

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
TUESDAY, DECEMBER 5, 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 virtually upon proper notice on December 5, 2023.

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

Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Rodney Pratt, Jeff Garstka, Theresa King, Jhason Dixon, Alicia Matos, Randall Porch, Bill Williams, Sandhya Giri, and Paul McDonald Jr.

Also in attendance: Diane Wohlfarth, Solicitor; Marissa Levin; Papernick-Gefsky; and Sean Holzing, SMG.

Mr. Stanley Lederman called the meeting to order at 10:02 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 September 27, 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. Stanley Lederman, Stadium Authority Chairman. Mr. Lederman addressed the board for authorization to enter into a 2023 Third Amendment to the Option Agreement with North Shore Developers – 2013, LP extending the Take Down period for Lot 4(C) to March 29, 2024.

Mr. Lederman indicated a resolution was passed at a previous Authority board meeting approving execution of an amendment giving the Pirates and their development group until the end of 2023 to take down the land and move forward with building the new plaza. There was a contingency period to March 29, 2024, because the Authority didn't know how long it would take to get approval from the City of Pittsburgh Planning Commission ("PC") and Mr. Lederman is pleased to report that the PC unanimously approved the application for the LED screen and now it will go to City Council for a final vote which will not occur until January. Should the council approve, in early January, then the Pirates can buy the land from the Authority and stick a shovel in the ground and start.

Mr. Lederman asked if there were any questions.

Mr. Keith Reed asked if the only thing holding up the installment of the video board is the vote from City Council.

Mr. Lederman confirmed that is correct. The PC has approved and should the City Council approve shovels will be in the ground.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

RESOLUTION NO. 13 (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 enter into the 2023 Third Amendment Agreement to the Option Agreement with North Shore Developers – 2013, LP extending the Take Down period for Lot 4(C) to March 29, 2024; 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.

Mr. Lederman called for the next agenda item, Item B, presented by Mr. Bill Williams, SEA Facility Director. Mr. Williams addressed the Board concerning authorization to enter into an agreement with Peter J. Caruso & Sons, Inc. in an amount up to \$138,323 for asphalt work of the North Shore surface parking lots.

Mr. Williams indicated since 2012, the Authority possesses various parking lots on the North Shore. On an ongoing basis, the Authority reviews the physical condition of these parking lots.

From these reviews, asphalt crack filling and patch repairs are recommended for Lots 5, 7A, 7B, 7C, 7D, 7F, 7H and 7J. In Lot 2, asphalt sealing, and line striping have been identified as needed repairs. A bid package was developed based on these repairs.

The Authority publicly advertised the bid package in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the Authority website, with the Pennsylvania Builders Exchange, African American Chamber of Commerce, First Source Center, and Riverside Innovation Center. The bid package was sent to ten companies including one WBE firm. A pre-proposal meeting was conducted on September 27, 2023, with three companies present. On October 17, 2023, one proposal was received from Peter J. Caruso and Sons, Inc. Authority staff did a scope review to confirm their understanding of the work and completeness of their proposal. Peter J. Caruso and Sons, Inc. provided overall pricing along with asphalt patching and crack filling unit prices.

Due to weather constraints, this work will commence in Spring of 2024 and be coordinated around North Shore events. Peter J. Caruso and Sons, Inc. has been contacted about this start date and they will honor their bid pricing. The warranty for this project is one year for workmanship and product.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

RESOLUTION NO. 14 (2023)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an agreement with Peter J. Caruso & Sons, Inc. in an amount up to \$138,323 for asphalt work of the North Shore surface parking lots 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.

Mr. Lederman called for the next agenda item, Item C. Ms. Bridget Pascal, CFO addressed the Board to present the approval of Stadium Authority Budgets for the period ending December 31, 2024.

Ms. Pascal indicated. The Authority operating budget includes unrestricted and restricted revenues. Unrestricted revenues are from interest income. Unrestricted expenses include insurance costs, professional fees for legal, auditing, and participation in the City of Pittsburgh Disparity Study and other consulting services. The budget projects a \$40,066 unrestricted operating deficit in 2023 which will be funded by cash on hand.

The restricted revenues are daily parking lot revenues from Lots 1, 2, and 5 and 7A through 7J. (These revenues are restricted by the terms of the financing agreements which pledge those revenues to the debt service on the 2017 Parking System Revenue Bonds.) The restricted expenses include the rent paid to PennDOT for 7A-7J lots, the net revenue pledge supporting the 2017 Parking System Revenue Bonds, and payment to Alco for surface spaces lost to development.

Garage Budgets: The annual budgets for the West General Robinson Street Garage and Gold 1 Garage forecast net income sufficient to cover operating costs and annual debt service payments.

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

RESOLUTION NO. 15 (2023)

RESOLVED that the Stadium Authority Budgets for the period ending December 31, 2024 are hereby approved; 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 D. Ms. Bridget Pascal, CFO, presented establishing the schedule for Stadium Authority Board meetings for the calendar year 2024.

Ms. Pascal stated in 2024, the regular meetings of the Stadium Authority Board will be held quarterly on the third Thursday in March, June, and September and on the second Friday in December beginning at 10:00 A.M. These meetings will be held at the David L. Lawrence Convention Center (unless held remotely). Attached is the listing of the specific dates of the meetings.

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

RESOLUTION NO. 16 (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 schedule the Stadium Authority Board meetings for the calendar year 2024 to be held quarterly on the following dates: March 21, 2024, June 20, 2024, September 19, 2024, December 13, 2024 at 10:00 A.M., in the David L. Lawrence Convention Center (unless held remotely). 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.

Mr. Lederman called for the final agenda item, Item E. Mr. Jeff Garstka, Director of Economic Development, to present an authorization to request a Statewide Local Share Account grant of \$144,913 from the Commonwealth Financing Authority to be used for West General Robinson Street Garage Elevator Component Upgrades and, if approved, to enter into all documents for receipt of funds.

Mr. Garstka stated The Authority is requesting a grant from the Commonwealth Financing Authority through its Statewide Local Share Access Account fund to upgrade door operators on the five elevators at the West General Robinson Street Garage (WGRSG). The WGRSG, opened in 2006 and serves as a primary parking facility for Acrisure Stadium and PNC Park. The garage is attached to a Light Rail Transit station that provides free transit to Downtown Pittsburgh.

Four of the five elevators are working, and maintenance calls have increased over the past few years thus necessitating repairs. Instead of buying all new elevators that would cost millions of dollars, Otis Elevator Company (Otis) has recommended replacing critical components such as the elevator door operators. Otis proposes installation of five new Otis “Glide A Door Operators”. The new operators have energy-efficient AC motors which use less energy than traditional DC powered models. No lubrication is required for the operator's sealed bearings, making the unit cleaner than other models. The Authority will contract with Otis Elevator Company to purchase and install the new door operators and comply with ASME A 17.1 Code. The Local Share Account grant was submitted on November 30, 2023, but this resolution is a requirement of the grant and must be provided for the application to be considered.

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

RESOLUTION NO. 17 (2023)

Resolution of The Stadium Authority of the City of Pittsburgh (SA) authorizing the filing of an application for funds from the Commonwealth Financing Authority.

Be it RESOLVED, that The Stadium Authority of the City of Pittsburgh hereby request a Statewide Local Share Account grant of \$144,913 from the Commonwealth Financing Authority to be used for West General Robinson Street Garage Elevator Component Upgrades.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Aaron Waller, Executive Director and Bridget Pascal, CFO as the official(s) to execute all documents and agreements between The Stadium Authority of the City of Pittsburgh and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Steve Steingart, duly qualified Secretary of The Stadium Authority of the City

of Pittsburgh, PA, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of The Stadium Authority of the City of Pittsburgh at a regular meeting held December 5, 2023, and said Resolution has been recorded in the Minutes of The Stadium Authority of the City of Pittsburgh and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of The Stadium Authority of the City of Pittsburgh, this 5th day of December, 2023.

VII. Public Participation

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

Hearing no further questions, Mr. Lederman asked for a motion to adjourn. The motion was unanimously carried.

VIII. Adjournment

The meeting was adjourned at 10:20 A.M.