

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, DECEMBER 14, 2023  
IN THE DAVID L. LAWRENCE CONVENTION CENTER EXECUTIVE BOARD ROOM  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:34 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the "Authority") was held upon proper notice in the David L. Lawrence Convention Center ("DLCC") Executive Board Room in Pittsburgh, PA 15222, on Thursday, December 14, 2023, commencing at 10:34 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Mike Dunleavy, Vice-Chairman  
Councilman Anthony Coghill, Treasurer  
Councilman Nicholas Futules, Member  
Mulu Birru, Member  
Michael Quatrini, Member

Also Present: Aaron Waller, Bridget Pascal, Doug Straley, Bill Williams, Rodney Pratt, Randall Porch, Jeff Garstka, Jhason Dixon, Alicia Matos, Sandhya Giri, Sue Ricketts, Theresa King, and Paul McDonald Jr. of the Authority; Tom Ryser, TPR, LLC; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Spencer Girman, Lucas Kistler, Jennifer Carter, Natasha Ley, Brian O'Malley, Carrie Yauch, and Sean Holsing, of SMG; George Meehan, LEVY; Matthew Wilson, Pittsburgh Steelers; Diane Hunt, RAD; Paul McKrell, County Controllers Office, Erica Brusselars, Allegheny County Treasurer-Elect; Regis Jenstorn.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the board members. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience wanted to address the board. Seeing no request from the public to address the board, Senator

Fontana continued to the next item on the agenda, approval of the minutes from the meeting of November 9, 2023. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with Enclos Tensile Structures Inc. ("ETS") in the amount up to \$2,939,863 for replacement of elevation and banana shades in exhibition halls.

Mr. Ryan Buries stated The DLCC exhibit hall shade system serves many functions. As part of the lighting system, the presence of daylighting contributes to the building's biophilic advantage and is a marketable feature of the building. The shade systems also allow for darkening for audio/visual ("AV") and sporting event needs. The Opening and closing the shades to control solar heating and cooling loss through the skylights helps to reduce energy costs.

There are separate shade systems which must work in conjunction with each other and must be fully functional to provide the full benefit of the system. Shade systems are all original to building construction circa 2002 and have exceeded their useful lives. The mechanical aspects of the shades system are an intricate combination of motors, cables, pulleys, and shafts located up to 130 feet above the exhibition hall floor. Due to the difficulty of access and their age, maintaining the existing shades is difficult and costly. The DLCC hosts a wide variety of event types in the exhibit halls ranging from traditional trade shows to sporting events and high-end banquets with elaborate AV setups. These dynamic events require flexibility with regards to shade position and our ability to control natural light in the space, reliable functionality of these shades systems ensures the DLCC can continue to meet the ever-evolving needs of our customers.

Mr. Buries continued; in addition to the age and condition of the shade systems, the timing for this project is coordinated with another project which was approved by the board in

July of 2023. The replacement of the fabric roof membrane (Banana Roof) in the exhibit halls will require the removal of the Banana Shades to allow for installation of the new fabric membrane. By doing these projects at the same time, it will save significant dollars due to the economies of scale and overlapping scope. It will also reduce the amount of time that the exhibition halls will be closed.

In June 2023, an RFP was advertised in the Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, African American Chamber of Commerce, First Source Center, Vibrant Pittsburgh, Riverside Center for Innovation, and the Authority website, and the notice to proposers was emailed to 11 firms. A pre-proposal meeting was held on June 14<sup>th</sup>, and two firms made multiple site visits to the DLCC to evaluate the project to develop their proposals. On November 17, 2023, proposals were received from ETS and Shamrock Building Services, Inc. A selection committee comprised of Ryan Buries, Lucas Kistler, Spencer Girman, Doug Straley, Bill Williams, Tom Ryser, and Alicia Matos conducted interviews, and the committee unanimously recommended awarding the project to ETS based on the following criteria.

Mr. Buries continued; the criteria included the lowest proposed cost, expertise and prior experience of project team, technical proposal and demonstrating an understanding of the project and the requirements of working in an operating building and coordinating with the adjacent project, creative re-use of existing infrastructure and equipment, resources and capabilities-ability to deliver within the timeframe, and organization and management plan.

The total amount of \$2,939,863 comprises a base proposal of \$2,497,872 for replacement of the Banana & Elevation shades, acceptance of Alternate 1 in the amount of \$243,665 for removal of the banana shades in advance of the fabric roof project, acceptance of Alternate 2 in the amount of \$67,329 for installation of tinting film on the windows at the top of the south

clearstory. The total also includes a contingency of \$130,997 for up to two additional mobilizations is recommended to be authorized at this time. This contingency will not be included in the initial contract but will be available should the event schedule at the DLCC dictate the necessity for additional mobilizations to complete the project.

Mr. Buries further stated upon authorization, ETS will proceed with ordering materials necessary to complete the project, and there is an eight-week lead time on the fabric for the shades. ETS is planning to re-use the existing rails, mounting brackets, and other hardware, as well as the existing controls system which was upgraded in 2020. The initial mobilization is anticipated in June 2024 and project completion is in November 2024. The fabric roof project is being managed by Tom Ryser; the shade replacement project is being managed by Ryan Buries. The new shade systems will come with a one-year labor warranty and a 10-year manufacturing warranty on shades.

ETS has included to 5% WBE participation on this project via equipment rental through TAG Construction LLC. Additionally, they have received a commitment from Iron Workers Local Union 3 to utilize 25% minority workforce on this project.

Senator Fontana asked if there were any questions.

Councilman Futules asked if the shades are original to the DLCC.

Mr. Buries confirmed that is correct.

Councilman Futules asked how old the DLCC is.

Mr. Buries stated 22 years old.

Councilman Coghill stated a group of three or four people asked him, during a sporting event, if the lighting at the DLCC could be modified, and then asked if this board agenda item contains the lighting that needs replacement.

Mr. Buries stated the lighting can be a part of this action item. Mr. Buries further stated one of the great features of the DLCC is the natural light; however, the direct sunlight can be problematic for some events held at the DLCC. The \$67,000 alternate is to put the frosting on the glass to prevent direct sunlight. The sunlight will still shine into the DLCC; however, this light will be diffused.

Senator Fontana asked if there were any questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made and seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5963**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with Enclos Tensile Structures Inc. in the amount up to \$2,939,863 for replacement of elevation and banana shades in exhibition halls; 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.

Senator Fontana continued to the next item on the agenda, authorization to request a Statewide Local Share Account ("SLSA") grant in the amount of \$312,000 from the Commonwealth Financing Authority to be used for DLCC 10<sup>th</sup> Street Exterior Lighting Replacement and, if approved, to enter into all documents for receipt of funds.

Mr. Jeff Garstka stated the Authority is requesting a grant from the Commonwealth Financing Authority through its SLSA Account fund to upgrade lights on the exterior of the DLCC along the 10<sup>th</sup> Street underpass. This project replaces the exterior wall washer lights that illuminate under the DLCC building along 10th Street. This is the primary pathway to the two main entrances of the DLCC. The lights were originally installed between 2001 and 2003, and maintenance of the fixtures has increased over the years and parts are difficult to find. In 2017,

the Authority replaced the light fixtures in the roadway under the building and wall washers were an alternate in that bid package but were more expensive than the budget at that time, thus it was not accepted.

The Authority would like to replace the lights with LED and allow for color-changing capabilities as requested by conventions, trade shows and other events. New lights will improve pedestrian safety, reduce maintenance and energy costs and increase the functionality for patrons of the building.

Mr. Garstka further stated this project features LED fixtures that can accommodate a full spectrum of color control. The DLCC faces stiff competition from other venues when vying to bring events and shows to Pittsburgh. One decision factor for prospective clients is the ability to customize the "look" of the venue, matching colors, themes, and motifs. New lights will improve pedestrian safety, reduce energy and maintenance costs, and serve as a functional upgrade to the exterior. If approved, the project will take approximately 6-8 months to design, bid, and construct. The SLSA grant was submitted on November 30, 2023. This resolution is a requirement of the grant and must be provided for the application to be considered.

Senator Fontana asked if there were any questions.

Mr. Mulu Birru asked what would happen if the Authority didn't receive the grant.

Mr. Garstka stated the lights are still functional, but the Authority wants the opportunity to replace these lights with cost-effective LED lights. Mr. Straley stated that the lights would eventually need to be replaced in the future but that they would not be replaced right now without this grant.

Senator Fontana stated since this is a state grant there is a strategy for applying. With two agenda items applying for the same grant, the Authority is competing against itself and has to prioritize which grant the Authority wants.

Senator Fontana asked if there were any questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made and seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5964**

Resolution of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA) authorizing the filing of an application for funds from the Commonwealth Financing Authority.

Be it RESOLVED, that the Sports & Exhibition Authority of Pittsburgh and Allegheny County hereby request a Statewide Local Share Account grant of \$312,000 from the Commonwealth Financing Authority to be used for David L. Lawrence Convention Center 10<sup>th</sup> Street Lighting Replacement and Upgrades.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Aaron Waller, Executive Director and Bridget Pascal, CFO as the official(s) to execute all documents and agreements between the Sports & Exhibition Authority of Pittsburgh and Allegheny County and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Morgan Hanson, duly qualified Assistant Secretary of The Sports & Exhibition Authority of Pittsburgh and Allegheny County, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Sports & Exhibition Authority of Pittsburgh and Allegheny County at a regular meeting held December 14, 2023 and said Resolution has been recorded in the Minutes of the Sports & Exhibition Authority of Pittsburgh and Allegheny County and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Sports & Exhibition Authority of Pittsburgh and Allegheny County, this 14<sup>th</sup> day of December 2023.

Senator Fontana continued to the next item on the agenda, authorization to reimburse PSSI Stadium Corporation in an amount not-to-exceed \$1,840,237 for video production equipment to be provided by Texolve.

Mr. Bill Williams stated per the terms of the lease, the Authority is required to pay for certain capital repairs to Acrisure Stadium. In October 2023, the Steelers requested funding for two projects: Scoreboard Video Production Equipment and Scoreboard LED Content Management along with associated technology consultant's fee.

The video production equipment includes routing switchers, multi-image viewing system, production switchers, and wired intercoms. This equipment was last replaced in 2012. PSSI provided a report by their technology consultant, WJHW, documenting the equipment is obsolete, has reached the end of its useful life, and replacement parts are no longer available. The Authority's technology consultant, AJP, was provided with this information and they concur with this assessment. PSSI received two proposals from Texolve and Diversified with Texolve being the lowest proposer with more MBE/WBE participation.

Mr. Bill Williams continued; the scoreboard video production equipment provides the content that is displayed on the LED boards, and this equipment was replaced in 2018. The WJHW report states the system is in good working condition but should be replaced to avoid a catastrophic failure. At this time, this request does not constitute eligibility for replacement as the equipment is still in good working condition, the backup system is also in operable condition, replacement items are not obsolete, and the equipment has not met the lease's useful economic life of seven years.

The Steelers have engaged a technology consultant, WJHW, to provide services related to these two projects. These services include concept design and programming, construction RFP



development, proposal evaluation, contract negotiation, drawing development and contract administration. The Steelers reimbursement request is \$103,000. With the LED content management not eligible for reimbursement, the soft costs associated with this portion of the project are also not eligible. WJHW has provided a cost breakdown between the two projects. Based on this breakdown, the recommended amount to be funded for consultant work is \$79,250.

Mr. Williams further stated the total reimbursement amount for this project is \$1,840,237. The equipment and workmanship warranties are one year. It is anticipated that the project will commence in December 2023 and be completed by September 2024. There is a 1.7% MBE participation with Tail Industries on low voltage cabling installation, BRS Roll-Off Services for waste disposal, and Penn State Electrical Supply for cable and material supplies. There is a 12.7% WBE participation with ScherShot Productions as the Ross equipment supplier.

Senator Fontana asked if there were any questions.

Mr. Michael Quatrini asked if this is similar to what was installed at PPG Paints Arena.

Mr. Williams confirmed that is correct.

Mr. Quatrini asked if the new parts of the new scoreboard, at Acrisure Stadium, will match up the new video equipment upgrade.

Mr. Williams confirmed that is correct, this equipment should match up with any future installations and is not propriety material.

Mr. Morgan Hanson stated any changes to the video board, which should not occur before the 2027 season due to the 10-year life of the board and contract, will interface with the new content management system seamlessly.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5965**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in an amount not-to-exceed \$1,840,237 for video production equipment; 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.

Senator Fontana continued to the next item on the agenda, authorization to amend and extend agreement with First National Bank of Pennsylvania (“FNB”) for 2<sup>nd</sup> floor office space through November 30, 2024, at a rental rate of \$19,518 per month with three one-month options for December 2024, January 2025, and February 2025 at a rental rate of \$20,000 per month.

Mr. Doug Straley stated the North Shore Garage (“NSG”) has retail spaces on the first two floors along East General Robinson Street. The first floor consisted of restaurant spaces with a shared kitchen. In May 2016, the Authority Board authorized a five-year lease with FNB for the second-floor office space consisting of approx. 10,651 sq. ft.

FNB is currently paying \$21.99 per sq ft, (\$234,227.16 annually). FNB also contributes 50% of the cost of a dumpster in the parking lot for their trash which is currently \$59 per month. FNB has requested an extension of the current lease to extend through November 30, 2024, and the option for three (3) one-month extensions for December 2024, January 2025, and February 2025. FNB will be moving upon completion of their office tower in the Lower Hill in 2024. It is estimated that 30-40 employees work at the North Shore Garage FNB office.

Councilman Coghill asked if FNB will vacate when their new facility is complete.

Mr. Straley confirmed that is correct.

Councilman Coghill asked if the Authority is searching for a new tenant.

Mr. Straley stated the Authority was speaking with a few organizations before this extension; however, if FNB wants any of the one-month extensions, FNB has to give the Authority 90 days' notice before November of 2024. If and when the 90 days' notice is received by the Authority, is when the Authority can start searching for a new tenant.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5966**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an Extended Lease Term through November 30, 2024 with First National Bank of Pennsylvania, with 3 one month options thereafter, for general office use of 2<sup>nd</sup> floor space at North Shore Garage; 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.

Senator Fontana continued to the next item on the agenda, authorization to request a SLSA grant in the amount of \$668,000 from the Commonwealth Financing Authority to be used for North Shore Garage Elevator Component Upgrades and, if approved, to enter into all documents for receipt of funds.

Mr. Straley stated The NSG was built in 2001 and has five elevators and approximately 925 parking spaces. Over time, heavy use has caused normal wear and tear to the four elevators that carry pedestrians to and from their vehicles. Instead of a full modernization that would cost

millions of dollars, Otis Elevator Company (“OTIS”) has recommended replacing critical components such as the elevator door operators and drives. Otis has proposed the installation of four new door modernization units, dubbed the “Gen2 Modernization” package. The Authority will contract with OTIS, our service provider, to purchase and install the new door operators. The repair will take approximately four to six months to complete depending on lead times. The SLSA grant was submitted on November 30, 2023. This resolution is a requirement of the grant and must be provided for the application to be considered.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5967**

Resolution of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (SEA) authorizing the filing of an application for funds from the Commonwealth Financing Authority.

Be it RESOLVED, that the Sports & Exhibition Authority of Pittsburgh and Allegheny County hereby request a Statewide Local Share Account grant of \$668,000 from the Commonwealth Financing Authority to be used for North Shore Garage Elevator Component Upgrades.

Be it FURTHER RESOLVED, that the Applicant does hereby designate Aaron Waller, Executive Director and Bridget Pascal, CFO as the official(s) to execute all documents and agreements between the Sports & Exhibition Authority of Pittsburgh and Allegheny County and the Commonwealth Financing Authority to facilitate and assist in obtaining the requested grant.

I, Morgan Hanson, duly qualified Assistant Secretary of The Sports & Exhibition Authority of Pittsburgh and Allegheny County, hereby certify that the foregoing is a true and correct copy of a Resolution duly adopted by a majority vote of the Sports & Exhibition Authority of Pittsburgh and Allegheny County at a regular meeting held December 14, 2023 and said Resolution has been recorded in the Minutes of the Sports & Exhibition Authority

of Pittsburgh and Allegheny County and remains in effect as of this date.

IN WITNESS THEREOF, I affix my hand and attach the seal of the Sports & Exhibition Authority of Pittsburgh and Allegheny County, this 14<sup>th</sup> day of December, 2023.

Senator Fontana continued to the next item on the agenda, approval of the 2024 Sports & Exhibition Authority Operating and Capital Budgets.

Ms. Bridget Pascal stated the Authority Operating Budget has total revenues and total expenses of \$18.7 million. The budget is broken into two subparts – 1. DLCC and 2. Other Operations. The total revenues and expenses for the DLCC are \$15.7 million. The total revenues and expenses for Other Operations are \$3.05 million. Other Operations covers all administrative costs of the Authority and all efforts and expenses related to specific development projects funded from the operating budget. Operations of the NSG, North Shore Riverfront Park, parking lots, and related capital projects are separately budgeted and balanced.

Senator Fontana asked if there were any questions.

Mr. Birru asked about the funding sources.

Ms. Pascal stated the county hotel tax will source the operations of the DLCC and certain capital projects as well.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5968**

RESOLVED that the attached Operating and Capital budgets of the Sports & Exhibition Authority of Pittsburgh and Allegheny County for 2024 are hereby approved; 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.

Senator Fontana continued to the next item on the agenda, authorization to issue a change order to Albert M. Higley Company in an amount not to exceed \$39,970 for modifications to Sports & Exhibition Authority office space for two additional offices.

Mr. Tom Ryser stated the Authority office was completed in August 2012 and included a 340-square-foot storage area. This work is to make modifications to this existing storage area to create two new offices and separate an existing electrical closet. The scope of work within the existing storage area to create two new offices would include removing two sets of existing double doors; installing a new drywall partition wall; installing two new office doors; relocating an existing door; new light fixtures; new electrical and data connections, adding carpeting; and painting. The new materials will match the existing Authority office materials. The cost for this work is not to exceed the amount of \$39,970. The work is anticipated to start December 18, 2023, and be complete by January 5, 2024. There is 21% MBE (Emerald Electric) participation and 0% WBE participation associated with this project.

Senator Fontana asked what the offices were going to be used for.

Mr. Aaron Waller stated the offices are going to be used for the new marketing communications position.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5969**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order to Albert M. Higley Company in an amount not to exceed \$39,970 for modifications to Sports & Exhibition Authority office

space for two additional offices; 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with CAA ICON in an amount not-to-exceed \$90,000 to conduct a market demand analysis and market validation report.

Ms. Alicia Matos stated the Authority is a public entity that owns several professional sports venues in Pittsburgh such as Acrisure Stadium, PNC Park, and PPG Paints Arena. The Authority is seeking to conduct a market demand analysis (“MDA”) and market validation study (“MVS”) on the feasibility of securing an NBA and/or WNBA expansion team(s) for the City of Pittsburgh and Allegheny County. Currently there are no professional basketball teams in the region. The chosen consulting firm is to lead the study conducting analyses to include market demand, financial projections, economic benefits, operating/capital costs, and comparable lease terms at current league franchise cities.

In October of 2023, a request for proposal was publicly advertised on the Authority's website, in the Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, African American Chamber of Commerce, First Source Center, and Riverside Center for Innovation. A notice was also sent to eight companies and shared with the MWDBE Governmental Committee for distribution among their networks. Nine companies attended the pre-proposal meeting on October 16, 2023, and three companies submitted proposals for consideration.

A review committee comprised of Senator Wayne Fontana, Aaron Waller, Doug Straley, and Alicia Matos reviewed the three proposals. Authority staff did a scope review with CAA/ICON and determined that they fully understood the expectations of this assignment. The review

committee recommends CAA ICON for the following reasons: Market validation primary research including focus groups, corporate interviews, and preliminary discussions with NBA and WNBA representatives, Industry expertise with the NBA and WNBA leagues, completed similar assignments for other governmental entities, competitive price and flexibility – willing to do in phases, MBE participation – 25% WBE with BJH Advisors. BJH will be doing the economic and fiscal impact analysis as a subconsultant to CAA ICON.

At this time, the Authority is recommending a phased approach to the feasibility study. Phase one would include only the MDA and MVS portions of the proposal. If the MDA or the MVS does not recommend proceeding based on the results, then there would be no need for subsequent phases. If it is recommended by CAA ICON that we move forward with the project, at that time we will seek further approval from the Authority Board.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if the Authority is marketing to attract an NBA or WNBA team to Pittsburgh.

Mr. Waller stated this is a marketing assessment, where this consulting firm will research and discover if Pittsburgh can support an NBA or WNBA team.

Councilman Coghill asked if the focus was on just the NBA or WNBA.

Mr. Waller confirmed that is correct.

Senator Fontana stated a value is that there is a benefit in the evaluation being phased.

Councilman Coghill confirmed this was limited to the NBA or WNBA and not other types of sporting teams.

Mr. Waller confirmed that this was the extent of the review.



Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5970**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into an agreement with CAA ICON in an amount not-to-exceed \$90,000 for market demand analysis and market validation report 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.

Senator Fontana continued to the next item on the agenda, authorization to issue a change order to TPR, LLC to be billed at a \$90 hourly rate for general owner's representation services through December 31, 2024.

Mr. Straley stated Mr. Ryser has vast institutional knowledge of all Authority /Stadium Authority projects, especially infrastructure. Mr. Ryser serves as the Authority's primary liaison with PennDOT, PWSA, ALCOSAN, DEP and FHWA. Mr. Ryser started working on Authority projects as a project manager for AMEC, followed by Resource International, and now with TPR, LLC. Mr. Ryser is a registered professional engineer in Pennsylvania (License #PE80263) and has over 25 years of experience working in the engineering and construction field. Mr. Ryser's history and experience with Authority and Stadium Authority projects as well as Authority and Stadium Authority facilities is significant and beneficial to the Authority.

Mr. Ryser's billing rate remains unchanged this year at \$90/hr. He is only paid for hours worked every month. The Authority believes this hourly rate is fair when compared with other professional engineering rates charged for Authority projects. Based on the preceding projects, the

Authority estimates approximately 1,855 hours in 2024 for an approximate cost of \$174,055. The time will be charged to the respective capital budget or the operating budget.

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

**RESOLUTION NO. 5971**

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order to TPR, LLC to be billed at a \$90 hourly rate for general owner's representation services through December 31, 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.

Senator Fontana continued to the next item on the agenda, establishing the schedule for regular Sports & Exhibition Authority Board meetings for the calendar year 2024.

Mr. Straley stated in 2024, the regular meetings of the Board of the Sports & Exhibition Authority will be held on the second Thursday of each month beginning at 10:30 A.M. These meetings will be held at the DLCC (unless held remotely).

Senator Fontana asked if there were any other questions from the board. Hearing none, he asked for a motion to approve. On a motion duly made, seconded, and unanimously carried the following resolution was approved:

**RESOLUTION NO. 5972**

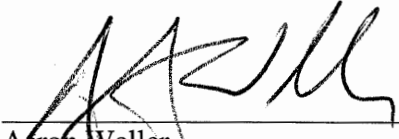
RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the schedule for regular Sports & Exhibition Authority Board meetings for the calendar year 2024 will be the second Thursday of each month at 10:30 A.M., David L. Lawrence Convention Center (unless held remotely); and 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.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the board.

Ms. Erica Brusselars, incoming County Treasurer, wished the Authority, the Authority board, and everyone who attended the board meeting a happy holiday.

Senator Fontana asked if there were any comments from the board. There being no additional comments or business, Senator Fontana asked for a motion to adjourn. Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 11:107 A.M.



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Aaron Waller  
Assistant Secretary

