

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, JUNE 12, 2025,
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, June 12, 2025, commencing at 10:32 A.M. E.S.T.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman
Mulu Birru, Member
Michael Dunleavy, Member (Via Zoom)
Michael Quatrini, Vice-Chairman
Councilman Robert Palmosina, Member (Via Zoom)
Sala Udin, Secretary (Via Zoom)

Also Present: Aaron Waller, Bridget Pascal, Alicia Matos, Hillary Frisbie, Dom Summers, Doug Straley, Connor Reiche, Jhason Dixon, Sandhya Giri, Theresa King, Jocelyn Bracken, Randall Porch, Grace Longworth, Kevin Kaiser, and Paul McDonald Jr. of the Authority; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Lucas Kistler, Morgan Schmitt, Joe Garcia, Carrie Yauch, and Sean Holsing, of SMG; George Meehan, Levy; DJ Makosky, AllCo Treasurer; Matthew Wilson, Pittsburgh Steelers; Adam Babetski, Pittsburgh Post-Gazette; Diane Hunt, RAD; and Frederick Winkler.

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

Senator Fontana continued on to public participation and asked if any audience members wanted to address the board.

Seeing no requests from the public to address the board, Senator Fontana continued to the next item on the agenda, approval of minutes from the meeting on May 8, 2025. 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 Douglas Equipment (DE) in a not-to-exceed amount of \$42,080.98 for two electric fryers and 18 thermal flameless coffee urns.

Mr. George Meehan, Levy General Manager, stated Levy, the catering partner for the DLCC is seeking to procure two electric fryers to replace the two older units located in stands A2 and C. The fryers are predominantly used for concession events in the halls and or catered events throughout the DLCC. The existing two fryers are past their useful lives and are not operating at sufficient performance levels.

Levy is also seeking to procure coffee urns to increase the current inventory, uphold a sophisticated appearance, and reduce reliance on sterno. Levy frequently hosts large events such as expos, conventions, and corporate meetings, all of which necessitate coffee urns for self-service breaks. Each setup demands several sets of urns containing regular, decaf, and hot water, with an average requirement of 18-20 urns per event. Levy utilizes three and five-gallon thermal flameless urns as well as urns fueled by sterno to maintain the temperature of coffee and hot water over extended durations, necessitating multiple sterno setups. This produces waste in the form of used sterno cans and potentially impacts the customer experience as the sterno cans need to be monitored to ensure they operate correctly. Utilizing flameless thermal urns can reduce

sterno usage, potentially resulting in significant annual cost savings. Augmenting the inventory will also streamline operations across multiple groups and locations within the facility.

Mr. Meehan further stated a 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 April 16, 2025. Eleven bid packets were sent out, and four bids were received from DE, Grady's, Ford Hotel Supply Company (FHSC), and Superior Equipment & Supply Co. (SES). DE was the lowest responsible bidder at \$42,080.98. There is no MWBE participation associated with this purchase order.

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. 6104

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 Douglas Equipment in a not-to-exceed amount of 42,081 for two electric fryers and eighteen thermal flameless coffee urns; 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 FHSC in a not-to-exceed amount of \$7,628 for two Queen Mary kitchen carts (QMKC).

Mr. Meehan stated Levy is looking to purchase two, four shelf, seven-foot wide QMKC to increase production and efficiencies for large events throughout the DLCC. A bid notice was advertised for the QMKC 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 April 16, 2025. Eleven bid packets were sent out and four bids were received from DE, Grady's, FHSC, and SES. FHSC was the lowest responsible bidder at \$7,627.76. There is 100% WBE participation associated with this purchase order.

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. 6105

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 Company in a not-to-exceed amount of \$7,628 for two Queen Mary kitchen carts; 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 SES in the amount of \$44,522 for the purchase of a gas combination (combi) oven.

Mr. Meehan stated Levy's current combi oven was purchased eleven years ago. The combi oven is at the end of its life expectancy, and is deemed unfixable by the manufacturer. Levy has

made significant progress in replacing the original combi ovens with more versatile and efficient models. Replacing this oven, Levi will maintain a total of five ovens, while the new oven will be used in the bakeshop. Levy's goal has always been to get to a total of five fully operational combination ovens that function as both steamers and convection ovens. This upgrade will enhance cooking efficiency in the bakeshop, especially for large events.

A bid notice was advertised for the combi oven, as well as other kitchen items, 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 April 16, 2025.

Mr. Meehan further stated 11 bid packets were sent out and four bids were received from DE, Grady's, FHSC, and SES. SES was the lowest responsible bidder, with a bid of \$44,521.97. SES will be providing the Alto-Shaam 20-20G Pro model, including the water filtration package. A one-year manufacturer's warranty is provided, along with an additional one-year warranty from the seller. SES are responsible for delivery and installation as reflected in their quote. SES is a minority and woman-owned business and will have 100% MBE 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. 6106

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 Superior Equipment & Supply in the amount of \$44,522 for the purchase of a gas combination 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 amend and extend an existing agreement with showNets LLC (SN) for a term of three years with owner options for two additional years for exclusive internet and telecommunication services.

Mr. Ryan Buries, DLCC Assistant General Manager, stated since the DLCC opened, SMG has used a company for exclusive internet and telecommunication services to generate revenue for the facility. The exclusive provider will have a physical presence at the DLCC and service a high percentage of the events. Events contract directly with the exclusive provider for all internet & telecommunications services, with a revenue share being paid back to the DLCC. SN has been the exclusive provider since April 2015.

On February 19, 2025, a Request for Proposal (RFP) was publicly advertised in the Pittsburgh Post-Gazette, New Pittsburgh Courier, Pittsburgh Builders Exchange, on the Authority's website, Vibrant Pittsburgh, the African American Chamber of Commerce, First Source Center, Riverside Center for Innovation, the MWDBE Governmental Committee, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business Incubator, and the notice was sent to seven companies. A non-mandatory pre-proposal meeting was held on March 13, 2025, via TEAMS and in person at the DLCC. Proposals were received from five companies on April 1, 2025: Boldyn, SN, Cox, Smart City, and Consolidated Communications.

Mr. Buries continued the committee, comprised of Ryan Buries, Tim Muldoon, Steve Morrison, and Dom Summers, which analyzed the proposals and short-listed Boldyn and SN, both of which were interviewed. The committee focused its attention on three key areas: the proposed

revenue share, past client satisfaction scores, and the client pricing model. SN proposed a tiered model with no monthly fee and a revenue share ranging from 30% to 55% to the DLCC. Boldyn proposed a model based on a flat monthly fee to cover equipment and services provided over the life of the agreement, with all revenue generated to be shared, with 90% going to the DLCC and 10% to Boldyn. The committee analyzed the potential financial performance of each proposal compared to historical revenue levels.

The committee recommends SN be awarded a three-year agreement with two additional option years to serve as the exclusive internet and telecom provider for the DLCC, based on past performance and quality staff, strong revenue share, capital investment, client pricing input, and onsite sales and technical support. SN has committed to using MBE/WBE contractors for improvements and repairs to the network's infrastructure. This is anticipated to be approximately \$60,000 over the initial three-year term. SN will provide the DLCC with revenue share on all internet and telecommunication services, which is projected to exceed \$2.1M over the term of the agreement.

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. 6107

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend and extend an existing agreement with showNets LLC for a term of three years with owner options for two additional years for exclusive internet and telecommunication 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 issue a final change order to SSM Industries, Inc. (SSM) in the amount of \$66,031 for water level and vibration sensors; flexible pipe joints; additional heat trace; basin heaters; drain extensions; and a roof support for piping related to the cooling towers.

Mr. Tom Ryser, the Authority's Project Manager, stated the DLCC chilled water plant utilizes two cooling towers located on the buildings' southeast and southwest rooftops. The cooling towers are original to building construction. In July 2023, the Authority board authorized an agreement with SSM for the refurbishment of the West and East Cooling Towers (WECT). During the refurbishment and start-up of the West Cooling Tower, several items not included in the original refurbishment are now being recommended by Veolia and ASM for replacement.

This will include furnishing and installation of multiple items of the WECT, two level sensors and four vibration sensors. These will replace the original sensors, which are now obsolete. Eleven 12" Metraflex pipe joint connectors will be installed. The existing connections are original and show signs of failure. An additional 275 feet of heat trace wire. Two basin heaters will replace the original heaters. Drain piping extensions will be added. The drain valves currently release directly onto the roof. The extensions will outlet to the nearest roof drain, eliminating the wear and tear on the new roof. An additional roof support was added for the new bypass piping. All of the items above include a one-year labor warranty. The WECT refurbishment project is on schedule to be completed this month. The overall contract, including this change order, has 19.4% MBE (Arimas) participation and 0% WBE participation.

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. 6108

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a final change order to SSM Industries, Inc. in the amount of \$66,031 for water level and vibration sensors; flexible pipe joints; additional heat trace; basin heaters; drain extensions; and a roof support for piping related to the cooling towers ; 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 DLA+ Architecture (DLA) in a not to exceed amount of \$201,411 for the feasibility and design services for spaces in Hall A and the Pantry.

Mr. Morgan Schmitt, Facilities Manager for the DLCC, stated Hall A at the DLCC hosts many large-scale events, ranging from sporting events to car shows. There are two sets of restrooms located on the south end of the hall. The closest restroom for attendees to use in the hall on the north side is Concourse A restroom. There are two concession stands in the hall, both located on the south end. Concession Stand A1, situated directly adjacent to one of the aforementioned restrooms, is rarely active during shows and is currently used for excess storage. Behind Hall A in the service corridor is the Pantry. This is used as storage and supplemental cooking for small-scale food items, mainly served through the concession stands across the center.

An RFP was created to examine these areas and determine the potential enhancements that could lead to increased customer satisfaction and revenue. The proposals consisted of three phases: feasibility, design and procurement, and construction administration. During the feasibility phase, the consultant will provide technical and practical assessments of the proposed concept, including its constructability, timeline, and probable cost. During the design phase, the consultant will further

refine the idea through design iterations and once approved, create construction drawings needed for the bid process. Lastly, the consultant will aid in oversight during the construction process.

Mr. Schmitt continued, the first area to be examined is the potential addition of access to Concourse A restroom from inside Hall A. This will create a restroom space on the north end of the hall. The only restrooms in the hall are located on the south end, which can make it difficult for attendees to identify and access them when situated in certain parts of the hall. The second area to review is the pantry located behind Hall A. While the pantry is currently used primarily for concession stand food items by Levy, the hope is it could be converted into a satellite full-service kitchen to enhance Levy's cooking capabilities and overall operational functionality.

In April of 2025, an RFP 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, Hispanic Chamber of Commerce, Asian American Chamber of Commerce, Riverside Center for Innovation, and the Master Builders Association while sending the notice to 17 vendors, including two MBE and one WBE. Four companies attended the pre-proposal meeting on May 2, 2025, and seven companies submitted proposals for consideration received on May 16, 2025. A review committee, comprising Doug Straley, Hillary Frisbie, Alicia Matos, Ryan Buries, Lucas Kistler, George Meehan, and Morgan Schmitt, reviewed the proposals and conducted short-list interviews with Graves Design Group, DLA, and Architectural Innovations.

Mr. Schmitt further stated the review committee recommends DLA for the second-lowest price proposal, MBE/WBE participation, project understanding shown through organization and management plan of all phases, extensive previous experience, which includes concessions upgrades at Acrisure Stadium (AS) and PNC Park, and high-quality subconsultants, including

ATK Design Studios, H.F. Lenz, and Cosmos Technologies (CT). The second and third phases will be contingent on the findings of the first phase feasibility analysis, with work is expected to begin upon board approval. There is an overall 9.9% MBE participation through CT performing plumbing design specifications. There is also an overall 18.96% WBE participation through ATK Design Studios, evolveEA, and Mayger Construction Services, which provide kitchen design services, LEED consulting, and cost estimating, respectively.

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. 6109

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 DLA+ Architecture in a not to exceed amount of \$201,411 for the feasibility and design services for spaces in Hall A and the Pantry; 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 award a purchase order to Morgan Inland LLC (MI) in the amount of \$17,214 for 38 upright vacuums, four backpack vacuums, and attic stock accessories.

Mr. Joe Garcia, Senior Operations Manager at the DLCC, stated the DLCC has an existing inventory of vacuums consisting of 15 upright vacuums and two backpack vacuums. Each event at the DLCC requires detailed cleaning to ensure welcoming environment for clients and their guests. Given the large number of staff members involved in servicing each event, the facility must provide the proper equipment to maintain overall cleanliness. The existing inventory of vacuums varies in both brand and functionality, making it challenging to repair and replace worn parts

efficiently. The purchase of these vacuums will not only replace units that have exceeded their useful life but also expand our inventory to better meet the needs of all staff members.

In April 2025, an Other Opportunities notice was publicly advertised on the Authority's website, and a notice was sent to nine vendors, including one WBE vendor. Four quotes were received on May 20, 2025. SMG staff reviewed pricing and specifications submitted by the vendors and recommends an award to MI as the lowest responsible quote. There is a one-year warranty, free from defects in material and workmanship under normal use and service. Upon execution of a purchase order, delivery of equipment is expected in 2 – 3 weeks. There is no MBE/WBE participation associated with this purchase.

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. 6110

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 Morgan England LLC, in an amount up to \$17,214 for (38) upright vacuums, (4) backpack vacuums, and attic stock accessories; 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 amendment with YouthPlaces (YP) to extend the lease term from July 1, 2025, to June 30, 2026, for retail space along Penn Avenue.

Mr. Doug Straley, the Authority's Project Executive, stated YP is a non-profit currently leasing 1,882 square feet of DLCC retail space along Penn Avenue. YP uses the space to provide a downtown resource for youth ages 12-18. YP's lease began in February 2020. Since July 2024,

YP has paid a base rate of approximately \$20.00 per square foot plus utilities and remains current on both rent and utility payments. This authorization would provide a lease extension to June 30, 2026, under the existing terms except for a 3.3% rate increase in the base rent. The new base monthly rent will be \$3,241.16 (\$20.66 per sf), plus utilities. The total base rent for the 12-month period will be \$38,893.92, representing an increase of \$1,133 from the prior 12-month term. YP remains responsible for all utilities, telecom, daily maintenance costs, and snow/ice removal from frontage.

YP operates between 12:00 PM and 6:00 PM. During the early afternoon hours, the location serves as a community resource center where young adults can utilize the amenities for job searching, printing, or accessing relevant resources to enhance their quality of life. Between 2:30 PM and 6:00 PM, the location is utilized solely for after-school activities and programs, serving youth ages 12-18. YP programming and event offerings center around one of four core service areas: YP Learns (academic enrichment), YP Plays (recreation and E-Sports), YP Futures (college and career exploration), and YP Ignite (individualized summer programming). Programs include gaming and technology, videography, digital design, culinary, computer coding, and other areas. In 2024, over 160 individual youth were served.

Mr. Straley further stated in 2025-26, YP will focus on the growing E-Sports industry, expanding their current team to 30 high school participants. New additions to this expanded team will include match announcers, a role intended to help teens build public speaking and communication skills. YP further plans to develop programming designed to help students translate their interest in E-Sports to careers in coding, IT, and game design.

Senator Fontana stated a representative from YP should come and speak to the board about the great work YP does and the board could help with marketing.

Mr. Michael Quatrini asked if YP receives a discount on rent.

Mr. Straley stated YP's rent is \$20/ sq ft. and is in the middle range if the Authority were to market it to a regular tenant.

Mr. Mulu Birru asked why the lease agreement is for one year.

Mr. Straley stated that is what YP prefers. Mr. Straley further stated YP's funding comes from the foundation community, and YP doesn't want to make a long-term commitment without knowing if YP will receive funding.

Mr. Hanson stated YP's lease has been renewed annually for the entire life of the lease.

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. 6111

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 amendment with YouthPlaces to extend the lease term from July 1, 2025 to June 30, 2026 for retail space along Penn Avenue; 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 extend the lease term of CobblerWorld, LLC (CW) from July 1, 2025, to June 30, 2026, for retail space along Penn Avenue.

Mr. Straley stated in CW, is operated by chef and owner Terina Hicks, as CW sells a variety of baked goods, including cobblers, pound cakes, cheesecakes, pies, quiche, as well as coffee, tea, smoothies, and beverages. Ms. Hicks provides her products to established patrons and clients for

catering, weddings, birthdays, and other events, as well as to restaurants, various local farmers' markets, and grocery stores in city neighborhoods and the surrounding region. For the last five years, her products have been sold in Giant Eagle stores, and established partnerships with Millie's Ice Cream, ACTION Housing, Pittsburgh Technical College, and Aramark. Ms. Hicks has requested a one-year extension under the same terms. The annual base rent is \$6,300 (or \$25 per sq. ft.) with utilities included. CW is owned by an African American woman and employs one female minority employee at the DLCC location. Authority staff recommends the one-year extension under the same terms, as it is an effective use of the retail space and an added amenity along Penn Avenue.

Senator Fontana stated that the board would want to see if a representative could come and speak to the board and possibly assist in marketing CW.

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. 6112

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend the lease term of CobblerWorld, LLC from July 1, 2025 to June 30, 2026 for retail space along Penn Avenue; 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.

Before moving onto the next agenda item, Mr. Hanson wanted the record to reflect that Mr. Sala Udin joined the board meeting via Zoom.

Senator Fontana continued to the next item on the agenda, authorization to approve an Alteration of the existing exterior electronic videoboard at Acrisure Stadium (AS), paid entirely by PSSI Stadium LLC (PSSI).

Ms. Hillary Frisbie, the Authority's Facility Director, stated per the terms of the lease between the Authority and PSSI, an Alteration is a project that is not a capital repair or capital improvement and, thereby, is paid for 100% by the team. In accordance with Section 10.9 of the lease, if a project meets certain criteria, such as costing over \$500,000 as adjusted by CPI or affecting the stadium's exterior or its structural components, the team must receive written approval from the Authority for the project, and this project meets that criterion.

On May 8, 2025, the Authority received a formal request for the Alteration of the replacement of the existing exterior video board near Gate A, along Art Rooney Avenue to be paid 100% by the team. PSSI seeks to replace the existing electronic board with another electronic sign in the same general area. The existing sign is approximately 154 square feet, and the new sign is estimated to be approximately 1,117 square feet, maximizing the 1,200 square feet available. The new video board will utilize the east side exterior ramp tower from Level 4 (Lower Seats) up to Level 6 (Upper Concourse). The structural component of the video board will need to be verified by a 3rd party engineer.

Ms. Frisbie further stated the new video board, and its control components, will be provided and installed by Daktronics, and there is no MBE/WBE participation associated with this project. The installation schedule has not yet been confirmed and is pending approval of city permits.. The cost of the Alteration project will be paid entirely by PSSI. When complete, the Alteration will become part of the premises owned by the Authority and leased to PSSI. Approval of the Alteration

would be contingent upon PSSI being solely responsible for all maintenance, repair, and improvement costs of the Alteration for the duration of the lease.

Senator Fontana asked if there were any questions.

Mr. Mulu Birru asked about the cost.

Ms. Frisbie stated the amount was between \$700,000 and \$750,000.

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. 6113

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve an Alteration under the terms of the Lease between the parties of the existing exterior electronic videoboard at Acrisure Stadium paid entirely by PSSI Stadium LLC; 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 approve an Alteration for the installation of a new 10,000 square foot turf field at AS, paid entirely by PSSI.

Ms. Frisbie stated per the lease between the Authority and PSSI, an Alteration is a project that is not a capital repair or capital improvement and, thereby, is paid for 100% by the team. In accordance with Section 10.9 of the lease, if a project meets certain criteria, such as costing over \$500,000 as adjusted by CPI or affecting the stadium's exterior or its structural components, the team must receive written approval from the Authority for the project. This project meets that criterion.

On January 23, 2025, the Authority was notified that PSSI was seeking the addition of an artificial turf field near Gate A at the stadium, to be paid 100% by the team. The Authority was sent additional information on May 27, 2025, regarding the “South Lawn Project,” (SLP) which aims to convert approximately 10,000 square feet of the south lawn space into an artificial turf activation area for the enjoyment of youth athletes. Included in the letter was a narrative to explain the size, scope, and location of the project, as well as the permit drawings for the project. The purpose of the project is to create a synthetic turf lawn area, adjacent to AS, to be used during Steeler games and stadium events.

Ms. Frisbie further stated part of the project will also include installing a stormwater management system as required by the City of Pittsburgh’s Department of Permits, Licenses, and Inspections (PLI). PSSI will be fully responsible for the operations and maintenance of the new turf field area, as well as the maintenance, operations, inspections, and permitting of the stormwater management system, as mandated by PLI. The SLP is estimated to begin in July 2025 and be completed by August 2025, prior to the opening of the NFL season. The cost of the Alteration project will be entirely paid by PSSI. When complete, the Alteration will become part of the premises owned by the Authority and leased to the PSSI. Approval of the Alteration would be contingent upon the PSSI being solely responsible for all maintenance, repair, and improvement costs of the Alteration for the duration of the lease.

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. 6114

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

other proper officers are authorized to approve an Alteration for the installation of a new 10,000 square foot turf field at Acrisure Stadium, paid entirely by the PSSI Stadium LLC; 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 bind all insurance for July 1, 2025, to June 30, 2026, at a cost not-to-exceed \$524,765, plus processing and workers compensation auditing fees.

Ms. Bridget Pascal, the Authority's CFO, stated on February 25, 2022, the board authorized a five-year agreement with Henderson Brothers (Henderson) for insurance brokers and risk management services. Henderson obtained quotes for the upcoming insurance year (July 1, 2025, to June 30, 2026). The Authority's insurance costs will increase by \$52,851 or 11.2%. Property insurance remains with AIG and is the largest insurance expense. While the property rate decreased by 5%, the property values remained the same.

General, Umbrella, and Excess Liability have significantly increased year over year, for two reasons: the Authority does have all of the indemnification and hold harmless language in the leases that the carrier would like to see, and the Authority may still be named in any lawsuit. There are potential defense costs associated with getting the Authority removed from these cases that the carrier will incur. There has been a rise in claims across sports arenas/venues and convention centers that has caused the carrier to seek rate increases across its book of business. Henderson reached out to the marketplace; however, the pricing received is significantly higher than the renewal premiums.

Public Officials renewal with Chubb increased 12%, from \$25,198 to \$28,289. This insurance is based on exposures (revenues). Total operating revenues increased from \$33.1

million in 2023 to \$37.3 million in 2024. Cyber insurance is a joint policy of the Stadium Authority and the Authority, and the cost for \$1 million coverage is shared between the two entities. The Authority's 50% share of the cyber policy is \$4,895 (total policy cost \$9,790). There was a 2% increase in the premium. Quotes were also received for Workers' Compensation, Flood, and Business Auto.

Ms. Pascal further stated the Authority's contract with Henderson provides the Authority pays them a fixed fee of \$45,000 rather than having them paid by commissions. The carriers for crime, excess liability, property, public officials, and workers' compensation policies would not remove the commissions from their proposals. These commissions total \$54,077. The Authority agreed Henderson would receive the commissions but remit back to the Authority commissions in excess of \$45,000, and the remittance total is \$9,077. A review meeting was held on June 9, 2025, with Michael Quatrini (Authority Board Member), Ryan Cascianni, and Sara Bianco from Henderson, and various Authority staff members. Henderson recommends the proposals and binding the insurance effective July 1, 2025.

Senator Fontana asked if there were any questions.

Mr. Quatrini thanked the Accounting Staff for all of their hard work.

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. 6114

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

other proper officers are authorized to bind all insurance for July 1, 2025 to June 30, 2026 at a cost not-to-exceed \$524,765, plus processing and workers compensation auditing fees; 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, DLCC Monthly Update.

Mr. Tim Muldoon, General Manager of the DLCC, gave a general status report on the DLCC. Mr. Muldoon closed his status report with the video presented to the American Legion for hosting the 2031 convention at the DLCC.

Mr. Quatrini asked why the USGA did not hold any events at the DLCC during the US Open. Mr. Muldoon stated there were talks on possibly having an event with the USGA, however, there wasn't much traction as the USGA maintained all hospitality at Oakmont Golf Course.

Mr. Muldoon said his team is developing a plan to solicit event planners for the NFL Draft in April 2026.

Senator Fontana continued on to public participation and asked if any audience members wanted to address the board.

Seeing no additional public comments, Senator Fontana asked if there were any comments from the board. Seeing 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 11:28 A.M.



Aaron Waller
Assistant Secretary