

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD MEETING  
WEDNESDAY, SEPTEMBER 27, 2023  
9:00 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 September 27, 2023.

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

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

Also in attendance: Diane Wohlfarth, Solicitor; and Merrill Stabile of ALCO.

Mr. Stanley Lederman called the meeting to order at 9:00 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 June 29, 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. Bill Williams, SEA Director of Facilities. Mr. Williams addressed the board for fire protection monitoring and inspections at the Gold 1 Garage (“G1G”) and West General Robinson Street Garage (“WGRSG”).

Mr. Williams indicated the Authority has two facilities, G1G and WGRSG, while the Sports & Exhibition Authority (“SEA”) has one facility, the North Shore Garage (“NSG”). Each garage has

fire protection equipment including wet & dry sprinkler systems, standpipes, alarm monitoring panels, fire extinguishers, and communication devices. For the past 5 years, Johnson Controls has performed the inspection, maintenance, repair, and monitoring of these systems, with the contract ending November 30, 2023.

In July 2023, the Authorities collaborated on an RFP that encompassed fire protection services and introduced a five-year obstruction testing requirement, which was previously conducted under a separate agreement. The RFP was publicized in the New Pittsburgh Courier, the Post-Gazette, the Pennsylvania Builders Exchange, African American Chamber of Commerce, First Source Center, Riverside Innovation Center, and the SEA website. The RFP was distributed to eight companies, including one MBE firm. Following a pre-proposal meeting, Johnson Controls submitted a proposal on July 17th.

The agreement allocates \$34,968 to the Gold 1 Garage and \$42,469 to the West General Robinson Street Garage. Approval for the North Shore Garage segment is pending for the October SEA board meeting, and the service period spans from December 1, 2023, to November 30, 2028. A 25% MBE participation with All Systems Fire Protection for testing and inspection. Services will be funded from each garage's operating budget.

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

### **RESOLUTION NO. 9 (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 a five-year agreement in an amount of \$77,437 with Johnson Controls Inc. for fire protection monitoring and inspections at the Gold 1 Garage and West General Robinson Street Garage, 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 B, presented by Mr. Doug Straley, SEA Project Executive. Mr. Straley addressed the Board to present an authorization to extend the agreement with Direct Energy for energy procurement for the G1G and WGRSG from July 31, 2025 to June 30, 2029.

Mr. Straley indicated since 2012, the Authority and the SEA have participated in the Western PA Energy Consortium ("WPEC") to purchase electricity with other governmental and nonprofit entities. In November 2020, WPEC released an RFP for energy procurement, and Direct Energy

was selected for a 4 year contract from July 2021 to July 2025. If authorized, the agreement would extend through June 30, 2029. The extension will allow the consortium to enter into a power purchase agreement for green energy with an existing wind farm, increasing the amount of green energy purchased from 17% to 45%.

Mr. Straley stated the current billing rate including the 17% green energy procurement is \$0.098 per Kwh. The proposed budgetary rate is \$0.066 per Kwh, which is decreased due to the consortium meeting its reserve funding necessary to make procured purchases. Currently the consortium purchases 135,000 Mwh per year, and the renewable purchase would be for approximately 61,230 Mwh per year. The City of Pittsburgh, PWSA, and the SEA are the three largest users in WPEC and use approx. 90,000 Mwh annually. All three entities have signed extensions and the renewable purchase was made on August 30, 2023. A letter of support for the renewable energy purchase was written by Mayor Gainey.

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

#### **RESOLUTION NO. 10 (2023)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to extend the agreement with Direct Energy for energy procurement for the Gold 1 Garage and West General Robinson Street Garage from July 31, 2025 to June 30, 2029; 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. Mr. Straley addressed the Board to present an authorization to approve new G1G, WGRSG, and North Shore surface parking lot rates for the Pirates, Steelers, and Pitt Panthers events effective February 1, 2024.

Mr. Straley indicated parking garages, and lots owned by the Authority and managed by ALCO Parking Corporation (“ALCO”) were analyzed for parking rate increases effective for the coming sport seasons. ALCO compared similar parking rates to other MLB and NFL cities to determine the rate increase for garages. Parking rates for Pirates games were last increased in 2014, and ALCO recommends a \$5 increase for Gold Lots 1 & 2, Red 7A-7D, Blue 7F-7J, Clark Lots, and WGRSG. For G1G ALCO recommends a \$3 increase for individual games, and a \$1 increase for Pirate employee presold parking.

As part of their analysis, ALCO noted that similar NFL cities levy a premium price point for the closest lots to the stadium, which are Gold 1 & Gold 2 lots. For the Steelers, ALCO recommends a \$10 individual game and \$15 playoff game increase for Red Lot 5A, Red 7A-7D, Blue 7F-7J.

For Gold Lots 1&2 ALCO recommends a \$20 increase for individual games, and a \$25 increase for playoff games. Rates were last increased in 2016.

Mr. Straley stated the NFL premium increase was applied to ALCO's proposed rates for Pitt Panther collegiate football games. A \$5 individual game parking increase was proposed for WGRSG, G1G, Red 5A, Red 7A-7D, and Blue 7F-7J. Gold Lots 1 & 2 will receive a \$10 increase for individual games. The SEA has approved rate increases for North Shore Garage and Green Lots at the board meeting that took place on September 14, 2023.

Mr. Lederman asked if the proposed parking rates were on par with other cities. Mr. Straley expressed that new rates are similar or below other cities. Mr. Keith Reed questioned how ALCO defined which locations are premium lots. Mr. Merrill Stabile of ALCO stated their definition of premium is based on demand, convenience, and proximity to the stadium. Mr. Lederman asked if other cities use a similar definition. Mr. Stabile replied the most expensive lots are usually by the stadium. Mr. Reed asked if the premium lot increase was \$30, and if the cost increase is relative to ALCO's operations since the last rate increase was in 2016. Mr. Straley explained the increase was \$20 for an individual game, \$25 for a playoff game, and operating costs have increased since 2016, and revenues have decreased for debt service payments. Mr. Ralph Horgan expressed his appreciation for the minimal Pirates employee parking rate increase.

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

### **RESOLUTION NO. 11 (2023)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to approve new Gold 1 Garage, West General Robinson Street Garage and North Shore surface parking lot rates for Pirates, Steelers, and Pitt Panthers events effective February 1, 2024 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 D. Mr. Rodney Pratt, Senior Counsel, presented an authorization to enter into a 2023 Amendment to the Option Agreement with North Shore Developers – 2013, LP, and amendment to Parcels 7.2 and 7.3 located in Gold Lot 2.

Mr. Pratt noted in 2003 the Authority entered into an Option Agreement with a joint venture of the Pirates and Steelers to develop certain parcels of the land between Acrisure Stadium and PNC Park. The land currently operated as parking Gold Lot 2 is made up of the remaining portion of Parcel 7.2 and all of Parcel 7.3. This agreement would add Parcel 7.3 and the remainder of Parcel 7.2 to a development tract, "Tract 2" under the Option Agreement. The

agreement will incorporate the parcels into the Site Improvement Plan outlined in Section 4.3 of the Option Agreement and rescind Section 1.8(a) which designated the area as a parking lot. The purchase price will be the greater of the fair market value or the cost to buy out the parking rights from ALCO. The Options Agreement would extend the Option period for Tract 2 to December 31, 2027.

Mr. Lederman reminded the board that this agreement applies only to Parcels 7.2 & 7.3, and not to other development related to the plaza. Mr. Horgan appreciated the reminder and questioned if the parcels were in the original Option Agreement. Mr. Lederman stated it was not a part of the agreement due to limited development availability and determining future needs. Ms. Diane Wohlfarth replied the Optionee agreed with the original stipulation that the parcels would be combined. Mr. Horgan asked if this agreement extended the deadline for Gold Lot 2. Mr. Lederman stated that was correct. Mr. Horgan questioned if Tract 4C was the location of the Pirates Plaza development. Ms. Wohlfarth clarified that Tract 4C is the Pirates Plaza development.

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

### **RESOLUTION NO. 12 (2023)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to approve new Gold 1 Garage, West General Robinson Street Garage and North Shore surface parking lot rates for Pirates, Steelers, and Pitt Panthers events effective February 1, 2024 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.

### **VII. Public Participation**

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

Mr. Horgan commented the urban design of the North Shore is a success compared to the Dallas Cowboys arena surrounded by parking lots.

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

### **VIII. Adjournment**

The meeting was adjourned at 9:28 A.M.