

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING MINUTES
THURSDAY, SEPTEMBER 19, 2024
10:00 AM E.S.T.

The Stadium Authority of the City of Pittsburgh (the “Authority”) held a Board of Directors meeting on September 19, 2024, in the David L. Lawrence Convention Center’s Executive Board Room.

Board members in attendance: Stanley Lederman, Chairperson; Steve Steingart, Vice-Chairman; Rev. Brenda Gregg, Treasurer & Assistant Secretary; Ralph Horgan, Secretary; and Keith Reed (via Zoom), Member.

Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Rodney Pratt, Jeff Garstka, Alicia Matos, Sandhya Giri, Hilliary Frisbie, Connor Reiche, Robert Baugh, Kevin Kaiser, Dom Summers, and Paul McDonald Jr. Also in attendance: Marissa Levin, Authority Acting Solicitor.

Public Attendees: Matthew Wilson, Pittsburgh Steelers; DJ Makosky, AllCo Treasurer; Drew Singer and Travis Williams, Pittsburgh Pirates; Matt Rosemeyer, Charles Douglas Consultant Group; and Herky Pollock.

Mr. Stanley Lederman called the meeting to order at 10:00 AM. Ms. Marissa Levin 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 June 20, 2024.

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 Travis Williams and Herky Pollock. Mr. Williams and Mr. Pollock addressed the board providing a North Shore Development Update.

Mr. Williams stated on March 28, 2024, the Take Down of the Plaza Site commenced. On April 1, 2024, permit design plans were submitted to PLI. On April 11, 2024, a notice to proceed was issued to CBC for commencement of site work, including E&S controls, demolition and removal of existing concrete and asphalt, and fine grading and site preparation. On August 8, 2024, the permit was received. On August 30, 2024, an agreement was entered for the base plaza scope. On September 9, 2024, CBC was remobilized for base plaza scope.

Mr. Ralph Horgan asked if all the work was completed from the April 11, 2024 bullet point item.

Mr. Williams confirmed that was correct.

Mr. Pollock discussed the overall project as being focused on being available 365 days a year. He outlined the overall project plan including a large video board in the plaza. Additionally, he stated that it was to include events all year in the area. Mr. Pollock stated that the first area of the new plaza to be built is Sugarbird, a fast casual restaurant. This area will offer chicken, donuts, and soft-serve ice cream as the main food offerings. A beer garden will also be attached to Sugarbird. Sugarbird can be used for a litany of events. Additionally, they anticipate utilizing kiosks and vendors.

The second area is called the Highball Social Club (HSC). This area will be located below the residential apartment building. HSC will service the entire complex. HSC can host multiple events inside the restaurant. HSC will be the first and last impression when visiting or leaving PNC Park. He discussed Fastball, a fast casual window to get food to enjoy in the plaza which is to be built with HSC. With no fast-casual restaurant located on the North Shore, Sugarbird and HSC working in tandem would be a great amenity for the North Shore.

Mr. Horgan asked if this was the void from Honus Wagner to Southern Tier.

Mr. Pollock confirmed that was correct and said it would connect PNC Park, Stage AE, and Acrisure Stadium.

Mr. Lederman asked if the plaza would be open, even on non-game or non-event days.

Mr. Pollock indicated that the plaza was meant to be open to the public continuously.

Mr. Lederman asked if there were any questions.

Mr. Horgan asked if the 4.5 months included all phases for permit approval.

Mr. Pollock stated building permits are still needed for the interior of Highball.

Mr. Horgan asked if any additional scope was needed.

Mr. Pollock stated the additional parts are with Sugarbird and HSC, but that the plaza itself was approved.

Rev. Brenda Gregg asked about the safety surrounding the new plaza.

Mr. Pollock stated there would be a fence around the site to close off during after-hours. Mr. Pollock stated security would post around the area.

Mr. Keith Reed asked if the operators of HSC and Sugarbird are local or national.

Mr. Pollock stated it was his team, and they are local. The money made from the plaza will stay in the region.

Mr. Reed asked who is responsible for approving or programming events.

Mr. Pollock stated it would be his team.

Mr. Steve Steingart asked what the interior seating capacity is in HSC.

Mr. Pollock stated over 300 seats, plus standing room.

Mr. Horgan asked if the landscaping across General Robinson has been contracted.

Mr. Pollock indicated that it was in the scope but not contracted as the trees associated with the landscaping could not be planted until fall of 2025.

With no questions or comments, Mr. Lederman introduced the second agenda item, Item B, presented by Ms. Bridget Pascal as she addressed the board for the SA 2024 Budget Report.

Ms. Pascal stated she is presenting the first half of the year's financial results. This report displays that revenue continues to exceed budget and prior year revenue. Monthly leases have increased at West General Robinson Street Garage.

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 10:27 A.M.