

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING MINUTES
WEDNESDAY, JUNE 11, 2025,
10:01 AM E.S.T.**

The Stadium Authority of the City of Pittsburgh (the “Authority”) held a Board of Directors meeting on Wednesday, June 11, 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; Keith Reed, Member (via Zoom). Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Jhason Dixon, Alicia Matos, Connor Reiche, Sandhya Giri, Grace Longworth, Hillary Frisbie, Jocelyn Bracken, Dom Summers, Connor Reichle, Kevin Kaiser, and Paul McDonald Jr. Also in attendance: Stephen Papernick, Solicitor; Adam Babetski, Pittsburgh Post-Gazette; and Rob Horgan.

Public Attendees:

Mr. Stanley Lederman called the meeting to order at 10:01 AM. Mr. Stephen Papernick 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 March 13, 2025.

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. Election of Officers

Mr. Keith Reed nominated the following slate of officers: Mr. Stanley Lederman for Chairman, Mr. Steve Steingart for Vice-Chairman, Mr. Ralph Horgan, Secretary, Ms. Brenda Gregg for Assistant Secretary and Treasurer, Mr. Aaron Waller for Second Assistant Secretary, and Ms. Bridget Pascal for Assistant Treasurer.

4. New Business

Mr. Lederman introduced the next agenda item, Item A, presented by Ms. Hillary Frisbie, Sports & Exhibition Authority Facility Director. Ms. Frisbie addressed the board for authorization to enter into an agreement with C.H.& D. Enterprises (CHD) in a not-to-exceed amount of \$307,648 for concrete and caulking repairs at Gold 1 Garage (G1G) and West General Robinson Street Garage (WGRSG).

Ms. Frisbie stated every two years, the Authority and the Sports & Exhibition Authority (SEA) have a contracted engineering firm to conduct a visual assessment of the Authority's G1G, WGRSG, and the Sports & Exhibition Authority of Pittsburgh and Allegheny County's (SEA) North Shore Garage (NSG) and Tribute to the Children (TTC) monument. The engineering firm, American Engineering Services (AES), was engaged to conduct an assessment in January 2024. AES submitted a Structural Condition Assessment report outlining their findings and recommended repairs. The assessed necessary repairs include vertical concrete repairs, partial- and full-depth overhead flange and connection repairs or replacements, partial topside deck repairs, drain replacements, masonry repairs, and repointing of mortar joints and cracked bricks. In June 2024, the Authority Board approved a change order to have AES develop bid drawings and specifications.

On April 3, 2025, the SA publicly advertised the bid package in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the SEA's website, Vibrant Pittsburgh, the African American Chamber of Commerce, First Source Center, Riverside Center for Innovation, the MWDBE Governmental Committee, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business Incubator. Two bids were received on April 23, 2025, from the following: CPS Construction Group and C.H.&D Enterprises Inc. (CH&D).

Base bids were received separately for G1G, WGRSG, NSG, and TTC. The bids were then combined for the four facilities to allow for economies of scale. The bids also included unit pricing that can be used for additional quantities that may arise. CH&D was the lowest responsible combined bid at \$588,888 for the SEA and Authority. Hillary Frisbie, Facilities Director, conducted a scope review with CH&D to confirm they completely understood the scope and work. The allocated cost for the NSG and TTC portion of the project is \$281,240 and was approved at the SEA Board meeting on May 8, 2025. The warranties for the project are five years for the sealants and one year on all other work. Work will begin this fall and is anticipated to be completed by the end of this year. There is 1% MBE participation with Cooper Trading for supplies.

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. 35 (2025)

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 C.H.& D. Enterprises in a not-to-exceed amount of \$307,648 for concrete and caulking repairs at Gold 1 Garage (G1G) and West General Robinson Street Garage (WGRSG); 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 Ms. Bridget Pascal, Sports & Exhibition Authority CFO. Ms. Pascal addressed the board for authorization to bind all Stadium Authority insurances from July 1, 2025, to June 30, 2026, at a cost not-to-exceed \$98,424, plus processing fees.

Ms. Pascal stated on February 25, 2022, the board authorized an agreement with Henderson Brothers (Henderson) for insurance broker and risk management services. As such, Henderson obtained insurance quotes for the upcoming year (July 1, 2025, to June 30, 2026). The current carrier provided the lowest pricing. The proposed Authority insurance costs increased by \$2,758 or 3%.

Some of the changes include Property Insurance: Property valuation remained at \$68 million, with an insurance premium increase of 5.3%;. Public Officials Insurance: The renewal remains with Ace American Insurance Company but includes a 9.4% increase from \$9,134 to \$9,995. This insurance premium increase is based on the Authority's higher revenues.

General Liability, Auto Liability, and Commercial Umbrella Liability: the insurance carrier is Cincinnati Insurance. These policies are entering into another multi-year agreement. The premiums decreased year over year by 4.4%, a savings of \$1,199, from \$19,025 to \$17,826.

Cyber Insurance: This is a joint policy held between the Authority and the SEA, with the premiums for \$1 million in coverage shared between the two entities. The premium and the Authority's share of the cyber policy have increased by 1.8% to \$4,895. The total policy cost is \$9,790 between the two entities.

The contract with Henderson stipulates the Authority pays a fixed fee of \$5,000 for their services, rather than paying them commissions. Chubb, the carrier for property and public officials' policies, would not remove the commissions from their proposals. These commissions total \$12,477, Henderson will receive the commissions and remit \$7,477 to the Authority. Henderson recommends binding the insurance, effective July 1, 2025.

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. 36 (2025)

RESOLVED that the Board of the Stadium Authority that its Executive Director and other proper officers are authorized to bind all Stadium Authority insurance policies from July 1, 2025, to June 30, 2026, at a cost not-to-exceed \$98,424, 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 no further questions, Mr. Lederman asked for a motion to adjourn. The motion was unanimously carried.

VIII. Adjournment

The meeting was adjourned at 10:11 A.M.