New Business

Mr. Lederman introduced the first agenda item (item A), presented by Mr. Doug Straley, SEA Project Executive. Mr. Straley addressed the board with an update on the plaza and retail space development project adjacent to PNC Park at the corner of Mazeroski Way and W. General

Robinson Street, also known as Lot 4C. At the April 11, 2023 Stadium Authority Board meeting, the board agreed to extend the agreement with the Pirates and commit them to presenting a Site Improvement Plan for the Plaza project by June 15, 2023.

The team made its presentation to SEA staff and will also present the plan to the City planning and zoning departments for approval. Once approved by the City of Pittsburgh the project would then come back to the Stadium Authority Board for a final resolution to approve the transfer of the property from the Authority to the Plaza developer.

Mr. Lederman commented that the Board's immediate responsibility was to move the project "down the pipeline" and that it was moving along well. The Board wished to allow the City to take its stance on the approval prior to a final resolution by the SA Board. Mr. Lederman added that the major change to the original Site Improvement Plan was the addition of a large LED video board. There being no further comments or questions, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

#### **RESOLUTION NO. 6 (2023)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to approve the Site Improvement Plan for North Shore Option Area Tract 4(C) as presented by the Optionee, 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.

Mr. Lederman called for the next agenda item, Item B, to be presented. Mr. Straley again addressed the Board to present a proposal to increase parking rates at Lot 2 for daily and event parking. The lot is bordered by Chuck Knoll Way, Tony Dorsett Drive and W. General Robinson Street behind Tequila Cowboy, Burgatory and Southern Tier Brewery. As recommended by Alco, who has a contract with the Authority for the lot, proposed that the daily parking rate increase from \$10/day to \$12/day; the monthly lease parking rate increase from \$170/month to \$185/month and for Stage AE events increase from \$12 to \$15 per event.

Mr. Straley indicated that the rates have not increased since 2017 and that the increase would net an additional \$128,786 in revenue. He reminded the Board that in 2017 it was agreed that the revenue would be restricted and to be used to pay debt service on Parking Revenue Bonds. Mr. Horgan expressed encouragement for the fact that there is an increase in demand for parking in the City. There being no further questions or comments, Mr. Lederman called for a motion approve the resolution and it was passed unanimously.

## **RESOLUTION NO. 7 (2023)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to increase Lot 2 parking rates for daily, monthly and Stage AE events, as attached; 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.

Mr. Lederman called for the final agenda item, Item C. Ms. Bridge Pascal, CFO, presented an authorization to bind all insurance from July 1, 2023 to June 30, 2024 at a cost not-to-exceed \$90,585 plus processing fees. Ms. Pascal said that on February 25, 2022 the Board had contracted with Henderson Brothers to handle its insurance policies. Bids were received and it was indicated that the current provider was the low bidder and would be retained.

Ms. Pascal said that there was an increase in the cost by 12%, or \$9,794. The changes in the cost were due to several factors. One factor is the increase in property values from \$58 million to \$68 million thus raising the insurance from \$54,000 to \$65,054, or an increase of 18.64%. Public officials insurance also increased by 2.5%, from \$7,999 to \$8,199 due to an overall increase in revenue. Henderson was also able to get Cincinnati insurance to keep the same rate for General Liability insurance through July 1, 2025. Auto insurance came in at the same rate as in previous years. Cyber insurance, which is shared by the SEA and SA, is \$4,671.

Ms. Pascal said that the Board had a \$5,000 fixed contract fee rather than paying commission. However, a commission of \$10,984.95 was paid to Henderson who has agreed to reimburse the SA \$5,984.95.

With no questions or comments, Mr. Lederman asked for a motion to approve the resolution. It was passed unanimously.

## **RESOLUTION NO. 8 (2023)**

RESOLVED by the Board of the Stadium Authority that its Executive Director and other proper officers are authorized to bind all insurance from July 1, 2023 to June 30, 2024 at a cost not-to-exceed \$90,585, plus processing fees; 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.

### **VII. Public Participation**

Mr. Lederman asked if there were any comments from the public in the audience.

Hearing none, Mr. Lederman asked for a motion to adjourn. The motion was unanimously carried.

#### VIII. Adjournment

The meeting was adjourned at 10:10 A.M.