

**STADIUM AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**THURSDAY, JUNE 20, 2024**  
**10:00 AM E.S.T.**

A meeting of the Board of Directors of the Stadium Authority of the City of Pittsburgh (the “Authority”) was held in the David L. Lawrence Convention Center Executive Board Room, First Floor, on June 20, 2024.

Board members in attendance: Stanley Lederman, Chairperson; Steve Steingart (Via Zoom), Vice Chair; Rev. Brenda Gregg, Treasurer/ Assistant Secretary; Keith Reed (Via Zoom), Member; and Ralph Horgan (Via Zoom), Secretary. Authority staff present: Aaron Waller, Bridget Pascal, Doug Straley, Rodney Pratt, Jeff Garstka, Jhason Dixon, Alicia Matos, Sandhya Giri, Randall Porch, John Mingle, Kevin Kaiser, Robert Baugh, Rohan Anand, and Paul McDonald Jr.; Matthew Wilson, Pittsburgh Steelers; Redmond Bernhold, Pittsburgh Post-Gazette, and DJ Makasky, Allco Treasurer.

Also in attendance: Diane Wohlfarth, Solicitor.

Mr. Stanley Lederman called the meeting to order at 10:00 AM with the Pledge of Allegiance. 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:

3. 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.

4. Approval of the Minutes from the meeting of March 21, 2024.

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

5. New Business

Mr. Lederman introduced the first agenda item, Item A, presented by Mr. Doug Straley, Sports & Exhibition Authority Project Executive. Mr. Straley addressed the board for Authorization to extend the agreement with the Port Authority of Allegheny County (“PA) in support of a free-fare zone at North Side T Station (“NST”) for one year (from April 1, 2024, through March 31, 2025).

Mr. Straley stated on March 25, 2012, the PA opened the extension of its T Line, known as the North Shore Connector (“NSC”). The NSC includes what is known as the NST, which is located adjacent to the West General Robinson Street Garage (“WGRSG”). The NST is currently part of the PA’s “free fare zone” in that the PA does not charge a fare to ride the T between the NST and the central business district.

The free fare zone is of benefit to the Authority as it encourages commuters and others going to the central business district to park on the North Shore and then take the T into downtown. Previously, the Authority had paid for a “free” shuttle bus for its parkers to go back and forth to downtown. The annual cost for that bus was approximately \$250,000 in 2010. The Authority and PA have had an agreement since 2012, pursuant to which the Authority makes payments to the PA to assist with the costs of keeping the NST in the free fare zone. There have been a series of amendments/extensions since then. The most recent extension (the 2022 amendment) was for the period April 1, 2022, to March 31, 2024.

Mr. Straley further stated per the 2024 4<sup>th</sup> amendment, the payment would remain unchanged (\$265,000 annually (\$22,083/month)) with the condition that no monthly payment would be due until the garages (Gold 1 Garage (“G1G”), North Shore Garage, and WGRSG) and lots (Gold Lot 1, Gold Lot 2 and Red Lot 6) reach 85% occupancy for three consecutive months for both daily and event usage. No payment has been made by the Authority or Alco Parking (“Alco”) from April 2021 to March 2024 because the daily occupancy has been less than 50%. The PA is using CARES Act money to cover the payments. Alco and Authority staff recommend the one-year extension from April 1, 2024, to March 31, 2025.

Mr. Lederman asked if there were any questions.

Mr. Keith Reed asked if this is free until the daily occupancy in the garage is 85%

Mr. Straley confirmed that is correct.

With no other questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

### **RESOLUTION NO. 22 (2024)**

RESOLVED by the Board of the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to extend the agreement with the Port Authority of Allegheny County in support of a free-fare zone at North Side T Station for one year (from April 1, 2024, through March 31, 2025); 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.

Before moving on to the next agenda item, Mr. Lederman wanted the minutes to reflect that Mr. Steve Steingart joined the board meeting.

Mr. Lederman introduced the next agenda item, Item B, presented by Mr. Doug Straley, Sports & Exhibition Authority Project Executive. Mr. Straley addressed the board for authorization to enter extended management agreements for the G1G and WGRSG with Alco through December 31, 2034.

Mr. Straley stated the WGRSG opened in June 2006. It is nine stories and 1,261 parking spaces. Pursuant to an RFP process, the Authority entered into the existing management agreement for WGRSG, with a term that commenced January 1, 2012, and expires December 31, 2026. The management agreement provides for Alco to operate the WGRSG, and the Authority reimburses Alco for direct, reasonable operating expenses and pays Alco a management fee. The G1G opened in March 2017, and it is six stories high and has 998 parking spaces. Alco has managed the garage since then. The garage achieved a Gold Parksmart Certification for high-performing sustainable garages.

The SEA and the Authority each own two garages and various parking lots and collectively control over 6,800 parking spaces downtown and on the North Shore. This includes approximately 3,200 surface spaces that are leased to Alco pursuant to a lease agreement that runs to March 31, 2050. The SEA, Authority, and Alco's combined parking facilities provide daily commuter parking as well as event parking for the SEA's venues. The SEA, Authority, and Alco have worked to coordinate the management and operation of the parking facilities to minimize operating and capital expenses and achieve cost efficiencies. Maintaining a joint operating system for the parking facilities will continue to help minimize costs.

Mr. Straley further stated the Authority and SEA have combined parking assets into a single parking system for financing. The parking system was refinanced in 2017, and its current term will end in 2037. The SEA continues to monitor the Annual Debt Service Reserve requirements closely. Based on all of the above reasons, an extension, and amendment of the WGRSG management agreement G1G, each through December 31, 2034.

Mr. Lederman asked if there were any questions.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

## **RESOLUTION NO. 23 (2024)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are authorized to enter extended management agreements for the Gold 1 Garage and West General Robinson Street Garage with Alco Parking Corporation through December 31, 2034, and to provide for agreement with Alco on general matters, all in form acceptable to the solicitor; 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 necessary and proper to effectuate the terms of this Resolution.

Mr. Lederman introduced the next agenda item, Item C, presented by Mr. Doug Straley, Sports & Exhibition Authority Project Executive. Mr. Straley addressed the board for authorization to enter into a three-year agreement with Kept Companies (“KC”) in an amount not to exceed \$48,446.15, for power washing of G1G and WGRSG.

Mr. Straley stated the existing garage cleaning contract with Whiteys has reached its end of term. The Authority is responsible for maintaining a clean and welcoming parking experience for patrons at the G1G and WGRSG. Preventative power washing cleaning extends the life of the facility. Additionally, pressure washing assists in the filtering of salt residue, built-up chemicals, dirt, and debris to prevent them from entering our nearby water systems. Alco Parking and the SEA recommend entering into an agreement with a contractor to provide power washing of the G1G and WGRSG. Power Washing would be done once per year.

A notice to bidders was posted on the SEA website, advertised in the Post Gazette, Pittsburgh Courier, and sent to 43 companies, including nine M/WBE companies. Four companies attended a pre-proposal meeting on May 17, 2024, and four proposals were received. The Authority staff recommends entering into a three-year agreement with KC not exceeding \$48,446.15. Proposals included alternate pricing for exterior cleaning, but the staff is not recommending accepting the alternate at this time.

Mr. Lederman asked if there were any questions.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution, and it was passed unanimously

## **RESOLUTION NO. 24 (2024)**

RESOLVED by the Stadium Authority of the City of Pittsburgh that its Executive Director and other proper officers are to enter into a three-year agreement with Kept Companies in an amount not to exceed \$48,446.15 for

power washing of Gold 1 Garage and West General Robinson Street 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.

Mr. Lederman introduced the next agenda item, Item D, presented by Mr. Doug Straley, Sports & Exhibition Authority Project Executive. Mr. Straley addressed the board for authorization to enter into an agreement with Structural Engineering Corporation of Pittsburgh (dba Atlantic Engineering Services of Pittsburgh “AES”) in an amount not-to-exceed \$39,000 for the design, bidding, and construction administration of concrete and sealant repairs.

Mr. Straley stated in March 2022, the board authorized AES to perform a facility condition assessment of the G1G and WGRSG. The assessments took place in January 2024, and a Structural Condition Assessment Report with priority project recommendations was issued. The recommended scope for both the G1G and WGRSG repairs is as follows: vertical concrete repair; partial and full-depth overhead flange and connection repairs and/or replacements; partial topside repairs; drain replacements; masonry repairs; repointing of mortar joints and cracked bricks; and traffic coating repairs; replace fire and life safety equipment; replace missing or corroded metal items.

This work will be billed monthly based on hourly rates and time spent. AES would develop a completed bid package in approximately eight weeks. The SEA would publicly advertise the bid and oversee the bidding process. The results of the public bid would be returned to the board for approval.

Mr. Lederman asked if there were any questions.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

#### **RESOLUTION NO. 25 (2024)**

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 Structural Engineering Corporation of Pittsburgh (dba Atlantic Engineering Services of Pittsburgh “AES”) in an amount not-to-exceed \$39,000 for the design, bidding, and construction administration of concrete and sealant repairs 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.

Mr. Lederman introduced the next agenda item, Item E, presented by Ms. Bridget Pascal, Sports & Exhibition Authority CFO. Ms. Pascal addressed the board for Authorization to bind all insurance from July 1, 2024, to June 30, 2025, at a cost not-to-exceed \$95,530, plus processing fees.

Ms. Pascal stated On February 25, 2022, the board authorized an agreement with Henderson Brothers (“HB”) for insurance broker and risk management services. As such, HB obtained insurance quotes for the upcoming year (July 1, 2024, to June 30, 2025). The current carrier provided the lowest pricing. Authority insurance costs increased by \$5,891, or 6%.

Property insurance stayed the same at \$68 million, slightly increasing by 7%. Public Officials is a renewal with Chubb with an 11.4% increase from \$8,199 to \$9,134. This insurance is based on higher revenues coming to the Stadium Authority. The Authority previously entered into a multiyear insurance agreement with Cincinnati Insurance Company for General Liability (through 7/1/24). HB was able to extend the policy at the same rate through 7/1/25, Auto Liability and Umbrella will also remain with Cincinnati. The renewal premiums went up slightly, Cyber insurance is a joint policy of the Authority and the SEA, and the cost of \$1 million in coverage is shared between the two. The premium and the Authority’s share of the cyber policy have remained the same (\$4,808; total policy cost \$9,616).

Ms. Pascal further stated that the contract with HB provides them with a fixed fee of \$5,000 for their services rather than having them paid through commissions. Chubb, the carrier for property and public officials’ policies, would not remove the commissions from their proposals. These commissions total \$11,794.20. The agreement is that HB would receive the commissions but owe the Authority \$6,794.20. HB recommends binding the insurance, effective July 1, 2024.

Mr. Lederman asked if there were any questions.

With no questions or comments, Mr. Lederman called for a motion to approve the resolution and it was passed unanimously.

### **RESOLUTION NO. 26 (2024)**

RESOLVED by the Board of the Stadium Authority that its Executive Director and other proper officers are authorized to bind all insurance from July 1, 2024, to June 30, 2025, at a cost not-to-exceed \$95,667, plus processing fees, 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.

#### 6. North Shore Development Update

Mr. Lederman introduced the next agenda item, North Shore Development Update.

Mr. Straley stated the SEA received notice from Continental Building Systems ("CBS") that the North Shore Flats are completed, and CBS have sold units.

Mr. Ralph Horgan stated the Authority needs to pay close attention to the plaza and landscaping as these are significant projects for the North Shore.

#### 7. Public Participation

Mr. Lederman asked if there were any comments from the public in the audience.

Hearing no further questions, Mr. Lederman asked for a motion to adjourn. The motion was unanimously carried.

#### 8. Adjournment

The meeting was adjourned at 10:25 A.M.