

MEETING MINUTES
THE BOARD OF THE
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH
AND ALLEGHENY COUNTY
HELD THURSDAY, OCTOBER 9, 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, October 9, 2025, commencing at 10:32 A.M. E.S.T.

Members of the Authority

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

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, Steve Morrison, and Paul McDonald Jr. of the Authority; Tom Ryser, TPR, LLC; Morgan Hanson, Solicitor; Tim Muldoon, Ryan Buries, Carrie Yauch, , and Sean Holsing, of SMG; George Meehan, Levy; DJ Makosky, Allegheny County Treasurer's office; Matthew Wilson and Ryan Huzjak, Pittsburgh Steelers; Adam Babetski, Pittsburgh Post-Gazette; Julia Burdelski, TribLive; Diane Hunt, RAD; Bob Lawson, Ed Eisaman, and Randy Wilkerson, 6 Degree Consulting.

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.

Mr. Bob Lawson, President and Owner of 6 Degrees Consulting (6DC), thanked the board for allowing him time to speak. Mr. Lawson expressed concern about an RFP issued by the Authority and DLCC for 2700 ballroom chairs. 6DC was made aware of the award from the September 2025 board meeting agenda and wanted to inform the Authority that 6DC believes it was the low bidder and met the RFP specifications. The bid by 6DC was \$80,000 lower than the awardee. The awarded firm was not a Pittsburgh-based firm, and 6DC is a Pittsburgh- and minority-based firm. 6DC wanted to make a public record that it is asking the board to reconsider or revisit the award to the successful firm.

Mr. Lawson provided some documentation to board members.

Mr. Lawson then asked what the process would be for the Authority board to reconsider.

Mr. Edward Eisman, owner of Eisman Contract Associates, stated that he is the manufacturer's representative for the company. He stated the specification called out for a 15.75-inch-wide seat. Based on an engineering matter, he feels the product met the tolerance. The product is American-made, and the selected product, priced \$80,000 higher, is based in Utah with no local representation. Mr. Eisman also noted that all of their products are produced locally. He noted that when a field measurement was conducted, it was 1/16 inch below the specification. He noted that Eisman Contract Associates were not awarded the contract. Mr. Eisman further stated that he had called numerous times, but received no return calls.

Seeing no other requests from the public to address the board, Senator Fontana continued to the next item on the agenda, approving the minutes from the meeting of September 11, 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 KCI Technologies, Inc. (KCI) in an amount not-to-exceed \$53,953, to be billed based on time and materials, including reimbursable expenses, for preliminary engineering of sidewalk repairs and light pole replacements.

Mr. Tom Ryser, the Authority's Project Manager, stated in 2025, the Authority received a \$260,306 PennDOT Multimodal Transportation Grant (PMTG) for pedestrian enhancements around the convention center. These enhancements include select sidewalk repairs and the replacement of eight of the original custom light poles with standard light poles used by the City of Pittsburgh. This grant requires a 30% match. Because the PMTG will cover a portion of the project's cost, PennDOT's approved consultant selection procedures were followed, and PennDOT's Engineering and Construction Management System (ECMS) will be utilized for contract management.

A Request for Statements of Interest (SOI) was advertised in April 2025 in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, posted on the Authority's website, PennDOT's ECMS website, and various social media outlets. The following five firms responded on May 16, 2025: Bowman Consulting Group, KCI, Michael Baker International, Rummel Klepper & Kahl, and Traffic Planning and Design. The SOIs were reviewed and rated by a committee consisting of Doug Straley, Hillary Frisbie, Alicia Matos, Tom Ryser, Ryan Buries, and Lucas Kisler.

Mr. Ryser further stated the review team recommended KCI for understanding the project requirements, team experience with similar projects, experience of sub-consultants, and MBE/WBE participation. Pending PennDOT's concurrence with KCI's technical and price proposals for preliminary engineering, the Authority will be in a position to enter into the agreement with KCI. The schedule for this preliminary engineering work is expected to take

approximately two months. The preliminary engineering is just the first step; once it is complete and approved by PennDOT, the next step will be to finalize the design. Once the final design is complete, the project's construction will be bid. KCI has committed to 34% MBE participation by utilizing Monaloh Basin Engineers for survey and right-of-way support, and 19.5% WBE participation by using Santangelo & Lindsay for electrical and lighting design.

Senator Fontana asked if there were any 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. 6138

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 KCI Technologies, Inc. in an amount not-to-exceed \$53,953, to be billed based on time and materials, including reimbursable expenses, for preliminary engineering of sidewalk repairs and light pole replacement; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

Senator Fontana continued to the next item on the agenda, authorization to issue a change order to SSM Industries, Inc. (SSM) in the amount of \$8,676 to replace four basin heaters related to the West and East Cooling Tower Refurbishment (WECTR).

Mr. Ryser stated the chilled water plant at the DLCC utilizes two cooling towers located on the 4th floor's southeast and southwest rooftops. The cooling towers are original to the building's construction. In July 2023, the board authorized an agreement with SSM for the refurbishment of the West and East Cooling Towers. During the refurbishment and startup of the West and East Cooling Towers, it was identified that new basin heaters were needed as the original

ones were no longer operational. At the time, SSM mistakenly recommended two heaters instead of six. There are three basin heaters in each of the two cooling towers for a total of six basin heaters. The Authority Board approved replacing two heaters with the change order approved in June 2025. The four additional basin heaters, which were not included in the original change order, are recommended for replacement by the operators of the cooling towers, Veolia and ASM Global. The cost to furnish and install four basin heaters is \$8,676. This work includes a one-year labor warranty. The WECTR project is scheduled for completion in November 2025. The overall contract, including this change order, has 19.25% MBE (Arimas) participation and 0% WBE 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. 6139

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to issue a change order to SSM Industries, Inc. in the amount of \$8,676 to replace four basin heaters related to the West and East Cooling Tower Refurbishment; 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 wanted the record to reflect that board member Sala Udin joined via Zoom.

Senator Fontana continued to the next item on the agenda, authorization to amend an existing agreement with The Efficiency Network (TEN) at a cost not to exceed \$1,665,137 for the replacement of lighting and controls in Exhibit Halls A, B, & C at the DLCC.

Mr. Ryan Buries, Assistant General Manager of the DLCC, stated on September 11, 2025, the Authority Board authorized entering into a letter of intent with TEN and a subsequent contract for an Investment Grade Audit (IGA) under the Guaranteed Energy Savings Act (GESA). GESA is a performance-based contracting method authorized by Pennsylvania law, enabling public entities to implement energy improvements with guaranteed savings. Under this model, TEN guarantees the cost of improvements will be offset by energy savings over time, eliminating financial risk to the Authority. The IGA was conducted for \$15,500, which is incorporated into the total project contract.

In 2022, Heapy Consulting conducted a Level II energy audit of the DLCC. A report was produced that recommended several Energy Conservation Measures (ECMs), including converting to LED lighting fixtures and upgrading integral lighting controls. The report analyzed energy efficiency opportunities and operational challenges. The location of the existing light fixtures above the duct sox arches makes them challenging to access for maintenance. By switching to LED fixtures, energy savings and reduced labor costs will be realized, thanks to their long life and reliability. The recommendations were phased through a multi-year plan, with Exhibit Halls D & E completed in 2024, and Exhibit Halls A, B, & C in 2025 – 2026.

Allen and Shariff analyzed the current fixtures and controls in place and developed recommendations based on the energy assessment. The primary source of lighting distribution in Halls A, B, & C is from linear fluorescent fixtures mounted to the structural cables that span the halls. These fixtures are modified 4-lamp T5 fluorescent fixtures with direct and indirect

distribution, featuring metal cross baffles. They have a custom mounting bracket that allows them to be mounted off existing structural cables. The current system utilizes outdated technology and hardware, lacks local manual control or dimming capabilities, and is no longer supported by the manufacturer, making it challenging to procure replacement parts. Current fixtures will be replaced with Lux Dynamics 360+ LEDs, which offer selectable light distribution in up to 4 directions. This project is estimated to reduce annual electricity bills by approximately \$10,000 per year. The project is also eligible for a rebate through the ACT 129 program; the initial estimate is roughly \$72,000.

Mr. Buries further stated TEN will manage the project on behalf of the Authority and guarantee roughly \$72,000 in energy savings. In accordance with the GESA program, TEN solicited bids from three subcontractors for the installation of the new fixtures, and the selected bid was chosen based on scope, pricing, and alignment with the project schedule. The mounting brackets have an order lead time of eight weeks. To facilitate construction during event downtime in the DLCC exhibit halls, the Authority's Executive Director has pre-authorized the procurement of brackets for \$43,000. The mounting brackets will be used in all future installation scenarios.

The overall project will take approximately six weeks (Hall A – 3 weeks, Hall B – 2 weeks, and Hall C – 1 week). Installation will begin in Hall A on November 10, 2025; subsequent halls will be scheduled as the DLCC event schedule permits. The new light fixtures come with a 10-year warranty on the fixture body and a five-year warranty on the electronics. The useful life of the light fixtures is 20 years.

Senator Fontana asked if there were any questions from the board. Councilman Coghill asked questions regarding the brightness of the lighting at the hall and changes that might occur from the new designs. Mr. Buries addressed the specifics on the overall design and operation of

the current and future lighting. Hearing no additional questions, Senator Fontana asked for a motion to approve. On a motion duly made, seconded, and unanimously carried, the following resolution was approved:

RESOLUTION NO. 6140

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to amend an existing agreement with The Efficiency Network (TEN) at a cost not to exceed \$1,665,137 for the replacement of lighting and controls in Exhibit Halls A, B, & C 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 Dagostino Electronic Services, Inc.(DES) in the amount of \$23,288 for the purchase and installation of one new security camera and nine replacement cameras at the DLCC.

Mr. Steve Morrison, the Authority's IT Director, stated the DLCC's existing security system provides surveillance of the interior and exterior of the building and the surrounding areas. Regularly, Authority and SMG staff review security concerns. During these reviews, two areas around the building were identified as candidates for camera coverage or additional coverage. The areas addressed in this project include installing an upgraded camera on the 4th-floor terrace to secure the sloped roof and installing a new fisheye camera in the liquor room. The rest of the project replaces eight existing cameras that are approximately thirteen years old. These existing cameras are either showing signs of failure or have already failed. The existing cameras include a 360-degree camera for the water feature walkway, a camera on Fort Duquesne Boulevard, and six replacements for 180-degree cameras. The 180-degree cameras being replaced are located in the

main exhibition halls, parking garage, and Levy dock. Additionally, the existing 4th Floor Terrace roof camera is being relocated to replace a 180-degree camera that is also showing signs of failure in the first-level service corridor.

In September 2025, this project was advertised as an “other opportunity” on the Authority’s website, and five vendors were directly notified, four of which participated in site walkthroughs DES, Horizon Information Services (WBE), Intertech, and Wilson Group (MBE). DES, Horizon, and Wilson Group provided quotes. DES provided the lowest overall quote. The project includes a 5-year warranty on all installed cameras. The cameras' useful life is anticipated to be 10 years. There is 8.6% MBE participation with Gumphier Inc.

Senator Fontana and Councilman Coghill asked about operation of the cameras. Mr. Morrison, Mr. Burries, and Mr. Muldoon discussed the access and operation of different cameras. Senator Fontana asked if there were any additional 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. 6141

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 Electronic Services, Inc. in the amount of \$23,288 for the purchase and installation of one new security camera and nine replacement cameras, plus related hardware; and further that the other 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 an amendment with Bike the Burgh (BTB) to extend the lease term from December 1, 2025, to November 30, 2028, for retail space located at 1049 Penn Avenue on the street level of the DLCC.

Mr. Eddie Figas, the Authority's Economic Development Manager, stated BTB has been operating its bike tour and bike rental business out of the ground-floor retail space at the DLCC since September 1, 2017. During the initial term of the Lease, BTB occupied a 350-square-foot storefront retail space. In April 2023, the 4th Amendment to the Lease was entered into, adding a 250-square-foot storage area behind the bike shop to accommodate the company's growth and inventory. The 6th Amendment to the Lease provided a rate of \$24.72/sf for retail space and \$17.51/sf for storage space, expiring on November 30, 2025. This Seventh Amendment to the lease will extend the term from December 1, 2025, to November 30, 2028. The term is three years, with annual increases of 1.15% for the storefront space and 2.8% for the storage area.

The three-year lease term provides Authority with operational stability and ensures continued activation of the retail corridor at the DLCC. Based on Colliers' analysis, the proposed rates would place the BTB lease at the upper end of the Pittsburgh market, comparable to rates for storefront and storage space. BTB has reviewed and accepted the proposed rate adjustments and lease extension.

Senator Fontana asked if there were any questions from the board. Councilman Coghill asked for some information on the economics. Senator Fontana asked if there were any additional 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. 6142

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 Bike the Burgh to extend the lease term from December 1, 2025 to November 30, 2028 for retail space located at 1049 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 reimburse PSSI Stadium Corporation ("PSSI") in the amount of \$6,170,785 from the PSSI Capital Reserve Account for the replacement of 22,236 seats and the associated concrete work.

Mr. Doug Straley, the Authority's Project Executive, stated per the terms of the Lease agreement between PSSI and the Authority, the team pays for routine operations and maintenance costs while eligible capital expenses are funded from the Acrisure Capital Reserve Fund. On April 8, 2025, PSSI requested the replacement of 58,719 seats and their associated concrete repair, which would take place over four years (2025-2028). The total PSSI project amount requested was \$17,852,654 from the Authority, to be paid over the four-year project period. Nearly all the seats being requested to be replaced are from the original construction of the Stadium. In 2024, two sections of the North Club seating, comprising roughly 56 Hussey seats, were replaced with Irwin seating at PSSI's expense. PSSI maintenance staff used Hussey components from the replaced seats to repair existing seats, as the original components were no longer available.

Stantec, the Authority's Facility Condition Assessment (FCA) firm, reported multiple seats having issues over the last five years, including loose seating mechanisms, detachment from concrete, missing cup holders, rusting base plates over expansion joints, broken bolts, inoperable handicap seating access, spalling concrete at seat brackets at risers, damaged caulking at expansion joints, risers, and landings, rusted arms, seats that do not open or retract, missing seat numbers, and missing stations. The project's multi-phasing approach will consist of removing existing seating by Hussey, repairing and replacing existing concrete and caulking, and then installing new seating.

In December 2024, PSSI issued two bid packages to select qualified contractors for new seating and concrete repairs. A pre-bid meeting was held in January 2025, and all bids were received on February 19, 2025. Due to the limited manufacturers of stadium seating, the bids were limited to three companies. Irwin Seating, Hussey Seating, and Pittsburgh Stage. Pittsburgh Stage declined to bid due to work capacity. Irwin Seating came in at \$18,030,088 over a four-year period. Hussey Seating is \$13,087,181 over four years; as such, they were selected as the low bidder.

Included in the Hussey bid are two seating types comparable to the existing seating. There are a total of 57,643 "Fusion" seats, which are non-padded and consist of 15% grey-colored seats and 85% gold-colored seats, located in the Upper East and West seating bowls. The North Club seats will be gold. The seat pricing also includes the aluminum stanchions and stainless-steel anchors required for installation. The seating has a 28-week lead time, and the project is intended to begin in the 2025-26 post-season.

Mr. Straley further stated the concrete repairs consist of 3,000 linear feet of horizontal expansion joint filler and associated joint plates. 1,800 linear feet of vertical expansion joint filler and 2,000 linear feet of spall repairs. The work will be coordinated by removing the existing seats, and concrete repairs will be completed before the new seating is installed. All concrete work includes sealant. Three companies were invited to bid: C.H. & D Enterprise (CHD), CPS Construction (CPS), and Tom Brown Contracting (TBC). TBC declined to bid for work due to capacity issues. CPS submitted a low bid of \$3,378,010. The concrete work will be completed in phases to coincide with the seating replacement.

The Authority determined that under the Lease, it is responsible for \$6,170,785 in Phase 1, which includes tooling, submittals, engineering, production, and demolition of existing seating, as well as the installation of new seating. The new seat installation comes with a one-year warranty,

and the seats themselves have a 10-year parts warranty. The concrete has a standard one-year warranty. Authority Staff will return to the Authority Board for future phases in the year that they are recommended to be done.

Senator Fontana asked if there were any questions.

Mr. Mulu Birru asked what happens to the chairs being replaced.

Ms. Hillary Frisbie stated the chairs are to be resold.

Councilman Coghill asked if the Authority is responsible for how many of the seats.

Mr. Straley stated the Authority is responsible for all of the seats. Mr. Straley further stated for the costs in completing the project, there were certain portions the Authority is not responsible for.

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. 6131

RESOLVED by the Board of the Sports and Exhibition Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to reimburse PSSI Stadium Corporation in the amount of \$6,170,785 from the PSSI Capital Reserve Account for the replacement of 22,236 seats and the associated concrete work.; 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 reimburse Pittsburgh Associates (Pirates) in an amount not to exceed \$112,146 for the replacement of two walk-in coolers and the replacement of the audio mixer.

Ms. Hillary Frisbie, the Authority's Facilities Director, stated per the terms of the Lease agreement between the Authority and Pirates, the Authority is required to pay for certain eligible capital repairs to PNC Park. In August 2025, the Pirates submitted several projects for funding consideration by the Authority. To date, the two projects listed below have provided the required information and are recommended to the Authority Board.

There are a total of four walk-in coolers at PNC Park. In October 2023, the Authority Board approved reimbursement for two of them. The two commissary walk-in coolers at PNC Park are located near the loading docks. Aramark uses them to store food and refreshments. The evaporators and controls of the walk-in coolers have exceeded their useful life, are original to the building, and are consistently being repaired, as indicated by the Pirates' work order system. The Pirates requested bids from three companies, Huckestein, Environmental Air, and Gunning (MBE), for the replacement of the evaporators and controls for these walk-in coolers. Of the three bids, Huckestein provided the lowest bid at \$72,661. The Pirates have a long-standing relationship with Huckestein and are confident they will provide the highest level of quality and service. The warranty covers one year of labor and controls, plus five years on the evaporators. The work is to be performed during this off-season and be completed before the start of the 2026 baseball season.

The Pirates currently have a Yamaha CL5 audio mixer that has begun to fail, and have requested that it be replaced with a Yamaha DM7. They consulted with Kinetics AV regarding the unit replacement and received three proposals from Clair, Kinetics AV, and Texolve, with the lowest at \$39,485 from Clair. The proposal includes delivery, installation, and testing of the audio mixer. The Authority confirmed with our third-party technology consultant, Anthony James Partners (AJP), and they agreed that the system requires replacement. Additionally, AJP agreed that the Yamaha DM7 is an in-kind replacement for the existing CL5 console, and the pricing is

reasonable. It is recommended the Board approve this reimbursement request in the amount of \$112,146.

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. 6144

RESOLVED by the Board of the Sports and Exhibition Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to reimburse Pittsburgh Associates in an amount not to exceed \$112,146 for the replacement of two walk-in coolers and the replacement of the audio mixer; 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 lump sum agreement for \$34,300 with DESMAN Inc. for the FCA of the North Shore Garage (NSG).

Ms. Frisbie stated The Stadium Authority (SA) and the Authority collectively own three garages (NSG, West General Robinson Street Garage (WGRSG), and Gold 1 Garage (G1G)) on the North Shore. The NSG (the Authority) opened in 2001. The WGRSG (SA) opened in 2006, and G1G (SA) in 2017. The Authorities have invested in multiple capital projects to extend the NSG's lifespan. To prioritize future needs, the Authorities decided that a comprehensive FCA would best evaluate the garages' current condition, identify deficiencies, and estimate repair and replacement costs. This will support long-term planning and ensure that projects are prioritized based on urgency and operational impact. A complete FCA has never been completed for the NSG.

In August 2025, the Authorities issued a Request for Proposals (RFP) for all three garages on the North Shore. The RFP was advertised in the Pittsburgh Post-Gazette, the Pittsburgh Courier, the Authority's website, the Metropolitan Hispanic Chamber of Commerce, the MWDBE Governmental Committee's Facebook page and Members, the African American Chamber of Commerce, the Pittsburgh Builders Exchange, Vibrant Pittsburgh, and the Riverside Center for Innovation. 14 companies attended the non-mandatory pre-proposal meeting held on August 7, 2025, and nine proposals were received. A committee of Authority staff reviewed the proposals. Three companies were shortlisted: ECS, DESMAN, and THA.

Ms. Frisbie further stated after reviewing, the committee unanimously recommends proceeding with DESMAN as DESMAN was the lowest cost of the shortlisted companies, DESMAN has significant experience with parking garages and garage infrastructures. The sub-consultants working on the project are Allen & Shariff, the mechanical, electrical, plumbing, and fire & life safety consultants. The conveyance systems will be inspected by Elevator Management Services, which has extensive local experience, including with UPMC, BNY Mellon, and Duquesne University, and by DESMAN Inc., which is 100% MBE.

DESMAN has proposed hourly rates for any out-of-scope work requested by the Authorities. The estimated duration to conduct assessments of the three garages is 10 weeks. Upon completing the FCA, DESMAN will provide the Authorities with a comprehensive report detailing the overall condition of the facilities. This report will identify deferred maintenance and potential future capital projects. Additionally, it will guide us in creating a uniform maintenance process. The report will also highlight priority projects and provide cost estimates, enabling us to effectively prioritize our capital planning initiatives. The SA Board approved a contract with DESMAN for the FCA of G1G and WGRSG at their September 19, 2025, board meeting.

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. 6145

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 for \$34,300 with DESMAN, Inc. for the Facility Condition Assessment (FCA) 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 of an agreement with Construction Engineering Consultants, Inc. (CEC), in the amount not-to-exceed \$2,500 for the special inspection services for the NSG concrete project.

Ms. Frisbie stated that at the May 8, 2025, board meeting, the Authority Board approved a contract with CH&D for concrete repairs at the NSG. As part of that project, Atlantic Engineering Services (AES) provided engineering drawings that included required special inspections and testing to be completed in various areas throughout the NSG. Special inspections are required by the City of Pittsburgh Department of Permits, Licenses, and Inspections (PLI). The Authority obtained three quotes from WJE, Construction Engineering Consultants (CEC), and Civil and Environmental Consultants. CEC was the lowest quote received. The quotes were based on hourly rates and reimbursable expenses. The inspection testing began on September 25th and was completed on September 30th. The inspection reports were provided to the AES, CH&D, and the Authority for review and submission to PLI.

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. 6146

RESOLVED by the Sports & Exhibition Authority of Pittsburgh & Allegheny County that its Executive Director and other proper officers are authorized to ratify an agreement with Construction Engineering Consultants, Inc. (CEC), in the amount not-to-exceed \$2,500 for the special inspection services for the North Shore Garage concrete 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 divest the Authority's interest in the North Shore Riverfront Park (NSRP).

Mr. Rodney Pratt, the Authority's Senior Counsel, stated, in March of 1999, the Public Auditorium Authority of Pittsburgh (predecessor to the Sports & Exhibition Authority of Pittsburgh and Allegheny County) authorized the Executive Director to accept specific parcels of land to be developed as a community park in conjunction with the development of what would become Acrisure Stadium and PNC Park, along with the further development of the North Shore Option Area. The City of Pittsburgh transferred the NSRP to the Authority to develop and improve the property and promote civic, social, and cultural prosperity. The parcels were granted on the condition the Authority return the park to the city once it was developed. The Authority dutifully accepted the parcels from the City of Pittsburgh and created the North Shore Riverfront Park. The Authority oversaw the \$35 million investment in the park's rehabilitation and reconstruction. The park itself includes 11.25 acres of public and green space, a dedicated riverwalk, memorials, and public art. Public and private investments have transformed the North Shore Riverfront Park into

a key asset for the City's economy, with enhancements to the boating docks along the shoreline and the installation of amenities ranging from the Water Steps to Tribute to Children.

The Authority and City have been engaged in discussions and planning efforts for over a year and are now ready to implement the transfer, thereby continuing the NSRP's beneficial impact on the quality of life for citizens and visitors. The Authority will provide the City with a special warranty deed for the transfer of the Park. Pittsburgh City Council has authorized the Mayor and the Director of Finance to execute said deed in Resolution 2025-2217, and the Mayor signed the resolution on September 23, 2025. Although the original resolution from the Public Auditorium Authority likely vests the Executive Director with the authority to transfer the NSRP back to the City, Authority staff believes it is prudent to seek authorization from the current board, as the prior resolution is more than 25 years old.

Senator Fontana asked if there were any questions.

Mr. Birru asked how the Authority will ensure the NSRP will be maintained.

Mr. Pratt stated the Authority will work with the City. The City has the power to maintain the docking areas and other areas.

Councilman Coghill stated the City is glad to take back ownership and to keep it maintain.

Councilman Palmosina asked about the size of the property.

Mr. Pratt stated 11 acres.

Mr. Hanson stated the City possesses certain powers to regulate first amendment activity and deal with the boating issues which the Authority does not.

Councilman Coghill asked how much it cost yearly to maintain.

Mr. Pratt stated he didn't have a pocket number to provide 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. 6147

RESOLVED by the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to divest the Sport & Exhibition Authority's interest in the North Shore Riverfront Park to the City of Pittsburgh; 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, Rescinding Resolution #6138 to enter into a SEF Program grant in the amount of \$5,000 to the SJ Sports Enterprises (SJSE) for a two-day basketball Showcase.

Ms. Theresa King, the Authority's Project Coordinator, stated at the September 2025 Authority Board meeting, Resolution #6138 was approved, authorizing a \$5,000 grant to SJSE for a two-day basketball showcase as part of the Authority's SEF Program. The event was initially scheduled for October 2025 at ALL AMERICAN+ Field House. In September 2025, the Authority received official notification from SJSE that the 2025 event would no longer be held in Allegheny County, rendering it ineligible for funding under the SEF Program guidelines. Authority staff is requesting the Authority Board rescind Resolution #6138, which authorized a \$5,000 grant to SJSE.

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. 6148

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that the authorization that was included in Resolution #6138 on September 11, 2025, to enter into an SEF Program grant in the amount of \$5,000 with SJ Sports Enterprises for a two-day basketball Showcase, is hereby rescinded; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

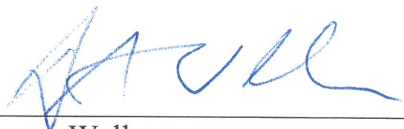
Senator Fontana continued to the next item on the agenda, DLCC Monthly Update.

Mr. Tim Muldoon, General Manager of the DLCC, gave a general status report on the DLCC. Mr. Muldoon provided an update on upcoming and past events for September. Mr. Muldoon further stated for the upcoming NFL Draft, Mr. McDonald Jr brought an idea on a possible event for the rooftop.

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

Seeing no 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 11:30 A.M.



Aaron Waller
Assistant Secretary

