

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
THURSDAY, SEPTEMBER 29, 2022
11:00 A.M. E.S.T.**

A meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on September 29, 2022 in Meeting Room 315 of the David L. Lawrence Convention Center. Board members in attendance: Stanley Lederman, Chairperson; Reverend Brenda Gregg, Secretary; Steve Steingart, Member; Ralph Horgan, Member; and Keith Reed, Member; as well as Authority staff members: Aaron Waller, Mary Conturo, Rosanne Casciato, Doug Straley, Rhea L. Thomas, Jhason Dixon, Bill Williams, Theresa King, Desmond Bentley, Sue Ricketts, Randall Porch, and Paul McDonald Jr. Also in attendance: Diane Wohlfarth, Solicitor, and Clarence Curry, Senior Diversity Coordinator.

Mr. Lederman called the meeting to order at 11:06 A.M and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. Diane Wohlfarth proceeded with a roll call of the board members and confirmed that a quorum was present.

The following agenda items were discussed:

1. Public Participation

Mr. Lederman asked if any members of the public would like to speak. Seeing none, Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of June 21, 2022

A motion to approve was made, seconded and carried. The minutes were accepted. Mr. Lederman continued on to the next item on the agenda.

3. New Business

The first item read was:

A. Appointment of Executive Director.

Mr. Lederman stated Ms. Mary Conturo, who has served as the Sports & Exhibition Authority's (SEA) Executive Director for the past 18 years is retiring soon. Mr. Lederman thanked Ms. Conturo on behalf of the board for her time and contributions to the City of Pittsburgh, the Stadium Authority, and the Sports & Exhibition Authority as he welcomed Mr. Aaron Waller as the newly appointed Executive Director of the SEA.

Mr. Lederman asked if any board members had any questions. Hearing none, he asked for a motion to approve. The motion to approve was made, seconded, and the unanimously carried.

Mr. Waller thanked Ms. Conturo and the SEA staff for the welcome he received. Mr. Waller stated he is looking to produce great work going forward.

The next item read was:

B. Authorization to enter into an agreement with FlashParking Inc. in an amount not to exceed \$404,166 for removal and replacement of revenue control equipment and to enter into a ten-year software agreement.

Mr. Douglas Straley stated the West General Robinson Street Garage (WGRSG) was opened in 2006, and Zeag revenue control equipment was installed in the garage by CTR (now HUB Parking). The current equipment is at the end of its useful life and lacks basic functionality such as payment by credit card and bar code scanning capability. The WGRSG has nine gates, three pay on foot stations located in the main lobby, and one cashier station. With the ability to pay by credit card at the exit lanes or on a customer's phone, it was decided to purchase only one cash and credit card pay on foot machine and one credit card only pay on foot machine. If approved, signage with a QR code will be added in the garage lobby to allow customers to easily pay by phone. The cloud-based revenue control system will integrate with phone apps, modern mobile parking programs, relay real-time occupancy, have more options for payment, and shorter processing times.

In August 2022, the Authority advertised a Request for Proposals (RFP) for replacement of the WGRSG revenue control equipment on the SEA's website, in the Pittsburgh Post-Gazette, the New Pittsburgh Courier, and with the Pennsylvania Builders Exchange, the African American Chamber of Commerce, Urban Redevelopment Authority (URA), First Source Center, and Riverside Innovation Center. Four companies attended a pre-proposal meeting and four proposals were received. A committee consisting of SEA staff (Doug Straley, Bill Williams, Steve Morrison, Dave Harris, Jhason Dixon and Clarence Curry) and ALCO Parking staff (Mike Webb, David Churetta, Andrew Jones and Tom Leddy) short listed two companies: HUB Parking Technology and FlashParking.

The committee is recommending FlashParking for the following reasons: lowest cost proposal for equipment; the ability to maintain equipment without a service agreement because FlashParking's equipment is modular with garage personnel able to replace parts when needed; ALCO's familiarity with the equipment as it is located at the PPG Garage, which they also operate; FlashParking had the lowest cost proposal for 10-year software updates; and usage of cutting edge technology with mobile payments, Bluetooth technology, and ability to add integrators at no cost such as SpotHero and Ticketmaster. If approved, there is an 8 to 12-week

lead time for equipment and installation would occur after the Steelers season from January to April 2023. FlashParking has an MBE/WBE participation plan of 13% MBE with Emerald Electric for electrical work. Clarence Curry, SEA Senior Diversity Coordinator has reviewed the information and finds it acceptable.

Mr. Lederman asked if any board members had any questions. Hearing none, he asked for a motion to approve. The motion to approve was made, seconded, and the following resolution was passed:

RESOLUTION NO. 20 (2022)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an agreement with FlashParking, Inc. in an amount not to exceed \$404,166 for removal and replacement of revenue control equipment and to enter into a ten year software agreement; 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.

RESOLUTION NO. 21 (2022)

RESOLVED by the Stadium Authority of the City of Pittsburgh that appointment of Aaron Waller as Executive Director, effective September 12, 2022, is hereby ratified. Mr. Waller shall exercise the duties, responsibilities, and authorities of said position in conformity with duties, responsibilities and authority assigned to him in the Bylaws of the Authority, the Board of Directors of the Authority and by law.

That, pursuant to the Sports and Exhibition Authority Act ("Law"), the Board of the Authority does hereby delegate to its Executive Director, who has also been appointed as Executive Director of the Sports & Exhibition Authority of Pittsburgh and Allegheny County ("SEA"), all powers and authority necessary and proper to carry out the purposes of the Law and all powers as are provided to the Board by law and its Bylaws, subject always to the supervision and control of the Board. The Executive Director shall manage the properties and business of the Authority and shall report to the Board on the affairs of the Authority, in such form and manner as directed by the Board. The integration and overlapping of activities between the Authority and the SEA requires a coordinated effort, which is the goal of having a common director for both organizations. Mr. Waller will be an employee of the SEA and his

compensation will be paid by the SEA. Mr. Waller will not be separately employed or compensated by the Authority.

Any inconsistent resolution or action of the Authority previously taken is hereby repealed.

Motion to approve was made, seconded, and the resolution was passed.

The next item read was:

C. Authorization to enter into an agreement with CPS Construction Group in a not-to-exceed amount of \$379,411 for concrete and caulking repairs at three garages.

Mr. Bill Williams stated that every two years, the Authorities, both Stadium Authority and SEA, solicit proposals to conduct physical inspections of the West General Robinson Street Garage, North Shore Garage, and Gold 1 Garage. In December 2021, O&S Associates performed these inspections and submitted a report outlining their findings. Among other items, they recommend tee flange repairs, concrete repairs, sealant and mortar joint repairs, and replacements. In March 2022, Atlantic Engineering Services was approved to develop bid packages related to the O&S report.

In September 2022, the Authorities publicly advertised a bid package for this maintenance and repair work in the New Pittsburgh Courier, the Pittsburgh Post-Gazette, on the SEA website, and URA assisted in communicating the opportunity through social media. A pre-bid meeting was conducted on September 8th with five companies in attendance. Seven companies requested bid packages through Accu-Copy. Bids were due on September 22nd, with four bids received. Base bids were received separately for the three garages and there was a combined bid for the three facilities in order to provide for economies of scale. CPS Construction Group was the lowest responsible bidder with a combined bid at \$379,411. The bids also included unit pricing that can be used for additional quantities that may arise. Nathan Contracting's bid was submitted after the deadline and was therefore disqualified. During scope reviews, it was determined that Pullman SST provided incorrect unit pricing and therefore they requested their bid be withdrawn.

The North Shore Garage is owned by the SEA, at the next SEA board meeting in October, \$121,590 - which is the North Shore Garage portion of the project - will be requested to be transferred to the Authority from the SEA to cover the North Shore Garage costs.

The warranties for the project are 5 years for the sealants and 1 year on all other work. Work will begin this fall and is anticipated to be completed by end of year. There is 10% MBE participation with Cooper Trading for supplies and Waller Corporation for demolition work. There is 2%

WBE participation with Adams Petroleum for supplies. It is recommended that the board approve this authorization.

Mr. Lederman asked if any board members had any questions. Hearing none, he asked for a motion to approve. The motion to approve was made, seconded, and the following resolution was passed:

RESOLUTION NO. 22 (2022)

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter into an agreement with CPS Construction Group in a not-to-exceed amount of \$379,411 for concrete and caulking repairs at three garages; 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.

Mr. Lederman asked if anybody had any comments or questions. Hearing none, Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

The meeting was adjourned at 11:20 A.M.