

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, OCTOBER 10, 2024
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:32 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, first floor in Pittsburgh, PA 15222, on Thursday, October 10, 2024, commencing at 10:32 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Mike Dunleavy, Vice-Chairman
Councilman Anthony Coghill, Treasurer
Mulu Birru, Member
Michael Quatrini, Member (Via Zoom)
Councilman Robert Palmosina, Member

Also Present: Aaron Waller, Bridget Pascal, Doug Straley, Rodney Pratt, Randall Porch, Jhason Dixon, Jeff Garstka, Alicia Matos, Sandhya Giri, Robert Baugh, Hillary Frisbie, Dom Summers, Connor Reiche and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Morgan Schmitt, and Sean Holsing, of SMG; George Meehan, LEVY; DJ Makosky, AllCo Treasurer; Matthew Wilson, Pittsburgh Steelers; Gabe Mazefsky, County Resident; and Ken Colwes, Boater.

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.

Mr. Gabe Mazefsky spoke about the PNC Park lease, the Pittsburgh Pirates and their owner, Bob Nutting. Mr. Mazefsky stated the Pirates' lease is up in seven years, and stadiums built the same year are receiving billions of dollars for renovations of their facilities, and it's time to begin the public conversation in Pittsburgh specifically about PNC Park. He stated that for 23 years into a 30-year lease, there have been four winning seasons. He asked how many playoff series have been held since approximately \$250 million was invested into PNC Park, and stated that it was one playoff series, and three play-in games. He asked, if we knew this was the future, would we have made this investment? Mr. Mazefsky indicated that the Pittsburgh Baseball Club is our tenant and possibly my tenant as a resident of the county.

Mr. Mazefsky stated that he believes there are seven years left, with a five-year team option. The only thing that can be negotiated on the team option is the rent. Mr. Mazefsky stated that if Bob Nutting chooses to profit from this, we are taking our money back. He stated that a study a few months ago showed we are not getting a return on our investment. And if things continue the way they are going, it's time to say no more to Bob Nutting.

The next public participant is Ken Colwes.

Mr. Colwes wanted to speak about the riverwalk. He appreciates the new boat mooring rule changes, but there haven't been significant changes after a few weeks. He indicated there are people who are making this their home. Mr. Colwes asked what the plan is moving forward to eliminate these folks who have taken over the riverwalk.

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 September 12, 2024. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, authorization to award a purchase order to StageRight Corporation (SRC) in the lump sum amount of \$17,590 for the purchase of six stage steps.

Mr. Morgan Schmitt, Facility Manager at the DLCC, stated the use of performance staging at the DLCC has increased over the years. In June 2024, the board approved a purchase to replace and increase the inventory of performance staging. The stage steps are original to the building and are at the end of their useful life. SMG began a phased approach to complete this project. SMG intends to replace the current inventory of four-stage steps and purchase two additional units for a total of six stage steps in inventory. These additional units will allow the DLCC to accommodate shows and events requiring multiple stage sets.

In September 2024, a notice was publicly advertised on the Authority's website. Additionally, SMG sent notice to 11 vendors, including one MBE vendor. Two proposals were received on September 23, 2024, and SMG staff reviewed the pricing submitted by the vendors. Upon review, SMG recommends contracting with SRC because this equipment is compatible with existing performance staging equipment and is the lowest responsible bidder. There is a 60 to 90-day lead time for delivery. There is a one-year warranty, free from defects in material and workmanship under normal use and service.

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. 6044

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to award a purchase order to StageRight Corporation in the lump sum amount of \$17,590 for the

purchase of six stage steps; 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 reimburse PSSI Stadium Corporation in an amount not to exceed \$53,240 for the replacement of the fire alarm workstation by Johnson Controls (JC).

Ms. Hillary Frisbie, Facility Director at the SEA, stated per the terms of the lease between the Authority and PSSI Stadium Corp. (PSSI), the Authority is required to pay for certain capital repairs to Acrisure Stadium. On October 1, 2024, PSSI notified the Authority of an emergency project related to their fire alarm system. The existing JC Fire Alarm TrueSite® Workstation is over seven years old. The panel is located in the security office and allows security to be notified if other fire panels or systems throughout the facility are in default. JC technicians have been called to the facility to restart the system four times between May and September. As of September 26, 2024, the system is not operational and cannot be restarted.

Due to the equipment's proprietary nature, JC must perform the purchase and installation work. JC anticipates the lead time on the equipment to be four to six weeks. Installation will occur immediately upon receipt of the equipment and is anticipated to take one day. The equipment has a standard warranty of one year and an anticipated life expectancy of seven years. This will be funded from the Acrisure Stadium Capital Reserve Fund and other multi-facility reserve funds of the Authority.

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. 6045

RESOLVED by the Sports & Exhibition Authority that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in an amount not to exceed \$53,240 for the replacement of the fire alarm workstation by Johnson Controls; 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 enter into an easement between the Sports & Exhibition Authority of Pittsburgh and Allegheny County and the Port Authority of Allegheny County d/b/a Pittsburgh Regional Transit (PRT) with the consent of the Pittsburgh Arena Operating LP.

Mr. Rodney Pratt, Senior Counsel with the SEA, stated the Port Authority approached the Authority regarding an easement for a transit station along Fifth Avenue, outside of PPG Paints Arena (PPG). The PRTX University Line is a cooperative project between Pittsburgh Regional Transit (PRT), the City of Pittsburgh, the County of Allegheny, and the Urban Redevelopment Authority of Pittsburgh to provide bus rapid transit (BRT) service connecting the City of Pittsburgh Central Business District with Oakland and other East End neighborhoods. Communities with BRT service can expect more reliable, on-time service thanks to bus-only lanes and intersection and signal improvements.

The project includes 23 new shelters with upgraded amenities such as next-bus arrival screens, ticket and fare vending machines, seating, trash receptacles, lighting, emergency phones, and security cameras. The BRT Project will benefit the entire community by making significant investments in pedestrian and bicycle infrastructure, including the installation of new sidewalks,

ADA curb ramps, protected bike lanes, traffic signals, and landscaping. The University Line is PRT's first on-street bus rapid transit corridor and includes the PPG site.

Mr. Pratt further stated the PRTX University Line Project is in the public interest and will be beneficial and advantageous to all stakeholders in that it will facilitate the expeditious and effective movement of transit patrons by reducing travel times and improving the quality and reliability of service for people using mass transit, bicycling, and/or walking, and materially contribute to the well-being, progress, and development of the City and the County. The Project is also intended to stimulate neighborhood revitalization along the project corridor.

The University Line will use Fifth and Forbes Avenues in Uptown and Oakland and Fifth, Liberty, and Sixth Avenues in Downtown. Five bus routes will operate on this corridor once construction is complete. The first construction phase started in downtown Pittsburgh on September 13, 2023, with an expected completion in April 2025. The second phase, which includes Uptown and Oakland, is fully designed. Once the project is awarded to a contractor for the second phase, construction will take 24-30 months, beginning in the spring of 2025 and wrapping up in 2027. PRT will be solely responsible for the construction cost of the PPG station as well as the maintenance and upkeep of the BRT station.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if the Port Authority is financially providing for this structure.

Mr. Pratt stated that is correct.

Senator Fontana asked if the easement is forever.

Mr. Pratt stated the Authority is still in negotiations regarding the matter.

Senator Fontana asked if this was fully funded.

Mr. Pratt stated that is correct.

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. 6046

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 easement between the Sports & Exhibition Authority and the Port Authority of Allegheny County, d/b/a Pittsburgh Regional Transit with the Consent of the Pittsburgh Arena Operating LP; 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 enter into a three-year agreement in an amount not to exceed \$21,998 with Westlaw to provide legal research tools for the Authority.

Mr. Pratt stated the legal reference material for the Authority is outdated. The last update to the annotated Pennsylvania statutes was made in 2001 leading to the Authority not having access to modern tools and solutions. In-house senior counsel requires these tools to complete their work quickly and effectively. To provide counsel with more modern tools, the Authority obtained quotes from three vendors: Westlaw, LexisNexis, and Bloomberg. Based upon review of the quotes and the tools provided, the SEA determined that Westlaw was the most responsive to the needs of counsel. Of note, the City of Pittsburgh, Allegheny County, the Attorney General's Office of Pennsylvania, and the Supreme Court of Pennsylvania are all currently under contract with Westlaw.

Westlaw will provide their Westlaw Precision Preferred plan with National Primary Law (Westlaw Precision Preferred with AI-Assisted Research), the State Analytical Library, and the

Practical Law Dynamic Toolset to the Authority. The price includes use by one attorney and one non-attorney. This will help to reduce review times, provide additional research tools, and reduce costs associated with legal bills. The Authority will enter into a three-year contract with a 3% increase year over year. Westlaw is providing three months at no cost, and billing will begin in 2025 funded by the 2025 Authority Operating account.

Senator Fontana asked if there were any questions.

Mr. Michael Quatrini asked if the Authority was using books with no updates.

Mr. Pratt stated he would use these books, Fastcase, or the law library.

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. 6047

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to enter into a three-year agreement in an amount not to exceed \$21,998 with Westlaw to provide legal research tools to the Authority; 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 correct Resolution #6039 and revise the minutes of the SEA Board meeting held on September 12, 2024.

Mr. Jeff Garstka, Economic Development Director, stated on September 12, 2024, the Authority Board passed Resolution #6039 related to a Redevelopment Assistance Capital Program (RACP) fund project. The resolution was passed per the closeout and reimbursement phase of the grant process. Resolution #6039 referenced a project number assigned to the RACP project by the Commonwealth, and the project number was incorrectly labeled in the September 12, 2024, board

packet. The project number listed was ME 300-224, whereas the correct number should be ME 300-2241. The RACP requires certification as to the passed resolution, and as such, the minutes from September 12, 2024, will need to be modified to correct the error. The proposed, corrected resolution on October 10, 2024, should state:

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers were authorized to allocate, at a minimum, \$2,198,978 of Capital Reserve Funds (\$1,698,978 Matching Funds and \$500,000 Interim Financing) to cover the payments to Strongland Roofing and Frank Zottola Construction for their work on Green Roof and Outdoor Space and Security and Pedestrian Modifications projects for the Redevelopment Assistance Capital Program project **ME 300-2241**, “Allegheny County/Public Destination Facilities Renovation for COVID-19 Preparedness Project Phase 1”, from PNC Pro Checking Account #6077 and PA INVEST Convention Center Capital Reserve Account #7504 and any prior such actions are hereby ratified; 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 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. 6048

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to correct Resolution #6039 and revise the minutes of the SEA Board meeting held on September 12, 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, authorization to amend Resolution #5945 regarding a SEF Program grant in the amount of \$75,000 to the Western PA Bruins to modify eligible expense categories.

Mr. Doug Straley, Project Executive to the SEA, stated at the September 14, 2023, board meeting; Resolution #5945 was approved, awarding a SEF Grant in the amount of \$75,000 to the Western PA Bruins for their youth basketball tournament, which took place April 12, 2024, to April 14, 2024. The grant was intended to cover venue and operational costs at the DLCC. The Bruins projected total event expenses at \$383,000, but their actual expenses totaled \$394,609. DLCC's projected venue costs were estimated at \$175,000, but actual expenses were lower, totaling \$146,655. Due to the \$28,345 decrease in venue costs and increased contributions from SportsPITTSBURGH and the hotel rebate, the Bruins' direct DLCC expenses amounted to \$56,935.90. This left a shortfall of \$18,064.10 in disbursement. The Bruins did incur other eligible expenses, such as court rental under SEF guidelines, that were not part of the original board approval.

Authority staff recommends that the Board approve reimbursing the remaining balance of \$18,064.10 for court rental expenses, which is an eligible cost under the SEF guidelines. This reimbursement aligns with the original intent to support the event and assist in covering the organization's eligible expenses.

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. 6049

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and

other proper officers are authorized to amend Resolution #5945 regarding a SEF Program grant in the amount of up to \$75,000 to the Western PA Bruins to modify eligible expense categories; 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, DLCC Monthly Update.

Mr. Tim Muldoon stated October is an important month, as several events occur at the DLCC. Also, the DLCC has been reserving events in 2028 and 2029. There were some questions from the board regarding specifics on events and revenue reporting.

Michael Quatrini asked if there is a financial incentive for organizations reserving events in 2028 or 2029.

Mr. Muldoon stated sometimes there is. If ASM Global can secure an event a handful of years, down the road, ASM Global will tie the agreement with food and beverage.

Senator Fontana asked if the rates are locked in for events in 2028 or 2029.

Mr. Muldoon stated that is correct; however, food & beverage is not.

Councilman Coghill asked about the use of the VisitPITTSBURGH kiosk at the entrance of the DLCC.

Mr. Muldoon detailed the prior use of the kiosk and future use of a mobile kiosk for VisitPITTSBURGH and future use of the permanent space.

Senator Fontana asked if there were any other questions from the board. Hearing none, he moved onto public participation.

Senator Fontana asked if anyone in the audience desired to address the board. Seeing none, 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 11:08 A.M.

2000075



Aaron Waller
Assistant Secretary