

STADIUM AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
MONDAY, OCTOBER 19, 2020
1:04 P.M. E.S.T.

A general meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh was held upon proper notice on October 19, 2020. Due to the COVID-19 pandemic and guidance from public health experts, the meeting and was conducted remotely via the online conferencing platform, Zoom. Board members in attendance: Stanley Lederman, Chairperson; James Malanos, Vice-Chairman; Reverend Brenda Gregg, Treasurer and Assistant Secretary; Keith Reed, Member and Steve Steingart, Member; as well as Authority staff members: Mary Conturo, Doug Straley, Rosanne Casciato, Rhea Thomas, Bill Williams, Michael Wassil, Rifat Qureshi, Simona Loberant, Maggie Pike and Lauren Henderson. Also in attendance: Diane Wohlfarth, Solicitor; Clarence Curry, Senior Diversity Coordinator; Barry Ford of Continental Real Estate; Jason Wrona and Matthew Wilson of Buchanan Ingersoll & Rooney PC; Mark Belko of the Pittsburgh Post-Gazette, and user “724-322-0198.”

Mr. Lederman called the meeting to order at 1:04 P.M. and requested that everyone rise for the Pledge of Allegiance. Thereafter, Ms. 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 noted that comments from members of the public were solicited, to be received prior to the meeting. It was reported that no comments had been received, no registrations to speak at the meeting had been received, and no comments had been submitted via the chat function with the Zoom application. Mr. Lederman confirmed that the agenda and meeting had been properly posted with advance notice. Mr. Lederman moved to the next item on the agenda.

2. Approval of the Minutes from the meeting of August 26, 2020.

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. Authorization to transfer Lot 10.3 (Tract 4(B)) (39,919.61 total sq. ft.) to North Shore Developers – 2013 L.P. or its designee for a purchase price of \$1,200,314.18 for the development of a 6-story parking facility with pedestrian passageway.

Ms. Mary Conturo explained that last summer the Authority reviewed the remaining development parcels on the North Shore and entered into an Amendment to the Option Agreement that provided some structure as to how to proceed forward. The parties agreed that parking lot 4, the land closest to PNC Park would be the next parcel developed. The Amendment split the parcel into three uses - an entertainment plaza, a parking facility, and a high-rise tower for office and residential units.

There is an existing lease agreement with ALCO Parking, whereby ALCO and the Authority share parking revenue generated from surface lots, including lot 4. In order to be able to terminate ALCO's rights under that agreement, the Authority has previously negotiated a "buyout price" for each surface space lost to development. The Authority also previously negotiated with the Optionee that their purchase price for lot 4 land will be equal to the termination payment due to ALCO. (In the spring of 2019 the Authority had a preliminary appraisal done of the parking lot 4 land and found that the combined appraised value of the land for the three proposed lot 4 developments was less than the total ALCO termination amounts. This supported the Authority's conclusion that the termination amount was a fair land price.)

At the August 26, 2020 Board Meeting, the Authority changed the order of the three lot 4 developments to allow for the garage proceed prior to the high-rise tower. Today's board action will approve the parking garage project and authorize the transfer of the land. The garage will be privately owned and privately funded. The garage development will include a pedestrian passageway around the garage and extending toward North Shore Drive. There will be a vehicle and pedestrian access from North Shore Drive through remaining lot 4 land. The Authority will grant an easement to the garage developer in order for this North Shore Drive connection to be built and maintained. The garage design allows for flexible spaces along West General Robinson Street for food truck parking and kiosks.

The project has been reviewed by City Planning. Ms. Conturo asked Mr. Rifat Qureshi to explain more about the design review process.

Mr. Qureshi explained that the overall design for Tracts 4A, 4B, and 4C was presented to the Authority, City Planning Department, and the City Department of Mobility and Infrastructure. The developers submitted their application to City Planning Commission earlier this year. A City Planning Commission hearing was held on March 10, 2020, following which the plans for the tracts were approved under certain conditions. The Authority's urban planning consultant, Steve Quick, assisted the Authority's review of the plans. He will continue to address any design issues as the project progresses.

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. 10 (2020)

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Chairman and/or Executive Director and other proper officers are authorized to transfer Lot 10.3 (39,919.61 total sq. ft.) in the North Shore Subdivision Plan Revision No 6 (referred to as Tract 4(B) in the 2020 Amendment Agreement) to North Shore Developers – 2013 L.P. or its designee (the developer) for a purchase price of \$1,200,314.18 for the development of a 6-story parking facility, to enter into an Easement Agreement with respect to a portion of Lot 10.2 (Tract 4(A)) for the development of an access way and a pedestrian passageway and for utilities, to “buy out” surface parking spaces currently located in Lot 10.3 from ALCO Parking, and further that the proper officers and agents of the Authority are authorized and directed to take all actions and execute such documents as are related and proper to effectuate the terms and intent of this Resolution, including, without limitation, a deed, encroachment, access and utilities easements, construction license agreement, contribution agreement and such other documents as are otherwise contemplated by the Option Agreement and/or needed to effectuate the intended transaction, and to pay all costs and expenses as necessary and proper to effectuate the terms of this Resolution, and that all prior inconsistent resolutions or portions of resolutions are hereby repealed.

5. Public Participation

Mr. Lederman asked if there were any comments from the public through the Zoom platform.

Mr. Jason Wrona thanked the Board and Authority’s staff on behalf of the development team. He stated he looked forward to the groundbreaking.

Mr. Barry Ford thanked the Board and appreciated the smooth closing. He looks forward to starting the first phase of the development.

Mr. Lederman asked if there was any further comment. It was reported that no further comments had been received. Mr. Lederman asked for a motion to adjourn. The motion was seconded and unanimously carried.

6. Adjournment

The meeting was adjourned at 1:24 P.M.