

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, DECEMBER 12, 2024
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:31 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, December 12, 2024, commencing at 10:31 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Councilman Anthony Coghill, Treasurer
Mulu Birru, Member
Michael Quatrini, Member
Councilman Robert Palmosina, Member

Also Present: Aaron Waller, Bridget Pascal, Rodney Pratt, Randall Porch, Jeff Garstka, Alicia Matos, Theresa King, Hillary Frisbie, Dom Summers, Connor Reiche and Paul McDonald Jr. of the Authority; Tom Ryser, TPR, LLC; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Morgan Schmitt, Lucas Kistler, Carrie Yauch, Jennifer Carter, and Sean Holsing, of SMG; George Meehan, LEVY; DJ Makosky, AllCo Treasurer; Mark Belko, Post-Gazette; Matthew Wilson, Pittsburgh Steelers; Erika Rocchi Brusselars; Paul McKrell, Controllers Office; Colleen Hammond, Natalie Ernecoff, Gabe Mazefsky, and Valliyan Winder

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.

Ms. Erika Brusselars, Allegheny County Treasurer, wished everyone happy holidays.

Seeing no additional requests 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 7, 2024. 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 TriMark Marlinn (TMM) in the amount of \$36,328.18 for the purchase of a blast chiller.

Mr. George Meehan, Levy General Manager, stated the installation of an additional blast chiller will significantly improve the cook-chill process, reducing the time products remain in the “danger zone” (41°F to 140°F). Utilizing the blast chiller can safely and efficiently lower the core temperature of pre-cooked and prepared products to below 40°F within 90 minutes, ensuring compliance with HACCP standards and enhancing food safety.

This bid notice was advertised on the Authority website, Post-Gazette, New Pittsburgh Courier, Pennsylvania Builders Exchanger, African American Chamber of Commerce, Hispanic Chamber of Commerce, Asian American Chamber of Commerce, the Hispanic Development Center Business Incubator, the MWDBE Governmental Committee, Riverside Center for Innovation, and the Master Builders Association on November 18, 2024. Sixteen bid packets were sent out, and five bids were received from TMM, Ford, Douglas, Culinary Depot (CD), and Tri-State (TS). TMM was the lowest responsible bidder at \$36,328.18.

Mr. Meehan further stated TMM will be providing the Alto-Shaam Quick Chiller QC3-100. There is a five-year manufacturer’s warranty on the compressor and one-year parts and labor on the oven from TMM. TMM will not have any MWBE participation with this contract. The equipment is purchased directly from the manufacturer and drop-shipped to the DLCC.

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. 6057

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 TriMark Marlin in the amount of \$36,328.18 for the purchase of a blast chiller 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 lump sum agreement with CD in the amount of \$39,663.76 for the purchase of a combination oven.

Mr. Meehan stated that Levy's two existing convection ovens no longer meet industry standards. Over the years, Levy has made significant progress in replacing them with more versatile combi ovens. The goal is to replace the final two convection ovens with a combi oven for five fully operational combination ovens that function as steamers and convection ovens. This upgrade will enhance cooking efficiency and food quality, especially for large events. With all five ovens operating in unison, it will reduce cooking times and improve timing accuracy for events of any size.

This bid notice was advertised on the Authority website, Post-Gazette, New Pittsburgh Courier, Pennsylvania Builders Exchanger, African American Chamber of Commerce, Hispanic Chamber of Commerce, Asian American Chamber of Commerce, the Hispanic Development Center Business Incubator, the MWDBE Governmental Committee, Riverside Center for

Innovation, and the Master Builders Association on November 18, 2024. Sixteen bid packets were sent out, and five bids were received from TMM, Ford, Douglas, CD, and TS. CD was the lowest responsible bidder at \$39,663.76.

Mr. Meehan further stated CD will be providing the Alto-Shaam 20-20G Pro model, including the installation kit for the gas oven and water filtration package. The equipment has a one-year manufacturer's warranty. CD will conduct a dock-to-dock delivery, which is included in the price. CD will not have any MWBE participation with this contract.

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. 6058

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 Culinary Depot in the amount of \$39,663.76 for the purchase of a combi oven 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 agreement with Ford Hotel Supply (FHS) in the amount of \$9,875 for the purchase of a portable double-stacked convection oven.

Mr. Meehan stated in recent years, there has been an increased need for mobile cooking solutions at kiosks and finishing items at event locations and outdoor settings. The new double-stack electric convection ovens, equipped with casters, will be deployed primarily in the halls and concourses, providing versatile and efficient cooking capabilities as required.

This bid notice was advertised on the Authority website, Post-Gazette, New Pittsburgh Courier, Pennsylvania Builders Exchanger, African American Chamber of Commerce, Hispanic Chamber of Commerce, Asian American Chamber of Commerce, the Hispanic Development Center Business Incubator, the MWDBE Governmental Committee, Riverside Center for Innovation, and the Master Builders Association on November 18, 2024. Sixteen bid packets were sent out, and five bids were received from TMM, Ford, Douglas, CD, and TS. Ford Restaurant Supply was the lowest responsible bidder at \$9,875.00.

Mr. Meehan further stated FHS is providing the Vulcan Model VC55ED. There is a one-year limited parts and labor warranty on this equipment. The oven will be drop-shipped to the DLCC, and shipping is included in the base price. There is a one-year warranty for parts and labor on the oven from FHS. There is a 100% WBE participation with FHS as they are a certified WBE through PA UCP.

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. 6059

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 Ford Hotel Supply in the amount of \$9,875 for the purchase of a portable double-stacked convection oven 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 (PSSI) in an amount not to exceed \$2,514,293 for the repair of the ramps and rotundas located throughout Acrisure Stadium (AS).

Ms. Hillary Frisbie, Facilities Director for the Authority, stated per the terms of the lease between the Authority and PSSI, the Authority is required to pay for certain capital repairs to AS. PSSI submitted a capital request to the Authority for the repairs of the ramps and rotundas. Mascaro provided a GMP to PSSI in the amount of \$2,514,293. As part of the GMP, there are three bid packages for demolition and concrete work, metal and steel work, and painting.

In November of 2023, PSSI contracted with a structural engineer, BNI, to conduct a condition assessment of the stadium ramps, including two south pedestrian ramps, two north pedestrian ramps, and all vertical pedestrian stairs. These issues have also been documented in the Structural Facility Assessment report and the Facility Condition Assessment reports conducted on behalf of the Authority.

Ms. Frisbie continued; BNI provided a breakdown of three levels of corrosion repairs that need to be completed. Level 1 consists of light corrosion, in which sandblasting or mechanical abrasion to remove the rust and repainting needs to be done; 7,800 square feet of level 1 work has been identified. Level 2 consists of moderate corrosion, in which sandblasting or mechanical abrasion will need to be done to remove the rust; it will need to be patched and painted. 5,500 square feet of level 2 work has been identified. Level 3 consists of excessive corrosion, where large portions of the metal deck need to be repaired or replaced, and new concrete needs to be poured. 8,600 square feet of level 3 work has been identified.

Mascaro's GMP includes general conditions at \$168,071, bonds/insurance for \$46,554, management and building permit fees of \$96,704. Mascaro was awarded the demolition and concrete work at a value not to exceed \$852,500. American Ornamental was awarded the metal and steel work in an amount not to exceed \$637,615. Avalotis was awarded the painting work in an amount not to exceed \$162,800.

Ms. Frisbie further stated PSSI also received unit pricing for based on potential repairs that may arise during the project. Should these repairs be needed, they will be submitted in a future change order with appropriate backup documentation. The painting warranty is one year free from materials and workmanship defects corresponding to previous structural steel projects. Work is scheduled to start at the conclusion of the 2024-2025 season and is projected to be completed before the 2025-2026 season begins. This project has 1% MBE and 19.4% WBE participation.

Senator Fontana asked if there were any questions from the board.

Mr. Mulu Birru asked if this was the first time this type of work was completed on AS.

Ms. Frisbie confirmed that is correct.

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, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 6060

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 \$2,514,293 for the repair of the ramps and rotundas located throughout Acrisure Stadium; 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 in an amount not to exceed \$362,309 for the Phase IV structural steel painting project and related inspection services.

Ms. Frisbie stated per the terms of the lease between the Authority and PSSI, the Authority is required to pay for certain capital repairs to AS. Section 10.3.1 of the lease defines eligible

repairs to include “painting of, or application of protective coatings to, substantial areas of the stadium” provided such lasts at least five years. The area in Phase 4 meets this criterion. PSSI has finished Phase 3 of the four phased structural steel painting project. PSSI has now submitted a capital request to the Authority for Phase IV. PSSI approached six bidders and received one bid from Avalotis. The amount of Avalotis’s bid is comparable to previous steel painting bids.

During this phase, Avalotis will paint the structural steel of the SE Ramp and smoking balconies uncoated steel at a cost of \$302,090. An inspection firm will be employed to provide quality assurance observation services, such as ensuring the painting contractor meets specification requirements. KTA-Tator, Inc. will perform this work at a cost of not to exceed \$60,219 based on hourly rates and unit pricing. PSSI also received unit pricing of \$4.76 per square foot for surface coating repairs based on potential repairs that may arise during the painting project. Should these repairs be needed, they will be submitted in a future change order with appropriate backup documentation.

Ms. Frisbie further stated the painting warranty is one year free from defects in materials and workmanship which corresponds to previous structural steel projects. Phase 4 work is expected to be completed before the start of the 2025 season. There is no MBE/WBE participation with this project.

Senator Fontana asked for clarification as to how many bid responses were received.

Ms. Frisbee indicated that there was only one.

Mr. Quatrini suggested that Ms. Frisbee should encourage any MBE/WBE opportunities for the ongoing work.

Ms. Frisbee indicated that talks regarding the same were in process and would continue.

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. 6061

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 \$362,309 for the Phase IV structural steel painting project and related inspection services; 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 agreement with Clark Contractors, Inc (CC) in a total amount not-to-exceed \$1,381,460.70 for the replacement of the HVAC system including a new chiller and boiler systems at the North Shore Garage (NSG).

Ms. Frisbie stated at the September 2024 Authority Board meeting, the board authorized the design for a new HVAC system be prepared. The scope was to remove and replace the facility's main boiler and air-cooled chiller system based on heating/cooling blocks and existing tenant capacity. The replacement of the boilers will include new associated pumps and motors, air separators, expansion tanks, valves, and piping as needed. The system was designed reusing air handling units and piping where possible.

The new HVAC system consists of a 50-Ton Multistack Air-Cooled modular split system and includes a non-proprietary control system that will allow control and monitoring of the additional commercial spaces as they become occupied. The boilers and chiller system are anticipated to arrive in mid-March. In anticipation of that delivery, demolition of the existing

interior system is slated to start at the beginning of February 2025. The anticipated completion date is May 2025.

Ms. Frisbie further stated due to the importance of the heating and cooling for the tenants of the NSG, the Authority decided to use the State's procurement process through the KPNJOC cooperative purchasing program to carry out the design-build work by CC. This cooperative is similar to using the State's Costar procurement cooperative for equipment purchases. CC will use McKamish, a local contractor, for the design and construction.

Warranties consist of five years on the chiller compressors, three years on motors, and two years on condenser and coil units, and all other parts and labor have a warranty of one year. The expected life expectancy of 15-20 years. There is also electrical work associated with this project that was obtained through the KPNJOC program with SE. There is 19.6% MBE participation and 5% WBE participation.

Senator Fontana asked if there were any questions from the board.

Mr. Birru asked what the size of the commercial space was.

Mr. Aaron Waller stated the first floor is 16,000 sq/ft and the second floor is approximately the same size.

Ms. Frisbee further clarified that there are additional advances being made with the new system including the ability to segment the system.

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. 6062

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 Clark Contractors, Inc in a total amount not-to-exceed \$1,381,460.70 for the replacement of the HVAC system including a new chiller and boiler systems at the North Shore 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with SE in a total amount not-to-exceed \$78,739 for the electrical work related to the HVAC system replacement at the NSG.

Ms. Frisbie stated at the September 2024 Authority Board meeting, the board authorized the design of a new HVAC to be prepared. The scope was to remove and replace the facility's main boiler and air-cooled chiller system based on heating/cooling blocks and existing tenant capacity. The replacement of the boilers will include new associated pumps and motors, air separators, expansion tanks, valves, and piping as needed. The board has authorized the construction of the replacement system to be done by CC through the Commonwealth of Pennsylvania's Keystone Purchasing Network Job Order Contract (KPNJOC) ezIQC® cooperative purchasing program. In compliance with the Commonwealth of Pennsylvania's Separations Act, the associated electrical work with this project exceeded the \$4,000 cap; the electrical work was also procured through the KPNJOC program.

The scope of the work is to provide stamped, engineered drawings in accordance with the City of Pittsburgh permitting office. Schultheis will demo and salvage any existing circuitry and wiring for the reuse with the new HVAC system. This includes but is not limited to the chillers, condensers, boilers, fan coil units, and unit heaters. All parts and labor have a one-year warranty. Electrical work associated with this project was also obtained through the KPNJOC program with Schutheis Electric (SE). There is 7.62% MBE and 7.62% WBE associated with this project.

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. 6063

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 Schultheis Electric in a total amount not-to-exceed \$78,739 for the electrical work related to the HVAC system replacement at the North Shore 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into a one-year contract with Pittsburgh Commercial Real Estate Inc. (d/b/a “Colliers”) to provide real estate listing and brokerage services at the NSG.

Mr. Jeff Garstka, Director of Economic Development, stated the NSG was built in 2001 with 925 parking spaces and two restaurant floors, mixed-use, and office space. The first floor has two tenants – Brave Bean Coffee Company and the Warhol Museum. The remaining space on the first floor is approximately 12,000 square feet of rentable area. The second floor is 15,000 square feet, currently used by FNB as office space, and they are slated to vacate no later than December 31, 2024.

The Authority issued a Request for Proposal (RFP) on October 11, 2024, seeking responses from qualified commercial real estate professionals to become the listing agent for the available spaces. The RFP was advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, Riverside Center for Innovation, African American Chamber of Commerce, Asian American Chamber of Commerce, Hispanic Chamber of Commerce, Pittsburgh Hispanic Development

Center Business Incubator, MWDBE Governmental Committee, and on the Authority website. Authority staff sent the RFP to 30 individual brokers from more than 15 companies, including several MBE/WBE firms. The Authority held an informal walk-through at which three brokers participated.

Mr. Garstka further stated on November 14, 2024, the Authority received one response from Colliers, an international real estate firm with Pittsburgh offices. The proposed Colliers team is comprised of Jonathan Levinson, who has experience in retail leasing, and Diron Duah, who has experience in office leasing. Authority staff conducted an interview with Mr. Levinson on November 22, 2024. The listing agreement will be a one-year contract with Colliers. The Colliers proposal has a 4% commission on successfully leased projects, and a 6% commission if a co-broker is involved (to be split between brokers). The payment would be 50% upon lease execution with the tenant and 50% upon rent commencement.

Authority staff recommends Colliers based on the firm's overall experience and expertise, integrated approach to marketing the property, and knowledge of the local market. The agreement will begin January 1, 2025. Colliers will not have any MWBE participation with this contract, as all work will be self-performed.

Senator Fontana, Mr. Quatrini and Counselman Coghill asked several questions of Mr. Garstka clarifying the terms of the prospective deal, the space available, and uses of the space.

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. 6064

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 one-year contract with Pittsburgh Commercial Real Estate, Inc. (d/b/a “Colliers”) to provide real estate listing and brokerage services at the North Shore 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.

Senator Fontana continued to the next item on the agenda, authorization to enter into an agreement with Aclarian LLC (AC) in the amount of \$313,975 for an Enterprise Resource Planning (ERP) System.

Ms. Bridget Pascal, the Authority CFO, stated the Authority currently uses AccuFund (AF) for the General Ledger, Bank Reconciliation, and Accounts Payable and Receivable Functions. This software has been in place since January 2019, and the current contract expires in August 2025. AF does not achieve the process and reporting needs the Authority wants to accomplish. The staff uses Excel spreadsheets to track capital projects, parking statements, grant revenues, depreciation, and budgeting.

In May 2024, the Authority contracted GFOA consulting services to improve accounting business processes and acquire a new ERP system. In August 2024, the Authority and GFOA advertised an RFP for a new ERP system. The Authority sought a software vendor to implement the ERP system, convert data, and update policies or business processes that would function as a SaaS model.

Ms. Pascal continued; the software project scope is defined as follows: accounting/general ledger, project/grant accounting, procurement/ contract management, accounts payable, treasury/cash management, accounts receivable, capital assets/asset management, and budgeting. In August 2024, an RFP solicited proposals for a new accounting system to modernize current systems and modify business processes to support future Authority goals. The RFP was advertised

in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, GFOA, Riverside Center for Innovation, African American Chamber of Commerce, Asian American Chamber of Commerce, Hispanic Chamber of Commerce, Pittsburgh Hispanic Development Center Business Incubator, MWDBE Governmental Committee, and on the SEA website. Thirty-seven copies of the RFP were requested, and six proposals were received from AC, Grossman, Yanak, & Ford, MIP Fund Accounting, Oracle America (OA), Phoenix Business Consulting (PBC), and Tyler Technologies.

The review committee consisted of Aaron Waller – Executive Director; Bridget Pascal - CFO; Jason Dixon - Controller; Randall Porch - Project Accountant; Sandhya Giri - Senior Accountant; Kevin Kaiser, Staff Accountant; Steve Morrison, Director of IT; Alicia Matos – Procurement and MWBE Specialist, and Mike Mucha - GFOA. The committee reviewed the six proposals and narrowed the list to three finalists: AC, OA, and PBC. The Authority also received a demonstration from all three. After the initial demonstration, the committee narrowed the list to AC and OA and requested a second-round clarification software demonstration with both vendors.

Ms. Pascal further stated the selection committee is recommending AC for Expertise and experience of vendor, system functionality, and ease of integration; lowest price proposal - AC will have an ongoing software cost of \$38,000 per year for a total of \$190,000 over five years. The remaining amount of \$123,975 will be paid in 2025 for the setup and installation of the software, data migration, and updating policies. Billing will occur on a milestone cost incurred basis, and the yearly subscription will be billed according to the Authority's fiscal year, enhanced accounts receivable and payable functions, MBE and WBE tracking for each contract, ability to help establish processes and policies, SaaS business model with greater streamlined benefits to the Authority. AC will not have any MWBE participation with this contract, as Authority staff could not find any MBE or WBE companies in this space.

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. 6065

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 Aclarian LLC in the amount of \$313,975 for Enterprise Resource Planning (ERP) System; 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, approval of the 2025 Sports & Exhibition Authority Operating and Capital Budgets.

Ms. Pascal stated the Authority's operating budget has total revenues and total expenses (each) of \$22.9 million. The budget is broken into two subparts – 1) DLCC and 2) Other Operations (OO). The total revenues and expenses for the DLCC are \$19.6 million each. The total revenues and expenses for OO are each \$3.3 million. (In our budgeting process, “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.

Counselman Coghill asked some clarifying questions regarding the budget.

Mr. Quatrini asked if part of the revenue comes from Allegheny County.

Ms. Pascal confirmed that this is correct. Ms. Pascal further stated the county hotel tax covers the DLCC operating loss.

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. 6066

RESOLVED that the attached Operating and Capital budgets of the Sports & Exhibition Authority of Pittsburgh and Allegheny County for 2025 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 TPR, LLC to be billed at a \$90 hourly rate for general owner's representation services through December 31, 2025.

Mr. Rodney Pratt, Senior Council for the Authority, stated Mr. Ryser has vast institutional knowledge of all Authority /Stadium Authority projects, especially infrastructure. Mr. Ryser is 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) with over 25 years of experience in engineering and construction. Mr. Ryser's history and experience with Authority and Stadium Authority projects and Authority and Stadium Authority facilities are significant and beneficial to the Authority.

This year, Mr. Ryser's billing rate remains unchanged at \$90/hr. He is only paid for hours worked monthly. The Authority believes that this hourly rate is fair when compared with other professional engineering rates charged for Authority projects; Wiss, Janney Elstner – DLCC) structural engineering firm (\$280/hr. as of 2024); Stantec – Consultant for DLCC cooling tower

replacement (\$287/hr. as of 2024); CJL Engineering – DLCC MEP engineering firm (\$160/hr. as of 2023); Consor Engineers – Consultant for riverfront park inspection (\$210/hr. as of 2023).

Mr. Ryser’s current projects for the DLCC are the 3rd Floor north terrace roof replacement - AM Higley, Ballasted roof replacement – Phase II – Phoenix Roofing, Banana fabric roof replacement – Birdair, Cooling tower replacement – SSM, Cable repairs and waterproofing and structural steel painting – Freyssinet contract closeout, accordion gasket replacement, sidewalk repairs, and glass and glazing repairs. Lower Hill Redevelopment – Infrastructure, general owner’s representation on all phases, and North Shore Developments – General owner’s representative services. Addresses capital maintenance issues for Acrisure Stadium, PNC Park, and PPG Paints Arena, and North Shore and DLCC Riverfront Park. Based on the preceding projects, the Authority estimates approximately 1,850 hours in 2025 for an approximate cost of \$166,600. The time will be charged to the respective capital or operating budget.

Senator Fontana asked if there were any questions.

Mr. Quatrini asked who Mr. Ryser is teaching when Mr. Ryser retires there is a smooth transition.

Mr. Pratt stated everyone.

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. 6067

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, 2025; 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, establish the schedule for regular Sports & Exhibition Authority Board meetings for 2025.

Mr. Pratt stated in 2025, 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. 6068

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County to establish the schedule for regular Sports & Exhibition Authority Board meetings for 2025; 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, General Manager of the DLCC, discussed the Handmade Arcade as a local event that has grown over time, the operating engineers, an expansion of Gordon Food Service events, and provided an update on the events at the DLCC during December and upcoming events for the first quarter of 2025. Mr. Muldoon highlighted the microbiology conventions and international city and county management association as being particularly successful. He further discussed specifics as to the finances and business strategy for the DLCC.

Councilman Coghill asked how big the gaming market is.

Mr. Muldoon stated that the gaming market is expanding, and the DLCC is tapping into this market. The DLCC holds a few events each year related to gaming.

Mr. Birru asked about food and beverage financials.

Mr. Muldoon and Mr. Waller identified the benefits to the DLCC operations associated with food and beverage.

Mr. Quatrini and Councilman Coghill asked whether and how the DLCC might be booked during the NFL Draft.

Mr. Muldoon stated there is nothing right now, but he is hopeful there will be an event during this time. Mr. Waller noted that many of those agreements will come in after the 2025 Draft.

Mr. Quatrini noted the economic benefits of the DLCC to the region.

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

Senator Fontana asked if anyone in the audience desired to address the board.

Mr. Gabe Mazefsky stated he left November's board meeting hopeful that answers to questions asked during this meeting would be forthcoming. Mr. Mazefsky further stated he wishes to see public reporting on those questions at the next board meeting.

Seeing no one else for public participation, 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 11:52 A.M.



Aaron Waller
Assistant Secretary