

MINUTES OF THE MEETING  
OF THE BOARD OF THE  
SPORTS & EXHIBITION AUTHORITY OF PITTSBURGH  
AND ALLEGHENY COUNTY  
HELD THURSDAY, OCTOBER 8, 2020  
REMOTELY VIA ZOOM CONFERENCE  
PITTSBURGH, PENNSYLVANIA  
COMMENCING AT 10:34 A.M. E.S.T.

A meeting of the Board of Directors of the Sports & Exhibition Authority of Pittsburgh and Allegheny County (the “Authority”) was held upon proper notice on Thursday, October 8, 2020 commencing at 10:34 A.M. E.S.T. Due to the COVID-19 pandemic and guidance from public health experts, the meeting and was conducted remotely via the online conferencing platform Zoom.

Members of the Authority

Present: Sen. Wayne Fontana, Chairman  
Michael Dunleavy, Vice Chairman  
Jill Weimer, Treasurer  
Councilman Anthony Coghill, Member  
Councilman Nicholas Futules, Member  
Rev. Glenn Grayson, Member

Also Present: Mary Conturo, Doug Straley, Rosanne Casciato, Bill Williams, Rhea Thomas, Rifat Qureshi, Michael Wassil, Simona Loberant, Lauren Henderson, and Maggie Pike of the Authority; Morgan Hanson, Solicitor; Clarence Curry, CFC-3 Management Services; Tom Ryser, TPR, LLC; Tim Muldoon and Guy DeFazio of SMG; Gary Desjardins, AEG; Lance Harrell, CCIP.

Senator Wayne Fontana called the meeting to order with the Pledge of Allegiance. Mr. Morgan Hanson followed with a roll call of the Board Members. Mr. Hanson advised that a quorum was present.

Beginning with public participation, Senator Fontana asked if any members of the audience would like to address the Board. Members of the public were offered participation by emailing

comments before the meeting or by making comments via Zoom during the meeting. Ms. Henderson stated that the Authority had not received any prior comments via email and none were submitted via Zoom thus far. Seeing none, Senator Fontana moved to the next item on the agenda, approval of the minutes from the meeting of August 13, 2020. A motion was made, seconded and unanimously approved.

Senator Fontana continued on to the next item on the agenda under David L. Lawrence Convention Center (“DLCC”), authorization to enter into an agreement with Preferred Fire Protection in a not-to-exceed amount of \$13,130 for sprinkler system repairs.

Mr. Doug Straley explained Johnson Controls performed an annual inspection of the fire system and found certain deficiencies that needed to be addressed. Three quotes were solicited for these repairs by companies that were recommended by Johnson Controls. The low quote came from Preferred Fire Protection in the amount of \$13,130. These repairs will be completed later this month and will take one week to complete. There is no MBE/WBE participation with these repairs.

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. 5711**

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 Preferred Fire Protection in a not-to-exceed amount of \$13,130 for sprinkler system repairs; 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 introduced the next item on the agenda, authorization to approve, as an alteration, the modification of PPG Paints Highmark Gate and the change of the Verizon gate to the First National Bank (FNB) Gate.

Mr. Doug Straley stated that this item relates to two different exterior alterations at PPG Paints Arena. One is located at the gate where the Lemieux statue is, and the other is the gate along Centre Avenue by the PPG Paints Arena garage. Per the Lease agreement with the Penguins, this project is an alteration and is paid 100% by the team. Additionally, the Lease requires Authority approval of alterations which cost over \$500,000, adjusted per CPI, or if they affect the arena's exterior. Both projects meet the qualifications and require Authority approval.

The Highmark Gate alteration is near the Lemieux statue. The Authority was notified of this project back in 2019 and understood that PPG Paints Arena would need to get a zoning variance for adjustments of the signage. The Penguins went to the City and received approval for the sign at a reduced size. This is an identification marker for the Arena. The Penguins were also asking for benches at the location, which have since been removed from the alteration proposal. Estimate cost of this alteration is \$566,000. There is 14.2% MBE participation and 6% WBE participation. The schedule would be to start construction in October 2020 and be completed by January 2021.

The other alteration, FNB Gate, is located near the entrance to the PPG Paints Arena garage. The gate sign was previously named the Verizon Gate. The proposal is for switching out the existing sign with new signage plates of approximately the same size. The cost of the work is \$10,000. \$5,000 of the project total will be towards the sign in the middle of the plaza and \$5,000 for the sign above the gate's entry doors. Construction would start in October 2020 and there is no MBE or WBE participation associated with this alteration.

The Authority recommends approving these alterations with the condition that the Penguins are responsible for the maintenance, repair, and improvement cost for the duration of the lease.

Ms. Conturo reinforced that the costs of the alterations are to be paid fully by the Penguins.

Senator Fontana asked if PPG Paints Arena is paying for the alterations or if FNB and Highmark are paying for the alterations.

Ms. Mary Conturo stated that the Authority is not paying for these alterations and she would assume that the Penguins have probably integrated the gate costs into their sponsorship agreements.

Senator Fontana asked if there were any further 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. 5712**

RESOLVED by the Board of the Sports & Exhibition Authority of Pittsburgh and Allegheny County that its Executive Director and other proper officers are authorized to approve, as an alteration, the modification of PPG Paints Highmark Gate and the change of the Verizon gate to the First National Bank (FNB) Gate; 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 on to the next item on the agenda, authorization to enter into an agreement with Freeport Mechanical for a lump sum amount of \$11,800 for boiler repairs at the North Shore Garage.

Mr. Bill Williams explained that the North Shore Garage opened in 2001 and its two boilers are original to the building. One of the boiler's heat exchanger has developed leaks which require

the heat exchanger to be replaced. The heat exchanger has exceeded its expected useful life. The Authority solicited quotes from six contractors, two of which were MBEs. Three firms submitted quotes for the boiler repair.

The Authority recommends proceeding with Freeport Mechanical for these repairs due to the firm submitting the lowest quote and staff reviewing the firm's qualifications. The heat exchanger has one year parts and labor warranty from the date of substantial completion. The project is scheduled to commence later this month or early November. There is no MBE/WBE participation for this project.

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. 5713**

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 Freeport Mechanical for a lump sum amount of \$11,800 for boiler repairs at the North Shore Garage; and further that the proper officers and agents of the Authority are authorized to take all action and execute such documents as are necessary and proper to effectuate the terms of this Resolution.

The next item was public participation, and Senator Fontana asked if anyone in the audience desired to address the Board.

Ms. Lauren Henderson stated that the Authority has allowed the public three options for public participation: email, telephone, or zoom chat. No public comments were submitted via email and there were no registrations to submit a public comment via telephone or the zoom chat.

Ms. Conturo stated that the Authority was still working on the Lower Hill redevelopment memo for the Board.

Rev. Grayson asked for an update on the Walter Hood artwork, Curtain Call.

Ms. Conturo replied that the original location was to be between Epiphany Church and PPG Paints Arena. The Penguins recommended it be moved to one of the green spaces at the Lower Hill site. Mr. Hood met with Penguins and its development team and SEA staff earlier this year and discussed the various Lower Hill areas. He found the green space along Wylie Avenue between Fullerton and Crawford to be of interest. He asked for additional information about the site and development design details to continue his review. That information has not yet been provided. Mr. Hood has a contract with the Penguins to do this review effort.

Mr. Straley added that the residential developer paused their operations during the pandemic and the Authority is trying to get them to restart and get information to Mr. Hood.

Ms. Conturo stated that when Mr. Hood does get that information he will want to discuss the change in location at a community meeting.

Rev. Grayson replied that he thought the artwork would be a part of the new three and a half acre park development that would be completed sooner than the housing parcels. He is concerned about who is managing the process of installation, community engagement, project cost and location commitment and hopes that it will become reality.

Ms. Conturo stated the Authority has been diligent in keeping this project a priority. Mr. Hood thought the Wylie Ave site was appealing because it was sloped and could accommodate the rain gardens that are part of the artwork. Additionally, he thought the location would be a good cultural connection between the “cap” park and the August Wilson home. These were preliminary thoughts that he expressed. Whether after further review he agrees to that location, we don’t yet know. Senator Fontana asked whether we should get in touch with Mr. Hood to ask that he conclude his review.

Ms. Conturo stated that Mr. Hood is waiting for the information from the Penguins so that he can do his review.

Senator Fontana suggested the Board send a letter to the Penguins asking that they give Mr. Hood the information he needs to make a decision.

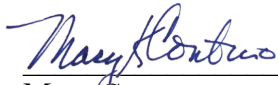
Rev. Grayson agreed with Senator Fontana that something needs to happen so that this project can continue.

Senator Fontana said that he wants to get this moving since there are many steps that will need to follow in order to complete this project.

Ms. Conturo agreed that something more formal could be put together to send to the Penguins rather than the emails that have previously been sent on the matter.

Senator Fontana stated that anyone who would like to sign the letter from the Board should be able to, and the letter should include a deadline for the Penguins to deliver the necessary information to Mr. Hood.

Senator Fontana asked if there were any other further comments from the Board. There being 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 10:53 A.M.

 11/12/2020  
Mary Conturo  
Assistant Secretary