

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING MINUTES
FRIDAY, MARCH 28, 2025
10:30 AM E.S.T.

The Stadium Authority of the City of Pittsburgh (the “Authority”) held a Board of Directors meeting on Friday, March 28, 2025, in the David L. Lawrence Convention Center Executive Board Room.

Board members in attendance: Stanley Lederman, Chairperson; Steve Steingart, Vice-Chairman; Rev. Brenda Gregg, Treasurer and Assistant Secretary; Ralph Horgan, Secretary (via Zoom); Keith Reed, Member (via Zoom). Authority staff present: Aaron Waller, Bridget Pascal, Rodney Pratt, Theresa King, Sandhya Giri, Randall Porch, Hilliary Frisbie, Dom Summers, Jocelyn Bracken, Jhason Dixon, Doug Straley, Connor Reiche, and Paul McDonald Jr. Also in attendance: Stephen Papernick, Solicitor; Matthew Wilson, Pittsburgh Steelers.

Public Attendees:

Mr. Stanley Lederman called the meeting to order at 10:30 AM. Mr. Stephen Papernick proceeded with a roll call of the board members and confirmed 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 December 13, 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 next agenda item, Item A, presented by Mr. Doug Straley, Sports & Exhibition Authority Project Executive. Mr. Straley addressed the board for authorization to enter into a temporary construction license agreement with Allegheny County Sanitary Authority (ALCOSAN) and Alco Parking Corporation for the period of January 1, 2026, to December 31, 2030, for Lot 7D staging for ALCOSAN construction project at a fee of \$600,000.

Mr. Straley stated in January 2024, Authority staff was contacted regarding a clean water project ALCOSAN is undertaking adjacent to the Clark Building on the North Shore. ALCOSAN has initiated a \$2 billion, long-term Clean Water Plan, which aims to reduce combined sewage overflows by 7 billion gallons per year and eliminate sanitary sewage overflows. ALCOSAN requested a temporary construction license for Lot 7D, valid from January 1, 2026, to December 31, 2030. Lot 7D is approximately one acre in size, featuring 212 surface parking spaces. The Authority leases the seven lots on the North Shore from PennDOT through April 1, 2050.

ALCOSAN approached the Authority in July of 2024 and offered \$270,000 for the temporary construction easement. The Authority approached Alco to provide its calculation of lost revenue for the approximately 5-year period. Alco determined the parties would lose approximately \$600,000.00 over this period. This figure takes into account the impact of the 2026 NFL draft. ALCOSAN accepted the license fee of \$600,000.00 after further negotiations between the parties. ALCOSAN will pay the full fee upon execution of this agreement by all parties. As the owner of the property, PennDOT has reviewed the agreement and provided its comments to all acceptable parties. Alco and Authority staff recommend approval of the temporary license agreement.

Mr. Lederman asked if there were any questions.

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

RESOLUTION NO. 30 (2025)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a temporary construction license agreement with Allegheny County Sanitary Authority (ALCOSAN) and Alco Parking Corporation for January 1, 2026 to December 31, 2030 for Lot 7D staging for ALCOSAN construction project at a fee of \$600,000.00; 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 introduced the next agenda item, Item B, presented by Mr. Jeff Garstka, Sports & Exhibition Authority Director of Economic Development. Mr. Garstka addressed the board for authorization to enter into an agreement with Otis Elevators (OTIS) in an amount up to \$140,000.00 for elevator upgrades with reimbursement from the Commonwealth of Pennsylvania (COP) from a Marketing Initiative Program grant.

Mr. Garstka stated the West General Robinson Street Garage (WGRSG) was built in 2006 to support the stadiums and the North Shore development. The elevators are original to the garage and have experienced extended shutdowns and repeated maintenance calls. OTIS, the Stadium Authority's maintenance service provider, recommends installing a new door operator system in each of the five cars that service the WGRSG to extend the elevator's life.

The new system utilizes a closed-loop system and direct-drive belt technology, designed to provide consistent door performance despite changes in weather conditions and environmental factors that the garage routinely encounters. The system also features a self-learning capability that enables it to continually improve performance and efficiency throughout the operators' lifespan. The life expectancy of the new door operator system is 15-20 years, extending the life of the existing elevators 5-10 years, given the age of the overall system. There is a one-year warranty period on the new door operator system.

Due to the proprietary nature of the elevator system in the WGRSG, staff sourced pricing directly from OTIS. The quote from OTIS is \$130,000.00 plus a \$10,000.00 contingency. Delivery is expected to take approximately 12 weeks. Installation will occur in phases to maintain some car operations during the project. Completion on all five cars should take 4-6 months. A Marketing Initiatives Program grant agreement will be executed with the COP and the Authority. Once the grant agreement is executed, an invoice will be sent to the COP, who will then forward the full amount of \$140,000.00 at the project's onset. There is no local match required. Authority Staff will provide the required compliance and close-out reporting to the COP. There is no MBE/WBE participation on this project due to the proprietary nature of the equipment.

Mr. Lederman asked if there were any questions.

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

RESOLUTION NO. 31 (2025)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Chairman and/or Executive Director and other proper officers are authorized to enter into an agreement with Otis Elevators in an amount up to \$140,000.00 for elevator upgrades with reimbursement from the Commonwealth of Pennsylvania from a Marketing Initiative Program grant, 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 and intent of this Resolution.

Mr. Lederman introduced the next agenda item, Item C, presented by Mr. Steve Morrison, Sports & Exhibition Authority IT Director. Mr. Morrison addressed the board for authorization to enter into a lump sum agreement with Dagostino Electronic Services, Inc. (DES) in the amount of \$24,450.00 for the purchase and installation of replacement security cameras, licenses, and related equipment at the WGRSG.

Mr. Morrison stated the WGRSG has a hybrid security system consisting of both newer IP security cameras and older analog cameras, which are original to the building. This project will replace all nine remaining analog security cameras, install five new IP security cameras to augment exit lane monitoring, and add coverage to the front sidewalk of the garage and pedestrian tunnel. Additional licensing is included to accommodate the addition of extra cameras to the system.

In March 2025, this project was publicly advertised in the Post-Gazette, New Pittsburgh Courier, with the Pittsburgh Builders Exchange, Master Builders Association, African American Chamber of Commerce, Riverside Center for Innovation, Vibrant Pittsburgh, Hispanic Chamber of Commerce, the Asian American Chamber of Commerce, and the Authority's website. Six companies participated in the pre-bid meeting and walkthrough of the project. Four bids were received from DES, Everon, Gordico, and Intertech on March 19, 2025, with DES submitting the lowest responsible bid.

This project includes a one-year full warranty on all installation and equipment, as well as a five-year warranty on the security cameras. The camera licenses have been extended to include software assurance through July 2027, which aligns with the licensing at the rest of our facilities. There is no MBE/WBE with this project.

Mr. Lederman asked if there were any questions.

Mr. Ralph Horgan asked where the video feed is stored.

Mr. Morrison stated the feed is recorded on a server at the WGRSG and it's accessible from the Authority's facilities.

Mr. Keith Reed asked if the Pittsburgh Bureau of Police has access to the video feed.

Mr. Morrison stated only the outside external cameras.

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

RESOLUTION NO. 32 (2025)

RESOLVED by the Stadium Authority of Pittsburgh that its Executive Director and other proper officers are authorized to enter into a lump sum agreement with Dagostino Electronic Services, Inc. in the amount of \$24,450.00 for the purchase and installation of new security cameras, licenses, and related equipment; 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 introduced the next agenda item, Item D, presented by Ms. Hillary Frisbie, Sports & Exhibition Authority Facilities Director. Ms. Frisbie addressed the board for authorization to enter into a three-year agreement with A-1 Resources in an amount not to exceed \$52,489.00 for power washing of the Gold 1 Garage (G1G) and the WGRSG with two option years in an amount not to exceed \$39,525.00.

Ms. Frisbie stated the Authority contracts with power washing companies to ensure the garages are clean and safe for public use. Preventative power washing also helps prevent chemicals, dirt, and debris from entering public water systems, thereby extending the overall life of the garage. Upkeep of the garage increases repeat customers and overall satisfaction with the North Shore parking experience.

Last year, the Authority approved a three-year contract with Kept Companies for the power washing of the WGRSG and G1G. The Authority had to terminate the contract after one year due to a lack of performance. The Authority posted a notice to bidders on the Authority's website, the Pittsburgh Post-Gazette, the Pittsburgh Courier, and sent it to 43 companies, including nine M/WBE companies. A preproposal meeting was held on March 17, 2025, with three companies in attendance. Proposals were received from four companies: A-1 Resources (A-1), Cyclone Powerwash, Proline Solutions and Whiteys.

A selection committee was established of Authority staff and Alco staff. The committee is recommending A-1 for submitting the lowest per-year pricing, the lowest price for additional hourly rates if needed, and five-year pricing, positive references from the Steelers and Velociti Services for PNC Park, a comprehensive proposal with a detailed scope of work, and the ability to meet the schedule and minimize parking space disruption. The proposals included pricing for the North Shore Garage, which the Sports & Exhibition Authority owns. The Sports & Exhibition Authority board will consider this portion of the proposal at their next board meeting. There is 100% MBE participation associated with this agreement.

Mr. Lederman asked if there were any questions.

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

RESOLUTION NO. 33 (2025)

RESOLVED by the Stadium Authority to enter into a three-year agreement with A-1 Resources in an amount not to exceed \$52,489.00 for power washing of the Gold 1 Garage (G1G) and the West General Robinson Street Garage (WGRSG) with two option years in amount not to exceed \$39,525.00 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 introduced the next agenda item, Item E, presented by Ms. Bridget Pascal, Sports & Exhibition Authority CFO. Ms. Pascal addressed the board for approval of the Stadium Authority's Audited Financial Statements (AFS) as of and for the year ended December 31, 2024.

Ms. Pascal stated the audit of the Stadium Authority's financial statements for the year ending December 31, 2024, was completed by Maher Duessel (MD). MD issued its report with an unmodified opinion, which means that the AFS presents fairly, in all material respects, the net position, revenue, expenses, and cash flows of the Authority. There were no significant deficiencies, findings, or questioned costs resulting from the audit. A federal audit was not required for this period.

On March 24, 2025, Hailey Streit of MD reviewed the draft independent auditor's report and financial statements with the Authority's Chairman, Stanley Lederman; Treasurer, Rev. Brenda Gregg; Executive Director, Aaron Waller; CFO, Bridget Pascal; and Controller, Jhason Dixon.

Mr. Lederman asked if there were any questions.

Rev. Brenda Gregg thanked Authority Staff for their hard work.

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

RESOLUTION NO. 34 (2025)

RESOLVED that the Stadium Authority's Audited Financial Statements for the year 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.

VII. Public Participation

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

Mr. Steve Steingart wanted to congratulate Mr. Stanley Lederman for his induction into the Western Pennsylvania Jewish Hall of Fame in May 2025.

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

VIII. Adjournment

The meeting was adjourned at 10:47 A.M.