

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
TUESDAY, APRIL 11, 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 April 11, 2023 in Meeting Room 405 of the David L. Lawrence Convention Center.

Board members in attendance: Stanley Lederman, Chairperson; Reverend Brenda Gregg, Vice-Chairman and Treasurer; Steve Steingart, Secretary; Keith Reed, Assistant Secretary; and Ralph Horgan, Member

Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Rhea Thomas, Jeff Garstka, Theresa King, Desmond Bentley, and Paul McDonald.

Also in attendance: Diane Wohlfarth, Solicitor; Clarence Curry, Senior Diversity Coordinator; Herky Pollock of HiLife Hospitality, Lindsey Holzer of Buchanan Ingersoll & Rooney, Travis Williams and Drew Singer of the 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 March 28, 2023.

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

3. New Business

Mr. Lederman acknowledged that the Authorization to extend the date of expiration of the Option Period for takedown of Lot 10.1 (Tract 4(C)) at the North Shore Option Area, was approved at the

last meeting until April 14, 2023. Mr. Lederman introduced Mr. Travis Williams, President of the Pittsburgh Pirates (“Pirates”) for further discussion on the project. Travis stated how excited the Pirates are to lead this development and the extra time requested is to make sure that the development is done right.

Mr. Williams addressed the board with an update on the plaza and retail space development project adjacent to PNC Park, and a request for an option agreement extension. The Pirates conducted a national search for partners to bring a unique experiential retail and entertainment amenity, ultimately selecting HiLife Hospitality (“HiLife”), led by Herky Pollock and Mike Hanley, to lead the project. Mr. Williams believes HiLife is the ideal partner to develop an innovative concept on the North Shore to benefit PNC Park game days and activate the area on non-game days. Mr. Williams handed off the briefing to Mr. Pollock for further details.

Mr. Pollock stated his involvement in the development of the North Shore since Continental became the master developer selected by the Pirates and Steelers. He is a lifelong Pittsburgh resident and believes this project is a once in a lifetime opportunity that will be an important part of his legacy in Pittsburgh. Mr. Pollock communicated his ownership interest in other North Shore restaurants: Burgatory and more recently Shorty’s Pins X Pints. Mr. Pollock expressed HiLife's excitement in contributing to the lively atmosphere of the North Shore. HiLife's goal is to celebrate the Pirates and create a year-round active space, not solely reliant on Pirates game days. The project boasts 30,000 square feet of outdoor space and 15,000 to 20,000 square feet of indoor space on the first floor of the six-story residential building that is to be completed early in 2024.

Mr. Pollock further explained that the experiential space is designed to appeal to a diverse range of audiences, including those attending game days at both PNC Park and Acrisure Stadium. To ensure the project's success, HiLife has selected Chicago-based Barker/Nestor Inc. as the lead design architect, in collaboration with locally owned branding firm Bootstrap Design to bring the concept to life. Plan details are expected to be announced later this year.

Mr. Lederman asked if any board members had any questions.

Mr. Steve Steingart asked if the restaurant concept will be a multi-unit place, will it be 4-5 facilities.

Mr. Pollock stated there will be a diverse offering of food with quick casual options outside in the plaza, and full-service restaurant inside to capture different audiences. And a large portion of revenue expected from event sales.

Mr. Lederman stated the goal for both sides should be to get the development project right the first time. Furthermore, Mr. Lederman noted the design team will submit design concepts by the middle of June.

Mr. Pollock stated HiLife and the Pirates are committed to “getting it right.”

Mr. Lederman introduced Mr. Straley to present the first item of business:

- A. Authorization to enter into a 2023 Amendment to the Option Agreement with North Shore Developers – 2013, LP, and amendments to the Parcel 4 License Agreement and the Construction License Agreement, which were each executed in January 2022.

Mr. Douglas Straley stated the Authority entered into an Option Agreement with a joint venture of the Pirates and Steelers (“Optionee”) in 2003, regarding the development of specific land parcels between Heinz Field and PNC Park. The joint venture appointed Continental/North Shore Manager, LLC as its master developer, and since then, eight developments have been completed, with three parcels remaining to be developed.

Mr. Straley explained that in 2022, the Authority approved an Amendment Agreement with specific conditions that required Tract 4(C) and Parcel 4 Site Improvement Plan to be submitted and approved by the Authority before March 31, 2023. The Authority provided a forbearance until April 14, 2023. The 2023 Option Agreement amendment proposes changes to the Tract 4(C) project, such as submitting Tract 4(C) to the Authority for approval by June 15, 2023, and the Take Down of Tract 4(C) within 45 days of receiving final land use, zoning, and legislative approvals. If such approvals are not received by November 15, 2023, the Authority will consider an extension with the Take Down not to be later than March 29, 2024. Optionee must be ready to commence construction within 60 days of the approval.

Mr. Straley further explained that the term of the Construction License Agreement and the Parcel 4 License Agreement have been extended until December 31, 2023. The Optionee now has until December 31, 2024, to complete improvements required under the Parcel 4 License Agreement. When the designs and plans for Tract 4(C) and Parcel 4 are more definitive, each project will come back to the Authority for approval of development and final authorization to transfer the land.

Mr. Lederman corrected Mr. Straley’s statement and stated the Optionee must be ready to commence construction within 60 days of take down, not the board approval.

Mr. Straley confirmed that statement is correct.

Mr. Lederman asked if any board members had any other questions. Hearing none, he asked for a motion to approve. The motion to approve was made, seconded and approved by roll call, and the following resolution was passed:

RESOLUTION NO. 5 (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 Amendment Agreement to the Option Agreement with North Shore Developers – 2013, LP, the Amendment to Parcel 4 License Agreement (with NORTH SHORE PLAZA, LLC) and the Amendment to Construction License Agreement (with NORTH SHORE X APARTMENTS, LLC) substantially in the form presented; 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 asked if any board members had any other questions. Hearing none, the next item read was:

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 10:20 A.M.