

MINUTES OF THE MEETING
OF THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, APRIL 10, 2025
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:34 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the “Authority”) was held upon proper notice in the David L. Lawrence Convention Center (“DLCC”) Executive Board Room, first floor in Pittsburgh, PA 15222, on Thursday, April 10, 2025, commencing at 10:34 A.M. E.S.T.

Members of the Authority

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

Also Present: Aaron Waller, Bridget Pascal, Rodney Pratt, Alicia Matos, Hillary Frisbie, Dom Summers, Doug Straley, Connor Reiche, Jhason Dixon, Sandhya Giri, Steve Morrison, Jocelyn Bracken, Randall Porch, and Paul McDonald Jr. of the Authority; Tim Muldoon, Ryan Buries, Lucas Kistler, and Sean Holsing, of SMG; George Meehan, Levy; DJ Makosky, AllCo Treasurer; Luke Borowy, Venture Outdoors; Lucy Schalz and Adam Babetski, Pittsburgh Post-Gazette; Eliyahu Gasson, Next Generation Newsroom; Gabe Mazefsky and Leanne Talk.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Rodney Pratt, the Authority’s senior counsel, followed with the roll call of board members. Mr. Pratt advised that a quorum was present.

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

Mr. Gabe Mazefsky addressed the board for the removal of Agenda Item G. Mr. Mazefsky further stated after the removal of the personalized bricks found in a dumpster, no more public funds should be used to pay for the destruction of the “Bucco Bricks.” Mr. Mazefsky rescinded his time for the second public participation period.

Seeing no other 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 March 13, 2025. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, authorization to award a purchase order in a lump sum amount of \$18,554.39 to Douglas Equipment (DE) for two slicers and one refrigerated buffet unit.

Mr. George Meehan, Levy General Manager, stated Levy, the DLCC caterer, is requesting the replacement of two commercial meat and cheese slicers and a deli-style serving table. The two slicers currently used in the main kitchen have reached the end of their service life and are missing critical parts, rendering them unsafe and non-functional. Additionally, the deli-style serving table, used at remote locations, has surpassed its expected lifespan and is deemed beyond economic repair. The slicers and the refrigerated buffet unit are essential for food preparation and service, making their replacement a priority.

An “other opportunities” notice was posted on the Authority’s website and sent to six food service supply vendors, with six written quotes received, and DE submitted the lowest responsible quote. There is a one-year warranty on parts and labor, and there is no MWBE participation with this purchase. The funding source is from the Levy Food & Beverage Capital Reserve Fund.

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. 6083

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 in a lump sum amount of \$18,554.39 to Douglas Equipment for two slicers and one refrigerated buffet unit; 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 Dagostino Electronic Services, Inc (DES). in the amount of \$34,166 for the purchase and installation of additional key card access control locations.

Mr. Luca Kistler, DLCC Facility Director, stated the DLCC utilizes key card access control incorporated into the DLCC's Genetec security system. The Genetec security software is the platform for cameras and access control. Key cards or identification badges are issued to employees, select visitors, and contractors to access specific doors based on permissions in the system.

This project includes adding badge access to five show offices, one IDF Closet, and one mother's room. The addition of badge access to the show offices is a transition away from physical keys and creates client amenity with ease of access and a more secure space during the run of a show. The IDF Closet badge access tightens security measures on a telecommunication room. Badge access to the mother's room allows for secure use and control of this sensitive space.

Mr. Kistler continued, in March 2025, a bid notice 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, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business Incubator. The notice was sent to fifty-one contractors, including twenty-two MBE and sixteen WBE contractors.

The Authority received one bid on March 28, 2025. SMG (d/b/a ASM Global) staff recommends DES as the lowest responsible bidder for upgraded key card access control. Pricing was reviewed based on material and equipment costs on previous facility additions, and is an equitably priced for the scope of work.

Mr. Kistler further stated there were two alternates taken with the bid. One was to add access control to the east and west penthouse (DES bid was \$10,459), and the other was to add access control to the chiller plant (DES bid was \$12,840); neither alternate was selected. There is a two to three-week lead time on materials. Installation will be completed within two weeks upon receipt of the equipment. There is a one-year warranty on workmanship and locks, and a five-year warranty on the door controllers. There is 10.9% WBE participation associated with this project via Gumpher, Inc., as a subcontractor completing the conduit and cabling for installation.

Councilman Coghill asked about specifics of the rooms.

Senator Fontana asked if these locations used a punch code or a badge.

Mr. Kistler stated its key access. This will allow for more protected access and reduced key usage.

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. 6084

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 lump sum agreement with Dagostino Electric Services, Inc. in the amount of \$34,166 for the purchase and installation of additional key card access control locations at the David L. Lawrence Convention Center; 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 Sentry Mechanical (SM) in the amount of \$19,960 for the purchase and installation of three HVAC variable frequency drives (VFD).

Mr. Kistler stated the DLCC utilizes VFD on select air handling units throughout the facility. These VFDs control the supply and return fans in HVAC systems to regulate airflow and optimize energy efficiency by adjusting fan speeds according to system demands. There are 18 supply/return fan VFDs in the facility. The VFD models in use are original to the building and are no longer supported by the manufacturer. These VFDs are at the end of their useful life; three have been identified as defective and unreliable. The remaining fifteen VFDs will be assessed and replaced at a future date.

In March 2025, a notice 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, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, and the Hispanic Development Center Business Incubator. The notice was sent to thirty-two contractors, including three MBE and five WBE contractors, and three quotes were received on March 26, 2025. SMG staff conducted a scope review of the equipment and recommended SM as the lowest responsible bidder. A three-year equipment warranty and a one-year labor warranty are associated with the VFDs. The lead time is two to three weeks, and the installation will be completed in one day upon receipt of the equipment.

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. 6085

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 lump sum agreement with Sentry Mechanical in the amount of \$19,960 for the purchase and installation of three HVAC variable frequency drives; 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 of a change order with SunriseSESA (SS) in the amount of \$55,000 for additional labor required for repairs to the Jenny Holzer Artwork (JHA) at the DLCC.

Mr. Ryan Buries, Assistant General Manager of the DLCC, stated “For Pittsburgh” is an original JHA installed on the roof of the fourth-floor terrace in 2003 for \$880,0000. Stretching across the DLCC’s swooping roofline are 688 feet of blue light-emitting diode (LED) tubes. Jenny Holzer created this kinetic display to present essential books telling compelling stories about

Pittsburgh, including Thomas Bell's Out of This Furnace; John Edgar Wideman's Homewood Trilogy: Damballah, Hiding Place, and Sent For You Yesterday; and Annie Dillard's An American Childhood. The artwork's monumental scale significantly contributes to the city's skyline. The texts scroll 24 hours a day, 7 days a week.

In July 2024, the Authority Board authorized an agreement with SS to restore the JHA. New components have been fabricated at SS's shop in Massachusetts, and SS is preparing for the installation phase of the project. However, as the SS team evaluated the logistics of the onsite installation, their initial plan to use lifts is no longer feasible due to the loading capacity of the structural deck and equipment that can be used to reach the top of the roof. SS revised their means and methods to access the artwork from the sloped roof. This approach requires significantly more labor (double the original estimate) and will take extended time to complete. This additional labor and safety equipment require an increase of \$55,000. SMG and Authority personnel have reviewed this request and agree that this change is necessary, and the cost is appropriate. The SS safety team was onsite earlier in April to finalize their safety plan in preparation for beginning the installation & testing phases later in April 2025. There is no MBE/WBE participation in this project.

Mr. Sala Udin asked what the necessary repairs were to the artwork.

Mr. Buries stated the LED components have started failing, and the components are outdated and unattainable. He further stated that the computerized system currently uses floppy disks, and modern technology will be used with this upgrade.

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. 6086

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to implement a change order with SunriseSESA in the amount of \$55,000 for additional labor to repair the Jenny Holzer artwork at the David L. Lawrence Convention Center; 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 contract with Walter P. Moore (WPM) in an amount not-to-exceed \$80,885, to be billed based on time and materials, including reimbursable expenses, to perform the roof cable system inspection.

Mr. Tom Ryser, the Authority's Project Manager, stated the DLCC's General Structure Maintenance Manual, prepared by Dewhurst MacFarlane and Partners, PC, calls for an inspection of the cable system at regular three-year intervals. Previous inspections of the roof cable system were conducted in 2007, 2010, 2013, 2016, and 2020. Maintenance was performed on the roof cable system in 2022 and 2023, hence the additional interval time.

The following components will be checked during this inspection and a report will be produced for the backstay cable, saddle and exposed primary cable between saddle and roof, the North and South anchorages 10 grease caps will be removed and inspected per weldment, primary cable penetrations through the roof, primary cables under roof & vertical hanger cables, profile cables, and glass wall cables.

An RFP for the inspection was advertised in January 2025 in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, was posted on the Authority's website, and various social media outlets. A non-mandatory pre-proposal meeting was conducted on February 11, 2025, with five firms in attendance. The following firms submitted proposals on March 6, 2025: Modjeski &

Maters, Structural Technologies, and WPM. Two firms were short listed and interviewed by the review committee. The review team consisted of Doug Straley, Hillary Frisbie, Alicia Matos, Tom Ryser, Ryan Buries, and Lucas Kisler.

Mr. Ryser further stated the review team recommended WPM for the experience of personnel, detailed inspections on complex structures across the country – WPM is using a “difficult access team” that uses rope and specialized equipment for hard-to-access areas along with drones, and Price as WPM had the lowest price proposal.

Planning and coordination for the inspection will commence immediately upon approval. The investigation work on site is subject to coordination with ongoing DLCC operations and event schedules, but is anticipated to be completed over approximately two weeks in the summer of 2025. Work will be billed on an hourly time and material basis with a not-to-exceed limit on the contract of \$80,885, including reimbursable expenses. Hourly rates were provided in case any additional work was required. WPM has committed to 8.9% MBE participation by using AWK for technical services; and 1% WBE participation by using Dream City Trucking for equipment and traffic control.

Mr. Michael Quatrini asked when the scaffolding is being set up and when the areas are examined, is WPM taking time to verify if other areas need repairs.

Mr. Ryser confirmed this 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. 6087

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 contract with Walter P. Moore in an amount not-to-exceed \$80,885, to be billed based on time and materials, including reimbursable expenses, to perform the roof cable system inspection; 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 a five-year agreement with Venture Outdoors (VO) to permit kayak rental operations from a barge adjacent to the Convention Center Riverfront Plaza (CCRP).

Ms. Doug Straley, the Authority's Project Executive, stated in February 2022, the Authority Board authorized a five-year agreement with VO to provide kayak rentals along the CCRP. Due to delays in fundraising, permitting, and engineering, VO continued to operate from the North Shore Riverfront Park for the past few years. However, VO has finalized their plans and is ready to move the barge to the CCRP after the pilings are installed this month.

VO has obtained a Department of Environmental Protection Permit. Due to fundraising issues, VO is planning to phase the barge construction. Phase I will be the pilings and the barge without any structures. The cost of phase I is approximately \$300,000. Phase II would add structures to the barge (covering for weather, storage, offices, etc.). VO will need to raise another \$250,000 for Phase II. The timeline for the first operation is May 2-5, 2025, a full placement of the floating dock structure, building, and equipment, May 30, 2025, is the Anticipated opening date for boat rentals, and September 30, 2025, is the expected end date of the 2025 season, and October 31, 2025, the barge to be relocated off site for the winter.

The operating schedule will run from May 2025 through September 2025, from 11:00 am to 5:00 pm daily, and Saturdays and Sundays from 1:00 pm to 6:00 pm, Monday, Thursday, and Friday. Community and youth programs are offered during specific times outside of boat rentals.

The barge is roughly 50' wide by 99' long and will be approximately 20 feet off the riverwalk and have a secure gangplank connecting to the plaza. VO will provide and maintain a port-o-john for their employees and guests to be located adjacent to the site at their cost. SMG believes VO will be a welcome amenity for the building.

Councilman Coghill asked if the barge is permanently docked and clarified scope of the project and numbers.

Mr. Straley and Mr. Luke Borowy from VO stated the barge will be moved and stored at season's end.

Senator Fontana asked why VO is asking to expand.

Mr. Borowy stated this will allow VO to have all the facilities at this location.

Mr. Quatrini asked if anything would fill the empty retail space when VO moves.

Mr. Straley stated Riverlife plans to place a barge next to Allegheny Center.

Mr. Mulu Birru asked how many people can use it at one time.

Mr. Borowy stated 70 boats.

Councilman Palmosina asked how many people could be served by these boats during the season.

Mr. Borowy stated approximately 10,000 people.

Senator Fontana clarified that the SEA is indemnified on the matter.

Mr. Straley stated that the SEA is indemnified and that VO has insurance.

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. 6088

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend the five year agreement with Venture Outdoors to operate from a barge adjacent to the Convention Center Riverfront Plaza; 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, ratification of a final change order to PJ Dick Incorporated (PJD) in the amount of \$104,358 for additional work due to unforeseen conditions of the sidewalk replacement around PNC Park.

Mr. Straley stated per the lease between the Authority and the Pittsburgh Associates (“Pirates”) for PNC Park, eligible capital repairs are the responsibility of the Authority while operating costs are the responsibility of the Pirates. The Authority and the Pirates entered into a Memorandum of Understanding (MOU), dated September 13, 2024. A project budget was included in the MOU, including an owners’ contingency for \$125,000 for potential change orders that may arise during the project.

On September 12, 2024, the Authority Board approved entering into a contract with PJD for \$1,122,869 to replace the sidewalks around PNC Park. The PNC Park sidewalk project was substantially completed by March 25, 2025. However, during construction, several unforeseen conditions required change orders to be reviewed by all parties. Those conditions were replacing additional subbase over existing settled/eroded subbase (unit price provided at time of original bid), concrete piers for lighting at the Clemente Statue, removal and replacement of additional structural slab at the Clemente Statue, additional areas impacted by adjacent sidewalk slabs, removal and hauling of additional concrete above what was specified, repair of embedded conduit/wiring that was damaged during work, that were not shown in the as built drawings, and additional fencing required for safety purposes. Due to these unforeseen matters, Wiss, Janney,

Elstner, the Pirates, and Authority staff recommend this final change order to the PJD contract.

There is a 16.1% MBE participation with Cooper Trading and Five Points Supply.

Senator Fontana asked if there were any questions.

Mr. Mulu Birru asked if this agenda item could be postponed.

[Disruption from Mr. Mazefsky.]

Mr. Straley noted that the contractor needed to be paid and that the issue raised at the public comments regarding the bricks is not affected by this change order.

[Disruption from Mr. Mazefsky.]

Mr. Pratt told Mr. Mazefsky that his disruptive behavior will cause his removal from the proceedings if he continues.

Senator Fontana asked Mr. Straley to restate his response.

Mr. Straley stated the bricks discussed by Mr. Mazefsky are not part of this transaction.

Mr. Udin asked at what point it would be proper to request a Pirates Representative to be at the board meeting regarding removing the Roberto Clemente sign in right field.

[Disruption from Mr. Mazefsky.]

Mr. Pratt told Mr. Mazefsky again that he will be removed if he continues his disruptive behavior.

Senator Fontana stated that Mr. Udin can motion that the Pirates attend the next Authority Board meeting.

[Disruption from Mr. Mazefsky.]

Senator Fontana then stated that Mr. Mazefsky was to be removed from the meeting.

[Disruption from Mr. Mazefsky.] Mr. Quatrini seconded the motion for the Pirates to come to the next meeting.

Mr. Udin noted that he would be satisfied with a written response.

Mr. Quatrini stated that he would prefer that a Pirate representative be present.

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. 6089

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers hereby are authorized to approve a final change order to PJ Dick Incorporated in the amount of \$104,358 for additional work due to unforeseen conditions of the sidewalk replacement around PNC Park 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 the Resolution.

Senator Fontana continued to the next item on the agenda, authorization to enter into a three-year agreement with A-1 Resources (A-1) in an amount not to exceed \$17,496, with two additional option years at an amount of \$13,175 for power washing of the North Shore Garage (NSG).

Ms. Hillary Frisbie, the Authority's Facility Director, stated the Authority contracts with power washing companies to ensure the garages are clean and safe for public use. Preventative power washing also helps prevent chemicals, dirt, and debris from entering water systems, thereby extending the overall life of the garage. Upkeep of the garage increases repeat customers and overall satisfaction with the North Shore parking experience.

Last year, the Authority and Stadium Authority (SA) approved a three-year contract with Kept Companies for the power washing of the West General Robinson Street Garage (WGRSG) and Gold 1 Garage (G1G). Due to poor performance, the Authority had to terminate the contract

after one year. The Authority posted notice on the Authority's website, in the Pittsburgh Post-Gazette, Pittsburgh Courier, and sent it to 43 companies, including nine M/WBE companies. A preproposal meeting was held on March 17, 2025, with three companies in attendance, and proposals were received from four companies.

The committee is recommending A-1 for submitting the lowest per-year pricing and lowest unit pricing for additional hourly rates, if needed. A-1 holds other cleaning contracts with Alco at the NSG, references include the Steelers and Duquesne Lighting Company, a comprehensive proposal with detailed scope of work, and the ability to meet schedule and minimize parking space disruption. The SA approved the agreement with A-1 for the WGRSG and G1G at their March 28, 2025, SA meeting. There is 100 % MBE participation associated with this agreement.

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. 6090

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 with A-1 Resources in an amount not to exceed \$17,496 with two additional option years at an amount of \$13,175 for power washing of 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, ratification and authorization to amend the agreement in the amount of \$19,865 to CPS Construction Group (CPS) for the emergency repairs to investigate and repair waterproofing and drains at the NSG.

Ms. Frisbie stated in October 2024, a leak was discovered during the build-out of the new tenant in the first-floor commercial space, Brave Bean Coffee (BBC). The source of the leak was found to be from the second-floor drain system by Junction Climate Controls (JCC) company. JCC could not locate the source of the leak in the existing pipe or drain. As a result, CPS was called on October 29 to remove an approximate 2' x 2' section of topping slab to determine the cause. On November 1, 2024, they found small penetrations through the waterproofing membrane, where standing water started leaking to the first-floor tenant space. CPS then enlarged the area to determine the extent of the issue. CPS patched the area to keep the tenant space usable. The exploratory work and temporary protection cost \$2,850, which is part of overall cost.

Upon further investigation by CPS into the standing water, it was discovered that the two stage drain in the area was corroded which did not allow for proper drainage of the waterproofing system. Atlantic Engineering Services (AES), the engineers currently contracted for the concrete repairs in the garages on the North Shore, was engaged to provide engineered drawings, adding sloping to allow for proper drainage.

In March 2025, repairs to the drain system resumed. Additional work was identified, necessitating an emergency repair, to avoid further damage to BBC's space. For CPS to remove and replace the existing drain, access to the tenant space was needed. To minimize business impact to the tenant, all work was performed after business hours. An access panel was also installed in the tenant space in anticipation of future maintenance. The work was done on a time and materials basis and reviewed by Authority staff. The work was completed on April 4, 2025, and there is no MWBE participation.

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. 6091

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify and authorize an amendment in the amount of \$19,865 to CPS Construction Group ratifying the emergency repairs to investigate and repair waterproofing and drains 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 contract with Overhead Door Company (ODC) in a lump sum amount of \$19,414 for replacement of the Sandusky roll gate door entrance for the NSG.

Ms. Frisbie stated in December 2024, the motor on the Sandusky entry roll gate of the NSG stopped working, and as a result, the use of the door has been limited for events. Staff have been manually opening and closing the gate, but due to its weight, not all of the staff can safely raise and lower the gate. In addition, while in manual mode, there is no emergency stop mechanism. The existing door is original to the facility in 2001 and has exceeded the 15–20-year life expectancy.

The Authority solicited three quotes and received two from the ODC and one from a third-party installation company. ODC was the least expensive of the two quotes at \$19,414. ODC will reuse the existing steel tube bars to mount the new rolling door and reuse the existing electrical. ODC anticipates a four-week lead time on the system and four days to remove the old door and mechanisms and replace them with the new ones.

The schedule will be coordinated with events on the North Shore to minimize downtime of the Sandusky entry. There is a standard one-year warranty on the material and labor, and a life expectancy of 15-20 years. There is no MBE/WBE participation on this contract.

Senator Fontana asked if there were any questions.

Mr. Udin asked some further questions about the repair.

Ms. Frisbie clarified some explanation of the repairs.

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. 6092

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 contract with Overhead Door Company in a lump sum amount of \$19,414 for replacement of the Sandusky roll gate door entrance for the North Shore Garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued to the next item on the agenda, authorization to extend the term of the Standby Bond Purchase Agreement (SBPA) with PNC Bank for the Authority's 2007 arena bonds from May 1, 2025, to May 1, 2028.

Ms. Bridget Pascal, the Authority's CFO, stated the 2007 bonds were issued pursuant to a trust indenture between the Authority and the Bank of New York Trust Company, N.A., as amended. Proceeds of the bonds were used to construct and equip the new arena, currently named PPG Arena. The bonds are variable rate bonds, with the interest rate reset every week. The holders of the bonds may elect to "sell back" their bonds at face value at the end of any weekly rate period.

The bonds are then remarketed to new bondholders. Bonds that are “sold back” but not simultaneously remarketed to new bondholders are purchased pursuant to the Standby Bond Purchase Agreement and held thereunder until they are remarketed.

The cost of the SBPA is an expense of the bonds paid from money held in the trust indenture. The bonds are paid from certain specific revenues including rent from the Penguins (\$4.3M/yr.), annual payments from the Pittsburgh River’s Casino pursuant to a payment agreement (\$7.5M/yr.), and payments from the Commonwealth Economic Development & Tourism Fund (\$7.5M/yr.). In addition, the Commonwealth supports the bonds through a lease of the new arena to the Commonwealth, with a sublease back to the Authority.

The SBPA, entered into at the issuance of the bonds in 2007 with PNC Bank, National Association, with an initial term of 10 years, was extended in 2017 for three years, five years in 2020, and with this authorization will be extended for an additional three years to May 1, 2028. The Authority worked with PFM, the Authority’s financial advisor, and the Commonwealth to review various options on how to proceed.

Councilman Coghill asked specifics about the bond purpose.

Ms. Pascal clarified as to the variable rate nature of the bond.

Senator Fontana asked if there were any rate changes.

Ms. Pascal stated the rate is locked in for three years at .29%.

Mr. Quatrini asked how this compared to prior years.

Ms. Pascal noted that prior years were lower.

Mr. Birru asked about fixed rates.

Mr. Waller and Ms. Pascal noted that the market would not allow for a fixed rate transaction as of now.

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. 6093

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to execute and deliver an amendment to the Standby Bond Purchase Agreement with PNC Bank, National Association in respect to the Authority's new arena bonds issued in 2007 in order to extend the stated expiration date from May 1, 2025 to May 1, 2028 in accordance with the attached term sheet; and further that the proper officers and agents of the Authority are authorized to take all action, execute such documents and pay such costs as are necessary and proper to effectuate the terms of this Resolution and/or as required by the Standby Bond Purchase Agreement, as amended.

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 stated there are two basketball tournaments in the next few weeks at the DLCC and his team is working on a few site visits for 2030 and 2031.

Senator Fontana asked how the 2025 first quarter compares to the 2024 first quarter.

Mr. Muldoon stated it's very similar to last year.

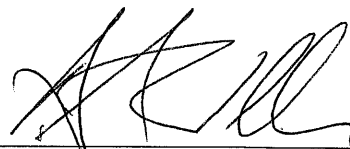
Senator Fontana continued on to public participation and asked if any audience members wanted to address the board.

Mr. Gabe Mazefsky stated he wanted to speak on the agenda Item G.

Senator Fontana stated this portion of public participation was for anything outside of the agenda.

[Disruption from Mr. Mazefsky.]

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 11:24 A.M.

A handwritten signature in black ink, appearing to read 'A. Waller', written over a horizontal line.

Aaron Waller
Assistant Secretary