

MEETING MINUTES
THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, SEPTEMBER 11, 2025,
IN THE DAVID L. LAWRENCE CONVENTION CENTER, EXECUTIVE BOARD ROOM,
FIRST FLOOR
PITTSBURGH, PENNSYLVANIA
COMMENCING AT 10:33 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, September 11, 2025, commencing at 10:33 A.M. E.S.T.

Members of the Authority

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

Also Present: Aaron Waller, Bridget Pascal, Hillary Frisbie, Rodney Pratt, Sandhya Giri, Jhason Dixon, Kevin Kaiser, Eddie Figas, Dom Summers, Doug Straley, Connor Reiche, Theresa King, Jocelyn Bracken, Randall Porch, and Paul McDonald Jr. of the Authority; Tom Ryser, TPR, LLC; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Lucas Kistler, Morgan Schmitt, Carrie Yauch, Sara Lane, Brian O'Malley, Taun Evans, and Sean Holsing, of SMG; George Meehan, Levy; DJ Makosky and Erica Brusselars, Allegheny County Treasurer's office; Matthew Wilson and Ryan Huzjak, Pittsburgh Steelers; Adam Babetski, Pittsburgh Post-Gazette; Diane Hunt, RAD; Craig Liston, Regional Vice-President of ASM Global.

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 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 the minutes from the meeting of July 10, 2025. A motion was made, seconded, and unanimously approved.

Senator Fontana continued to the next item on the agenda, authorization to enter into a Letter of Intent (LOI) with The Efficiency Network (TEN) and subsequent contract for an Investment Grade Audit (IGA) under the Guaranteed Energy Savings Act (GESA) Program.

Mr. Eddie Figas, the Authority's Manager of Economic Development, stated the Authority is initiating a GESA project to identify and implement energy efficiency upgrades at the DLCC. To begin this process, the Authority aims to enter into an LOI and subsequently a contract to conduct an IGA specific to the DLCC lighting for halls A, B, and C.

GESA is a performance-based contracting method authorized by Pennsylvania law, enabling public entities to implement energy improvements with guaranteed savings. Under this model, the Energy Services Company (ESCO) ensures the cost of improvements will be offset by energy savings over time, eliminating financial risk to the Authority. The IGA is conducted at \$15,500, which is incorporated into the total project contract if the Authority proceeds with implementation. The full contract, including IGA, will be presented to the Authority Board in October 2025, before construction starts.

Mr. Figas continued, in July 2025, the Authority issued a Request for Qualifications (RFQ) for an ESCO for various projects at the DLCC. The notice was 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 39 other firms were sent the notice; including one MBE and one WBE, with two companies submitting proposals. TEN and McClure Company were brought in for interviews. A committee consisting of Doug Straley, Eddie Figas, Alicia Matos, Ryan Buries, and Lucas Kistler evaluated the proposals and interviewed the teams. Authority and DLCC staff recommend proceeding with TEN due to their strong qualifications, competitive pricing, and understanding of the Pittsburgh construction market and process. TEN demonstrated commitments to MBE/WBE participation.

The GESA program structure allows the Authority to engage TEN for multiple energy-related scopes under the original LOI and subsequent contract, as the Authority identifies additional opportunities, such as HVAC upgrades, solar integration, or water conservation. TEN can be authorized to assess and implement these improvements without requiring a new procurement process, streamlining delivery, and maintaining continuity in guaranteed savings performance.

TEN is the only energy services company headquartered in Pittsburgh and is accredited by the National Association of Energy Service Companies and qualified by the U.S. Department of Energy. Their team comprises Certified Energy Managers, engineers, and construction professionals with a proven track record of delivering guaranteed savings in high-profile public venues. Currently, TEN has GESA agreements with Pittsburgh Public Schools, Community College of Allegheny County, Allegheny County Airport Authority, and the University of Pittsburgh.

Mr. Figas further stated the full IGA will assess lighting, heating, ventilation, and air conditioning (HVAC), water conservation, and building controls. They will provide the Authority with a prioritized scope, budget, and implementation timeline. TEN's approach emphasizes local control, competitive procurement, and high participation with MBE/WBE enterprises, ensuring the project reflects the Authority's values of sustainability, equity, and fiscal responsibility.

TEN's proposed scope includes a full lighting IGA, review of the current lighting design, and recommendations for upgrades to the lighting systems in Halls A, B, and C of the DLCC. These upgrades will enhance energy efficiency and support the Authority's sustainability goals. The full contract value will be brought back to the Authority Board in October 2025, before the start of construction. TEN submitted a detailed MBE/WBE Participation Plan as part of its proposal. TEN commits to actively soliciting MBE/WBE firms. TEN has achieved MBE/WBE participation rates of 35% to 68% on recent public sector projects.

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

Councilman Coghill asked several questions clarifying the process, which staff addressed.

Senator Fontana asked if there were any additional questions. 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. 6126

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 Letter of Intent with TEN for an Investment Grade Audit under the GESA Program; 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 Rycon Construction, Inc. (Rycon) in the amount of \$53,608 for the repair of the Ballroom back of house expansion joint at the DLCC.

Mr. Lucas Kistler, Director of Facility Services for the DLCC, stated the 3rd floor service corridor of the DLCC is heavily used for building events and operations. This service corridor is utilized by both in-house and external staff to transport equipment for set-up and tear-down related to events. On the southeast corner of the DLCC closest to the ballroom, there is an expansion joint that is exposed to constant traffic, resulting in a failure of the cover assembly and the existing joint.

By use of the DLCC's open-ended structural contract with Wiss, Janney, Elstner Associates (WJE), the firm conducted a review, and determined the cover assembly and existing joint have failed and recommends replacement. WJE's design includes modifications to the cover assembly to mitigate the effects of traffic on the membrane, which provides for a raised bump to slow traffic and prevent water from pooling on the membrane, thereby extending the life expectancy of the new membrane. This modification will replicate the 2022 completion of the expansion joint located at the entrance to the junior ballroom, which serves as the main equipment storage space for the DLCC and has been successful. These expansion joints provide structures with flexibility, allowing for safe movement of the building.

Mr. Kistler further stated in July 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 23 contractors, including two MBE and one WBE contractors, and four bids were received on August 21, 2025. A scope review was conducted on August 25, 2025, with SJ Pierce, to which they rescinded their bid due to the project stabilization agreement and the absence of union labor. A scope review was conducted with Rycon on August 26, 2025. SMG staff recommend Rycon as the lowest responsible bidder. The lead time for materials is four weeks, and installation is expected to take two weeks, but this timeframe may be dependent on the event schedule. A one-year warranty is associated with both the work and materials. There is 9% MBE participation associated with this project via materials supplied by Reed Building Supply, LLC.

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. 6127

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 Rycon Construction, Inc. in the amount of \$53,608 for the repair of the Ballroom back of house expansion joint 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 three-year lump sum contract (\$60,567 for 2025 – 2026, \$62,896 for 2026 – 2027, and \$62,896 for 2027 – 2028) with The K-Company (KC) for service and support of the HVAC and waste

water treatment plant software and hardware controls systems, with the option for two one-year extensions (\$69,050 for 2028 – 2029 and \$69,050 for 2029 – 2030).

Mr. Kistler stated the Building Automation System (BAS) at the DLCC is used to control heating, ventilation, and air conditioning (HVAC) systems. During the DLCC's initial construction, a system manufactured by Alerton was purchased and installed. The previous Alerton service companies were either not local or did not provide the level of service needed. In 2014, a regional Alerton representative informed SMG and Authority staff they had entered into a long-term agreement, making Trinity Automated Solutions (TAS), at the time known as Deckman Control Systems (DCS), located in Cuddy, PA, Alerton's authorized representative for Western Pennsylvania. TAS was the only authorized Alerton dealer for Western Pennsylvania and West Virginia, and thus the only firm with access to vital support, service, and supply of warranted Alerton parts.

In August 2019, the Authority Board authorized a three-year contract with two one-year owner options that were utilized through July 2024 with TAS. At the end of the second option year, TAS was in the middle of a merger with O.Z. Enterprises, LLC (OZ), out of Bridgeville, PA. It was decided to complete a one-year contract until the merger was finalized.

In April 2025, a regional Alerton representative informed SMG and Authority staff that OZ would no longer be the authorized representative in Western Pennsylvania and was transitioning to KC, based in Akron, Ohio. Since the KC is the only authorized representative for Alerton in the Western Pennsylvania region, they are the only company that can provide the service contract. There are over 350 controllers and approximately 10,000 end devices covered by the KC service contract umbrella. In each year of the contract, a full re-commissioning of 1/3 of all Alerton-controlled systems throughout the building will take place so that all systems are re-

commissioned on a rolling three-year basis. As part of the service contract agreement, any Alerton parts that are needed throughout the life of the agreement will be provided at list price, 50% less 10%. The service contract is scheduled to begin on October 1, 2025.

Mr. Kistler further stated the re-commissioning process entails KC personnel checking the calibration and operation of each device comprising the BAS system. This includes network and field-level controllers, as well as end devices such as thermostats, dampers, temperature sensors, and fans. This process identifies devices that may be sending bad information back to the BAS and/or end devices that are not responding correctly to commands sent from the BAS system. This process has been included in the contracts dating back to 2014.

The KC has been servicing the DLCC BAS and WWTP Controls since April 2025, as needed, and has facilitated a successful transition. While they are currently located in Akron, OH, their business has grown drastically with the transition away from OZ, and they operate in Western Pennsylvania, West Virginia, and Maryland. Given this growth, KC is exploring the feasibility of opening a Pittsburgh Branch Office within the following year. Labor rates provided by KC are fair, based on previous contract pricing and other local BAS service firms' rates for similar products. There is 100% WBE 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. 6128

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 contract (\$60,567 for 2025 – 2026, \$62,896 for 2026 – 2027, and \$62,896 for 2027 – 2028) with The K-Company for service and support of the HVAC and waste water treatment plant software and hardware controls systems, with the option for two one-year

extensions (\$69,050 for 2028 – 2029 and \$69,050 for 2029 – 2030) 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 award a purchase order to MityLite Inc. in the amount of \$446,718 for 2,700 ballroom chairs, 8 transportation carts, attic stock of seat pads, seat backs, chair feet and delivery.

Mr. Ryan Buries, Assistant General Manager of the DLCC, stated the DLCC inventory of approximately 10,000 meeting room and ballroom chairs comprises multiple styles of chairs, which are utilized in different areas of the building. The current inventory of chairs is either original to the building's initial FF&E or was inherited from the old convention center and has exceeded its useful life. Events on the 3rd and 4th levels of the DLCC are hosted across 52 meeting rooms and/or large ballrooms. The chairs used for these events vary based on the room function and event requirements. This purchase of new ballroom chairs for use in the ballroom and 3rd-level south meeting rooms will be Phase 1, with the goal of acquiring approximately 12,000 matching meeting room/ballroom chairs that will be interchangeable in all event spaces. Having the same chair in all spaces enhances the aesthetic and reduces labor requirements for moving chairs during high-demand events. Upon receipt of the new chairs, the chairs currently used in the ballroom will be relocated to the 4th-floor meeting rooms, replacing the oldest chairs in our current inventory. Upgrading the chair inventory is essential to maintaining the high standards expected by DLCC clients and ensuring a positive experience for attendees.

On January 22, 2025, a bid notice was publicly advertised in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, the Pittsburgh Builders Exchange, on the Authority's website, and at the African American Chamber of Commerce, the First Source Center, and the Riverside

Innovation Center. Additionally, the notice was sent to (20) vendors. Four (4) bids were received from the following companies: MityLite Inc., MTS Seating, Shelby Williams, and Dream Seat. The two vendors submitting the lowest bids submitted sample chairs that did not meet the spec, and/or did not submit samples; as such, their bids were disqualified. Mity-Lite submitted the lowest bid, which included both submitted samples, and the samples met the specifications in the bid. SMG therefore recommends to award this purchase order to MityLite Inc.

The purchase order will be issued upon authorization. A 20-week lead time is anticipated for delivery. There is a one-year warranty, free from defects in material and workmanship, under regular use and service conditions. There is no MBE/WBE participation associated with this purchase.

Senator Fontana asked if there was an emblem on the back of the chair.

Mr. Buries stated the chairs are not branded DLCC .

Mr. Michael Quatrini asked if the chairs being replaced are donated.

Mr. Buries confirmed that the old chairs are donated.

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. 6129

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 Mity Lite Inc., in an amount up to \$446,718 for 2,700 ballroom chairs, 8 transportation carts, attic stock of seat pads, seat backs, chair feet and delivery; 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 MBM Contracting (MBM) in the amount of \$23,500 for the repair of spalling concrete on the loading dock ramp.

Mr. Morgan Schmitt, Facility Manager for the DLCC, stated the loading dock ramp is the main entry point for vendors, exhibitors, shipments, and staff. Upon a walkthrough in the area located beneath the ramp, spalling was seen on portions of the concrete. WJE, the DLCC's open-ended structural engineer, was asked to initiate a review of the concrete and recommend necessary remediation. After this review, WJE designed repair drawings and proposed a repair to the damaged areas by removal of loose concrete at the flange connectors, application of corrosion-inhibiting coating to the exposed steel, and tightly shimming flanges at each location.

In July, a notice was publicly advertised on the Authority's website while additionally sending the notice to thirteen vendors, including one MBE and one WBE vendor. One quote was received on July 18, 2025, from MBM, with SMG staff recommending MBM. The MBM quote was reviewed, and the pricing was determined reasonable by independently verifying (both SMG and WJE) the scaffolding estimate, materials, and installation costs. The expected timeline is one to two weeks after notice to proceed, with setup and teardown of the scaffolding taking a significant amount of that time. There will be a one-year labor warranty. And there is no MBE/WBE 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, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 6130

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 MBM Contracting in the amount of \$23,500 for the repair of spalling concrete on the loading dock ramp; 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 change order to Sentry Mechanical (SM) in the lump sum of \$19,560 for one variable frequency drive (VFD) replacement that services the kitchen area.

Mr. Schmitt stated in July 2025 the VFD on the air handling unit D4-9 had failed. The VFDs on air handling units control the supply and return fans to regulate airflow and optimize energy efficiency, adjusting fan speeds according to system demands. This unit controls explicitly the kitchen and the bakery on the 3rd floor. In April 2025, the Authority Board authorized three replacement VFD units. Based on that pricing, SMG advertised an Other Opportunity and solicited three quotes. Since the low quote was from SM, who was on site to replace three pneumatic steam controllers, it was decided to issue a change order to their contract for this work. There is a three-year equipment warranty and a one-year labor warranty associated with the VFD. Installation occurred on August 25th and 26th. There is no MBE/WBE 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, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 6131

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

other proper officers are authorized to ratify a change order with Sentry Mechanical in the lump sum of \$19,560 for one variable frequency drive replacement that services the kitchen area; 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 ARIS Facility Services, LLC (ARIS) in an amount of \$95,000 for the facility condition assessment (FCA) and twenty-year capital plan at the DLCC.

Mr. Doug Straley, the Authority's Project Executive, stated the DLCC is an exceptional facility attracting many visitors from around the world. The DLCC has approximately 1,500,000 square feet of building space and was completed in 2003. This includes 313,400 square feet of total exhibition space and 236,000 square feet of column-free space. The main ballroom has 31,610 square feet of event space. There are 53 meeting rooms, five exhibition halls, and two lecture halls. Additionally, a 710-spot parking garage is attached to the building. While individual components of the building have undergone assessments, the Authority has never conducted a complete FCA since the building's completion in 2003.

A Request for Proposals (RFP) was developed with the intention of examining the entirety of the DLCC and creating a twenty-year capital plan. In July 2025, an 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, Riverside Center for Innovation, Metropolitan Hispanic Chamber of Commerce, Asian American Chamber of Commerce, the MWDBE Governmental Committee, and the Hispanic Development Center Business Incubator.

The notice was sent to 106 companies, including 13 MBE and 5 WBE companies. A pre-proposal meeting was held on August 5, 2025, with 14 companies attending the meeting. Twelve

proposals were received on August 22, 2025, and a review committee comprised of Doug Straley, Tom Ryser, Hillary Frisbie, Alicia Matos, Ryan Buries, Lucas Kistler, and Tim Muldoon reviewed all the proposals. Three firms were shortlisted: ARIS, Desmone, and MKSD Architects. The shortlisted firms were interviewed and given the opportunity to provide updated information based on the discussions.

Mr. Straley further stated, after the interviews and reviewing the supplemental information, the review committee unanimously recommends ARIS for experience in the field of FCAs – ARIS has conducted FCAs for the San Diego Convention Center and Washington DC Convention Center, the lowest shortlisted cost, experienced subconsultants, both Repair & Restoration Engineering & DESMAN, and MBE/WBE participation. The FCA and capital plan will take approximately 8–12 weeks after contract approval. It is estimated the Authority will receive the final reports by mid-December 2025. There is 25% MBE participation via DESMAN, and their scope is reviewing the DLCC parking garage.

Senator Fontana asked if there were any questions.

Councilman Coghill asked if ARIS is conducting the assessment for the garages and the DLCC. Mr. Staley confirmed that ARIS is performing the assessment on the entire DLCC facility, including the garage.

Mr. Quatrini asked about the evaluation procedure for the bids. Mr. Staley stated the evaluation process included company interviews in addition to the review of the proposals.

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. 6132

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 ARIS Facility Services, LLC in an amount of \$95,000 for the facility condition assessment and twenty year capital plan 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 amend the contract with SMG for management and operation of the DLCC for one year.

Mr. Rodney Pratt, the Authority's Senior Council, stated the Authority entered into a contract with SMG as of January 1, 2016, to manage the DLCC. The contract between the Authority has been extended under the terms of the agreement under the same terms and conditions to December 31, 2025. SMG has operated the DLCC under successive contracts. The Authority will conduct a full RFP for management of the DLCC in 2026. The Authority seeks authorization by the Authority Board to amend the current contract, under the same terms and conditions, to include an additional year, which would end the existing contract on December 31, 2026, at midnight.

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. 6133

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to extend the agreement between the Sports & Exhibition Authority of Pittsburgh and Allegheny County and SMG for management and operation of the David L. Lawrence Convention Center for an additional year, to end on December 31, 2026; 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.

During Ms. Frisbie's presentation of agenda item I (authorization to approve an Alteration related to the conversion of existing office space into new premium club space to be paid entirely by PSSI Stadium LLC (PSSI), information was provided to the board for agenda item J (authorization to reimburse PSSI in an amount not to exceed \$110,302 for Phase II of the concrete and sealant repair project). Mr. Hanson, Solicitor to the Board, informed Ms. Frisbie to continue with the information for item J and wanted the minutes to reflect the change. The next item presented, the new item I – authorization to reimburse PSSI in an amount not to exceed \$110,302 for Phase II of the concrete and sealant repair project.

Ms. Frisbie, the Authority's Facility Director, stated that per the terms of the Lease between the Authority and PSSI Stadium Corp. ("PSSI"), the Authority is required to pay for certain eligible capital repairs to Acrisure Stadium. On August 7, 2025, PSSI notified the Authority that it was requesting additional concrete repairs. The requested repairs were reviewed in the field by the Authority's Facilities Director. In 2024, PSSI awarded CPS Construction Group (CPS) a multiple-phase concrete and sealant repair project. Phase I was approved at the November 14, 2024, Authority Board meeting, and the work was completed in May 2025. The Phase II scope of work includes routing and sealing of cracks, repairing spalled concrete, and addressing exposed steel reinforcement, delamination, scaling, and concrete voids. These repairs are ongoing to extend the useful life of the structural systems. The total amount of identified repairs for this phase is \$110,302.

Additional concrete and sealant repair items may be identified through this repair project. Ms. Frisbie will review these items in the field. If necessary, these extra items may be submitted in a future change order, pending the Authority's review and approval. The joint sealant warranty is two years, and for all other items, a one-year warranty. This project is expected to be completed before the 2026 NFL Season. Reed Building Supply is being used for material purchase and provides 6.5% MBE 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. 6134

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium in an amount not-to-exceed \$110,302 for Phase II of the concrete and sealant repair project; 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 approve an Alteration related to the conversion of existing office space into new premium club space to be paid entirely by PSSI Stadium LLC (PSSI).

Ms. Hillary Frisbie, stated on May 27, 2025, PSSI notified the Authority they intend to undertake an Alteration project to convert approximately 9,000 – 10,000 gross square feet of existing administrative office space in the southwest corner to premium club space. The scope of the work includes: the demolition of the Admin Club renovation project, which will require demolition work of the existing offices and conference rooms with staff lockers, a pantry, club area, and a family lounge. Demolition work will include, but not be limited to, removing existing

partitions, removing flooring, finishes, and MEP Devices and Fixtures. Other miscellaneous demolition work may result from this task, and surfaces will need to be prepped for new scheduled construction. New Level 1 - Ground Level – Food preparation area with full kitchen capabilities, seated space, activation of player access tunnel with fan engagement, and a new elevator connecting this floor with the main concourse Level B. In Level 02, the main concourse will have a vestibule for a new elevator, and at the Southwest entrance a new exterior entry addition is anticipated with the cutting in a new door and civil and landscape work to grade the site to provide access to the new entrance. No parking will be affected by this work.

Ms. Frisbie further stated permit drawings were submitted to the city in August 2025 and are pending review. The Authority received the drawings on August 27, 2025. The project will feature direct exterior access at the street level. The interior will include views of the Steelers' and Visitors' locker room entrances, the 35-yard line tunnel, and direct access to the 100-level concourse for club members. Mascaro has been retained as the construction management company. PSSI estimates the project will begin in February 2026 and be completed prior to the 2026-27 NFL season. The contractors on the project have yet to be selected; PSSI's goal is to have 25% MBE and 10% WBE participation.

PSSI estimates the Alteration will cost between \$8 and \$9 million. Upon completion, these Alterations will become part of the leased premises and will be owned by the Authority. Approval of the Alteration would be on the condition that PSSI shall be 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. Quatrini asked where the offices are being moved to.

Mr. Ryan Huzjak, of the Pittsburgh Steelers, stated there is space at North Shore Place, which is right above Tequila Cowboy.

Mr. Hanson asked Mr. Straley what documents the Steelers would submit to the Authority after approval.

Mr. Straley stated the Authority would receive a summary of contracts received by Mascaro.

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. 6135

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are hereby authorized to approve an Alteration related to the conversion of existing office space into new premium club space paid entirely by PSSI Stadium LLC; 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, ratification of a final change order to Peter J. Caruso & Sons, Inc. (PJC) in the lump sum for \$91,648 for the change orders related to unforeseen conditions such as drainage system repairs, demolition of a salt shed, stormwater mitigation, and restriping of the Fullerton Lot.

Ms. Frisbie stated in May of 2025, the board authorized an agreement with PJC for the paving of the four asphalt surface parking lots located in the Lower Hill District, adjacent to the PPG Arena. The following items were completed by July 17, 2025. The Fullerton Lot Walkway (\$3,348.00) - Excavated and installed asphalt millings, creating a walkway from Fullerton Lots to

Wylie Street to accommodate foot traffic to the Live Nation. The Fullerton Catch Basin Repairs (\$25,790.00) – There were three repaired catch basins in the Fullerton Lot, including storm drain main replacement and inlet frame/grates to allow for proper drainage. The Employee Lot Salt Shed & Island Demo (\$15,235.00) - Demolished and removed dilapidated salt shed from site, removed concrete and grass island to expand parking capacity by eight parking spaces.

The Employee Lot Area A – Underdrain and Base Repair (\$24,570.00) – Installation of 6” plastic perforated underdrain pipe and connected underdrain pipe to the existing inlet. Due to drainage issues, the subbase material needed to be replaced before the area could be asphalted. The Employee Lot Gabion Stone Basket Wall (\$16,930.00) – Installation of a wire gabion basket filled with 6”-9” gabion stone to create a 10’ x 8’ wall and appropriate drainage. Stormwater damaged the parking lot and hillside around the employee lot, Area A. The gabion baskets will slow stormwater during major events when the existing system is insufficient to handle the amount of water. The Fullerton Lot Restriping (\$4,775.00) - The Fullerton lot needed to be restriped to maximize parking capacity. The Authority reviewed the proposed change orders and agreed the work was required. For this change order, there was a 55% MBE with Ark Transport LLC for the removal and disposal of asphalt, and a Flagger Team for site safety sub-contractors. 45% WBE with Everline Coating for the parking lines.

Senator Fontana asked if there were any questions.

Mr. Quatrini asked if there was an additional cost due to the change order or just what it cost to complete this project.

Ms. Frisbie stated that this was the cost of completing 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. 6136

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to ratify a final change order to Peter J. Caruso & Sons, Inc in the lump sum for \$91,648 for the for the change orders related to unforeseen conditions such as drainage system repairs, demolition of a salt shed, stormwater mitigation and restriping of the Fullerton Lot; 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 DESMAN in an amount not to exceed \$142,170 for the structural assessments of PNC Park, Acrisure Stadium, and PPG Paints Arena.

Ms. Frisbie stated as part of our lease agreements with the Pirates Associates, PSSI, and the Penguins (Lemieux Group, LP), structural condition assessments of the stadium are to be completed every five years. Structural condition assessments are conducted to understand our facilities better and respond proactively to any issues that may arise. The last structural assessments for PNC Park and Acrisure Stadium were conducted in 2021, and PPG Paints Arena was conducted in 2020. All structural condition assessments were completed by Building Envelope Consultants & Scientists, LLC (BECS).

A request for proposals (RFP) was issued on May 27, 2025. The RFP was sent to 192 firms and 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. A pre-proposal meeting was held on June 5, 2025, with 12 firms in attendance. Four proposals were received from: DESMAN, ECS, Walter P. Moore, and Osborn Engineering. DESMAN, and Osborn Engineering were short-listed and interviewed.

The review team of Authority staff, consisting of Hillary Frisbie, Doug Straley, and Alicia Matos, recommended DESMAN for the price proposal, which was the second lowest, and their hourly rates were the lowest of all submissions, the experience of personnel – DESMAN team members has extensive experience with structural conditions, sub-consultants: Steven Bentz of Repair and Restoration Engineering worked with the previous two contractors, Walter P. Moore and BECS. Their technical approach – DESMAN utilizes its rope access team to access all areas, which is included in the overall price. MBE participation is 100%.

Ms. Frisbie further stated the reports submitted by DESMAN will include a detailed description of the existing conditions observed, as well as a description of the recorded field survey data and testing report. This consists of the location and description of the deterioration and/or deficiencies of each element, as well as a photograph. DESMAN will provide a worksheet of prioritized recommendations and provide preliminary cost estimates for the repair or replacement of identified items. DESMAN will conduct load testing on railings as well as visual inspection of welds. If they identify any issues, they can provide additional ultrasonic weld testing for \$6,000 per facility. DESMAN provides hourly personnel rates that can be utilized for any further work. Since they have a local office, no reimbursable travel expenses will be required.

Upon approval, the structural assessment of PPG Paints Arena will begin immediately and is expected to take approximately eight weeks to complete. PNC Park and Acrisure Stadium are scheduled for completion in the spring or summer of 2026. There is 100% MBE participation through DESMAN, Inc. as the prime, and will also include 4.2% WBE participation through their sub-consultant HRV, Inc. for QA/QC and material/non-destructive testing.

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. 6137

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 DESMAN, INC. in an amount not to exceed \$142,170 for structural assessments of PNC Park, Acrisure Stadium, and PPG Paints Arena; 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, approval of Sports Event Funding (SEF) Program grants as recommended by the SEA Sports Commission.

Ms. Theresa King, the Authority's Program Specialist, stated the Sports Commission is a committee of the Authority whose purpose is to help the region maintain and grow its competitive position in the sports event market. The Commission achieves this by providing financial assistance through the Sports Event Funding (SEF) Program to eligible, high-quality sports events that generate economic activity in the region. The Sports Commission reviews all SEF Program applications and provides funding recommendations to the Authority Board. Only applications recommended by the Commission are considered by the Board for funding approval.

For the application period ending July 15, 2025, the Sports Commission met on Thursday, September 4, 2025, and recommended 15 SEF Program applications, representing a total funding allocation of \$532,500. Collectively, these events are projected to generate an estimated \$71,381,251 in economic impact for Allegheny County.

The following Sports Event Funding (SEF) Program grants were recommended by the Authority's Sports Commission:

- \$5,000 to Player Advocate for a two-day basketball showcase to be held September 27, 2025, through September 28, 2025, at ALL AMERICAN+ Field House.
- \$35,000 to Alpha Tournament Company for six youth hockey tournaments to be held October 10, 2025, through February 16, 2026, at various locations throughout Allegheny County.
- \$7,500 to Pittsburgh Curling Club for five bonspiels to be held October 10, 2025, through June 7, 2026, at the Pittsburgh Curling Club.
- \$5,000 to SJ Sports Enterprises for a two-day basketball showcase to be held October 11, 2025, through October 12, 2025, at ALL AMERICAN+ Field House.
- \$60,000 to the Pennsylvania Interscholastic Esports Association for a one-day esports tournament and showcase to be held on October 18, 2025, at UPMC Events Center.
- \$30,000 to Friends of Pittsburgh Professional Soccer for two youth soccer tournaments to be held December 12, 2025, through May 10, 2026, at various locations throughout Allegheny County.
- \$30,000 to SuperSeriesAAA, LLC for two youth hockey tournaments to be held January 2, 2026, through January 4, 2026, at various locations throughout Allegheny County.
- \$36,000 to 72point5 Promotions for three youth wrestling tournaments to be held January 23, 2026, through February 17, 2026, at Monroeville Convention Center.
- \$30,000 to GK Sports, LLC for a female volleyball tournament to be held January 31, 2026, through February 01, 2026, at the David L. Lawrence Convention Center.
- \$45,000 to GK Sports, LLC for a male volleyball tournament to be held February 6, 2026, through February 8, 2026, at the David L. Lawrence Convention Center

- \$40,000 to Steel City Squash for an international professional women's squash tournament to be held February 22, 2026, through February 28, 2026, at Steel City Squash Center.
- \$74,000 to 3Step Sports LLC for a youth basketball tournament to be held April 17, 2026, through April 19, 2026, at the David L. Lawrence Convention Center, Mt. Lebanon High School, and RIZE Basketball Facility.
- \$35,000 to Pittsburgh Three Rivers Marathon Inc. for a footrace to be held May 1, 2026, through May 3, 2026, throughout the streets of Pittsburgh.
- \$75,000 to Pittsburgh Physique Promotions, Inc. for a two-day amateur fitness festival to be held May 16, 2026, through May 17, 2026, at the David L. Lawrence Convention Center.
- \$25,000 to Basketball Stars of America Inc. for 20-weekend youth basketball tournaments to be held February 27, 2026, through August 9, 2026, at the All American Fieldhouse, North Allegheny Schools, and the Pittsburgh Sports Complex.

Authority staff want to note that after the Sports Commission Board Meeting, new information was received through the Basketball Stars of America's 2025 Final Report. The report indicated that the previously awarded event fell short of its projected attendance by a total of 6,885 individuals, including 2,330 fewer participants and 4,500 fewer spectators. In addition, the event's budget was significantly less, with projected expenses of \$707,500 compared to an actual expense of \$498,399. The Authority has not received the event's final economic impact from SportsPITTSBURGH yet; however, the Authority believes that due to lower attendance numbers, it will be significantly less as well. Had this information been available before the Sports Commission Board Meeting, Authority Staff would have considered it material to their recommendation.

Senator Fontana asked if there were any questions.

Mr. Quatrini stated this is not a check awarded to the organizations; rather, these applicants have to spend their own money and justify reimbursement.

Ms. King confirmed that is correct.

Senator Fontana stated with the new information provided if the Authority Board should vote on the Basketball Stars of America agenda item.

Mr. Aaron Waller recommended that the board vote on it now, and then if a decision is made on a lower grant amount due to the actual expenditure and performance, there can be communication with the event holder.

Mr. Hanson stated the Authority can pay them less without board approval; however, if the amount is more, then it would have to come back to the board.

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. 6138

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the following grants under the Sports Event Funding (SEF) Program, in accordance with the terms and recommendations of the SEA Sports Commission, are authorized and the Executive Director and other proper officers are authorized to enter into grant agreements and to take all action and execute such documents as are related and proper to effectuate the terms of this Resolution:

- \$5,000 to Player Advocate for a two-day basketball showcase to be held September 27, 2025, through September 28, 2025, at ALL AMERICAN+ Field House.
- \$35,000 to Alpha Tournament Company for six youth hockey tournaments to be held October 10, 2025, through February 16, 2026, at various locations throughout Allegheny County.

- \$7,500 to Pittsburgh Curling Club for five bonspiels to be held October 10, 2025, through June 7, 2026, at the Pittsburgh Curling Club.
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- \$40,000 to Steel City Squash for an international professional women's squash tournament to be held February 22, 2026, through February 28, 2026, at Steel City Squash Center.
- \$25,000 to Basketball Stars of America Inc. for 20-weekend youth basketball tournaments to be held February 27, 2026, through August 9, 2026, at the All American Fieldhouse, North Allegheny Schools, and the Pittsburgh Sports Complex.
- \$74,000 to 3Step Sports LLC for a youth basketball tournament to be held April 17, 2026, through April 19, 2026, at the David L. Lawrence Convention Center, Mt. Lebanon High School, and RIZE Basketball Facility.

- \$35,000 to Pittsburgh Three Rivers Marathon Inc. for a footrace to be held May 1, 2026, through May 3, 2026, throughout the streets of Pittsburgh.
- \$75,000 to Pittsburgh Physique Promotions, Inc. for a two-day amateur fitness festival to be held May 16, 2026, through May 17, 2026, at the David L. Lawrence Convention Center.

Senator Fontana continued to the next item on the agenda, DLCC Monthly Update.

Before Mr. Tim Muldoon, General Manager of the DLCC, gave a general status report on the DLCC, he introduced Mr. Craig Liston, Regional Vice-President of ASM Global.

Mr. Liston thanked the board for the extension, and Mr. Liston further stated that the new name of ASM Global is now Legends Global.

Mr. Mulu Birru asked how many convention centers Legends Global manages.

Mr. Liston stated approximately 70 convention centers.

Mr. Quatrini asked how many of the convention centers have hotels.

Mr. Listen stated a lion's share has them.

Councilman Coghill stated that without a hotel at the DLCC, the DLCC is at a disadvantage.

Mr. Listen confirmed the statement.

Mr. Quatrini asked what amenities are winning customers over.

Mr. Listen stated he will ask Mr. Dan Hoffend to provide that information to the board.

Mr. Waller stated that more information will be presented at the October and November board meetings.

Mr. Muldoon discussed the upcoming and ongoing events at the DLCC and provided that the Payroll Congress with Payroll.org have signed a contract to hold their event in 2033.

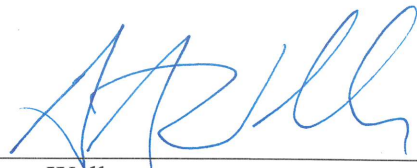
Senator Fontana continued on to public participation and asked if any audience members wanted to address the board.

Ms. Erica Brusselars, Allegheny County Treasurer, stated it was a delight to attend the meetings and appreciated the time for the public to address the board.

Seeing no additional public comments, Senator Fontana asked if there were any comments from the board.

Before adjournment, Senator Fontana asked for a moment of silence for those who lost their life on September 11, 2001.

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 11:44 A.M.



Aaron Waller
Assistant Secretary

