

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY JULY 20, 2017**

Having been duly advertised in accordance with the Sunshine Act No. 84 of 1986, a regular meeting of the Public Parking Authority of Pittsburgh was held at 10:01 a.m. on July 20, 2017, at 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Jeff Cohen, Matt Barron and Cathy Qureshi. Present from staff were: David Onorato, Christopher Speers, Chris Holt, Jo-Ann Williams, John Fournier, Pat Konesky, Tracy Sowinski, Janet Staab, James Smith, Scott McNaugher, Kathryn Van Why and Bob Wilson. Also present were Jason Wrona and Lefe Metz of Buchanan Ingersoll; Sally Stadelman of the City of Pittsburgh, Office of the Mayor; Brooks Robinson of the Pittsburgh Cultural Trust; Joe Massaro of Massaro Corporation; Matt Repasky, Patrick Wells and Greg Shumate of Desman Inc; Chad Wheatley and Jim Holcomb of Millcraft; Steve Guy and Mike Priefer of Oxford Development; Chris Lasky of The Davis Companies; Eldon Kunkle of Am-Gard; Timothy Schooley of the Pittsburgh Business Times and Bill Stewart of Strategic Communications.

Mr. Cohen advised that the Board held Executive Sessions last Friday as well as just before today's meeting to discuss real estate matters.

MINUTES

Mr. Cohen asked for approval of the minutes from the May 18, 2017 meeting.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, the minutes were approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

PUBLIC COMMENT

Mr. Cohen asked if there were any public comments.
There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato reminded those present that the Parking Authority's June Board Meeting had been cancelled.

Mr. Onorato updated the Board on the Parking Enhancement District Program currently operating in the South Side, noting that it began on March 17 and is in effect on Friday and Saturday evenings only. He advised that through July 8th, gross revenues collected from 6:00 p.m. to midnight on those evenings total \$67,000. He stated that the program itself is working well and both residents and business owners are in support of the change it represents.

He also stated that the shuttle service portion of the program transporting patrons from the Second Avenue Parking Plaza to South Side venues is not being utilized to expected levels. He said passenger volume will be evaluated through to the end of the year to determine if any changes are warranted or if the service should be discontinued.

Mr. Onorato advised Board members that the 2016 Annual Report has been circulated to its distribution list and that each of them were mailed a copy. He advised that we do have extra copies available if needed.

Mr. Onorato updated the Board on the Residential Permit Parking Program, advising that we are currently negotiating with the City to assume complete control of the program. He noted that we currently manage only the enforcement aspect but would be taking over the entire process from application for participation through to enforcement and permit renewal. He stated that he anticipates the Authority to have full control of the function by the end of 2017.

Mr. Onorato advised that this Board packet includes the regular monthly as well as the quarterly reports representing the halfway mark of the Authority's fiscal year. He stated that the Financial Report, both straight line and cash flow, shows that revenues are ahead of our budget projections as well as 2016 actuals, while expenses, with last month's total estimated, are slightly ahead of 2016 but just below those projected in the 2017 budget. He stated that overall revenues are at \$29.2 million and expenses are \$14.6 million at the six-month mark.

He noted that garage revenue per space is up compared to last year, adding that our two major revenue sources are the garage and meter receipts. He advised that the garage utilization is above 90 percent in nine of the 13 facilities and advised that the meter revenue breakdown for these six months is 10 percent coins, 54 percent credit card and 36 percent through the phone application. Mr. Onorato noted that this is the sixth consecutive month that the utilization of the phone application for meter transactions has been over 30 percent.

Mr. Cohen stated that these reports indicate that our year-to-date results are strong.

RESOLUTION NO. 29 OF JULY 2017, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO LERCH BATES INC. FOR PROVIDING ELEVATOR CONSULTING SERVICES FOR THE MONDERIZATION PLANS TO REPLACE TWO (2) EXISTING PASSENGER ELEVATORS AT THE MELLON SQUARE GARAGE, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that this is a professional services contract and said this firm is being recommended based on our scoring process but it also submitted the lowest bid for the work. He advised that we are purchasing the consulting services for the replacement of two existing service elevators at Mellon Square Garage and said that the consultant will help develop the scope of work and the technical aspects of the elevator replacements. He advised that the old elevator shaft that was not in service in the past 30 years has been replaced and should be operational within the next two weeks.

Ms. Qureshi stated that she recalled that there was a lot of elevator work done recently at that garage.

Mr. Onorato responded that we recently had issues with water penetrating the elevator shafts and said that work was completed to eliminate the problem. He stated that this was one of the reasons why the Authority considered upgrading the third elevator.

Ms. Qureshi noted then that once this work is fully completed there will be three fully functioning elevators at this facility, one of our most important garages.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, Resolution No. 29 of 2017 was approved as follows; Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

RESOLUTION NO. 30 OF JULY 2017, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO NATHAN CONTRACTING, LP FOR THE FABRICATION AND INSTALLATION OF A VEHICLE BARRIER SYSTEM UPGRADE WITHIN THE FIRST AVENUE GARAGE & STATION, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the last Trust-required annual inspection identified some weakness in the barrier system at the First Avenue Garage and said the Authority is seeking to be proactive in having it replaced. He noted that condition affects the railing systems on all four levels and all will be replaced.

Ms. Qureshi asked if this repair was included in the Authority's Capital Repair Budget and requested a brief explanation of this upgrade or repair.

Mr. Onorato replied that this was included in the Authority's budget and said the cost of the upgrade was estimated at \$600,000. He noted that there were two bids submitted as shown on the attached bid sheet and said the low bid was \$594,888.00. He stated that this the work is on the barrier that prevent a vehicle from proceeding through to the wall of the facility if it fails to stop completely when pulling into a parking space. He said this upgrade will employ additional steel structure to strengthen the inside section of the barrier.

Mr. Cohen asked if there was a reason why this came to light at this time, if it was a change in code or due to an original construction flaw or just wear and tear.

Mr. Onorato advised that the condition was identified in our annual inspection report that was not identified as being a weakness in any other of our structures. He said that he believed that Smithfield/Liberty ultimately would have experienced the same problem but the reconstruction that occurred there included the upgrading of the railing system and eliminated any problems that might have caused concerns. He stated that with First Avenue, it was also a code compliance issue.

Ms. Qureshi asked if this upgrade impacts the lifespan of the garage.

Mr. Onorato stated that this will extend the useful life of the facility.

Mr. Barron asked that because this is a code compliance issue, if we have other garages that may need this same attention.

Mr. Onorato stated that our annual inspection reports do not indicate that the condition is present at any other facility.

Mr. Cohen asked how these code changes are evaluated.

Mr. Onorato stated that if a code changes, it is addressed there is any type of upgrade or renovation of the structure but otherwise is grandfathered in. However, he stated that this is a safety issue that we would like to address it as soon as possible.

Mr. Cohen stated that he believes that we should make sure that no other facilities have the same issue and since this has come to light, the engineer should be directed to focus on this code change during the next annual inspection.

Mr. Onorato introduced Mr. Repasky of Desman Inc. who completed the annual inspections on our facilities in the last three years.

Mr. Repasky stated that they look at safety issues such as this one in every garage inspection. He stated that there are routinely code changes, that do get grandfathered in but that doesn't necessarily mean that there are safety issues that can be ignored. He stated that he recalled a past incident in this particular facility where a vehicle hit the wall from the inside and displaced a panel. He stated that Desman evaluates the UCC construction code, which is the construction code in Pennsylvania that evaluates vehicle barrier systems and their guards to make sure they are code compliant.

Mr. Cohen asked Mr. Repasky if, based on their inspections of the other facilities, that they all were fine.

Mr. Repasky stated he could not affirm that statement, that there may be other issues in some of those garages that is not as concerning as at this facility where every vehicle barrier is involved.

Ms. Qureshi noted that in the Parking Authority's history, on Mr. Onorato's first day in the position of Executive Director, a vehicle did plunge off the of the seventh floor of the Smithfield/Liberty Garage. She said that, thankfully, there were no injuries.

Mr. Cohen asked if there were any additional questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi Resolution No. 30 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

RESOLUTION NO. 31 OF JULY 2017, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR AWARD A CONTRACT TO NATHAN CONTRACTING, LP FOR THE ROOF LEVEL RESTORATION AND STRUCTURAL STEEL REPAIRS AT THE FORBES-SEMPLER GARAGE, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that this repair is part of our scheduled 2017 Capital Repairs program and we are seeking authorization to repair the garage’s roof-level steel beams. He advised that the Authority received three bids and Nathan Contracting was the lowest bidder at \$321,888.00. He advised that this work will include partial and full-deck repairs, post-tension and cable and anchor replacement of the steel beams together with replacement of sealants, expansion joints and traffic membranes.

Mr. Barron asked the amount that the Authority budgeted for this repair.

Mr. Holt responded that the Authority budgeted \$500,000 for this project.

Ms. Qureshi asked if the Authority thinks about projects in terms of the capacity of the suppliers involved. She noted that Nathan Contracting is being recommended to receive this contract and said the Board just authorized work at First Avenue Garage also by Nathan Contracting. She asked if the firm had enough project managers and construction workers to perform the assignments within the timelines the Authority established for completion.

Mr. Holt responded that project capacity was discussed with Nathan Contracting who reported its confidence to be able to adequately manage and staff simultaneous projects within their required timelines.

Ms. Qureshi noted that on these type of construction projects frequently obtained workers from the union hall.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, Resolution No. 31 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes

RESOLUTION NO. 32 OF JULY 2017, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO MOVE FORWARD WITH AN EMERGENCY PROCUREMENT FOR CONTRACTING AND CONSULTING SERVICES TO PERFORM HVAC DUCT WORK REPLACEMENT AND ASSOCIATED REPAIRS AT THE FORT DUQUESNE & SIXTH GARAGE, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the retail tenant at this location, Alihan's Restaurant, has experienced leaking from the duct work and said our investigation found that it resulted from a buildup of grease in the duct area. He said that safety concerns require that the issue be given needs immediate attention, adding that the need for an emergency procurement that will not permit us to follow the standard protocol. He advised that the Authority requested and received three quotes for replacing the duct work as well as cleaning the existing pipes and ducts.

Mr. Barron asked that if this is in part due to kitchen grease if it is there something we need to change so that it doesn't happen again.

Mr. Smith responded that this particular retail space has been a restaurant for as many as 30 years and said our investigation found that the duct work was very antiquated and hadn't been installed correctly initially. He said that while this is a historic problem that built over time, Alihan's just happened to be the occupant when the issue became critical. He advised that the grease is so thick and heavy that, should there be a fire, it could be catastrophic. Mr. Smith said that staff believes it would be best to get the issue resolved, noting that the tenant's lease agreement defines the Authority as being responsible for the HVAC equipment.

Ms. Qureshi asked if the Authority has begun any work on this repair project.

Mr. Onorato replied that work has not begun but said that we have been doing a lot of pre-project preparations and work will begin as soon as the Board approves the resolution.

Ms. Qureshi stated that she has the confidence in the Authority that if a potential life saving measure was needed, that the Authority would proceed immediately and not wait for Board approval.

Mr. Smith added that Alihan's restaurant will shut down beginning next Thursday and will remain closed from four to six days until repairs are completed.

Mr. Cohen stated that if this is an on-going problem then we need to look at changes so that we don't keep incurring the problem and its associated costs in the future. He stated that he believed that this should be the responsibility of the tenant.

Mr. Onorato said that this is an infrastructure issue beyond just kitchen equipment.

Mr. Cohen asked if there were any additional questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, Resolution No. 32 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

RESOLUTION NO. 33 OF JULY 2017, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO MOVE FORWARD WITH AN EMERGENCY PROCUREMENT FOR CONTRACTING SERVICES NEEDED TO REPAIR BROKEN STORM DRAIN LINES AT THE GRANT

STREET TRANSPORTATION CENTER (GSTC) FACILITY, was read by Mr. Cohen and considered by the Board.

Mr. Onorato stated that there was a significant break in the drain pipe at the Grant Street Transportation Center Garage and, with all of the rain we had recently, water leaking in the elevator tower on the Grant Street side affected the operation of the elevator. He stated that the situation created the potential for elevator service disruption and perhaps even patron entrapment. He advised that the situation has been corrected and we are now asking for ratification for payment of the expenses incurred. He noted that the high repair cost of \$31,250 was due principally to the pipe being located above the elevator shaft, requiring significant scaffolding to reach it.

Mr. Barron asked if we knew how the break occurred, if it simply was wear and tear.

Mr. Onorato advised that the pipe broke at the connection.

Mr. Smith added that there are two drains on the roof that drain into a vertical stack basically suspended in air. He noted that when this joint was originally assembled it contained a hard rubber solid sleeve that was held together with a lock nut fitting. He said the design is now considered impractical because it can dry rot, which is what he believes happened in this instance.

Mr. Barron asked if we were aware of any other of the Parking Authority garages having this type of drainage system

Mr. Smith stated this is unique to Grant Street Transportation Center due to its particular design.

Mr. Cohen asked if there were any additional questions.

There were none.

Upon motion by Mr. Barron and seconded by Mr. Qureshi Resolution No. 33 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

RESOLUTION NO. 34 OF JULY 2017, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A PROFESSIONAL SERVICE CONTRACT TO DESMAN, INC. FOR PROVIDING ANNUAL GARAGE INSPECTIONS, was read by Mr. Cohen and considered by the Board.

Mr. Onorato stated that the Authority is required by the Trust to have annual inspections of each facility and the current contract with Desman expires at the end of the month. He stated that the Authority issued a Professional Services RFP that resulted in the receipt of the seven bids listed on the attached bid tab sheet and breaks down the cost by individual year as well as the combined three-year total. He stated that we are recommending awarding a three-year contract to Desman, Inc. at a cost of \$32,000 annually, the same amount as the current contract.

Ms. Qureshi stated that she is in support of awarding Desman this contract noting that it represents a decision between going with the firm you know can perform the work versus making sure that other firms get the opportunity to compete for public assignments. She said she has confidence in the Authority staff to make the right decision.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, Resolution No. 34 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

RESOLUTION NO. 35 OF JULY 2017, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO EXCLUSIVE NEGOTIATIONS WITH THE DAVIS COMPANIES FOR THE REDEVELOPMENT OF THE NINTH AND PENN PARKING GARAGE, was read by Mr. Cohen and considered by the Board.

Mr. Onorato summarized the process and objectives leading the staff recommendation contained in the resolution:

PROCUREMENT PROCESS

- As noted, the Ninth and Penn Garage was built in 1958 and is nearing the end of its useful life.
- It is one of the Authority’s most heavily utilized garages and its operation is critical to the financial health of the Authority.
- As part of its long-term capital plan, the Authority has been planning for the demolition and replacement of the Ninth and Penn Garage.
- This plan involved two steps:
 - First step: Perform capital repairs at other downtown garages so that they would be ready to accept parkers when Ninth and Penn is being demolished and rebuilt. These capital repairs are nearly complete.
 - Second step: Once this capital repair plan was underway, engage stakeholders such as the City of Pittsburgh and Pittsburgh Cultural Trust regarding the optimal design and location of the Ninth and Penn Garage within the block.
- The block is bounded by Eighth and Ninth Streets, Penn Avenue and Fort Duquesne Boulevard.
- The remainder of the property within the block is owned by the Pittsburgh Cultural Trust and has been the focus of redevelopment efforts by them for a number of years.

- During these conversations, it was apparent that simply replacing the garage in its current footprint would not be optimal, particularly since it is on corner property.
- The Authority recognized that this could be a once in a generation opportunity to:
 - Further its mission by delivering a new, superior, and larger garage for affordable public parking and
 - Reconfigure the location of the garage to support additional development of the block.
- To that end, the Authority issued an RFP on December 21, 2016 for the “Redevelopment of the Ninth & Penn Parking Garage.”
- The goal of the RFP was to ask developers to (a) demolish the existing garage; (b) provide a turnkey development of a new garage and (c) integrate the new garage into a mixed-use development.
- Respondents were required to include at least 700 public parking spaces to be owned by the Authority, which is approximately 120 more than in the current garage.
- The RFP was not a “low bid” procurement, but was based on a 100-point scale and included the following evaluation factors:
 - Organization Qualifications
 - Development Plans
 - Development Schedule
 - Proposed deal structure and pricing
 - Sustainability
 - MBE/WBE participation
- As part of the RFP process, developers were encouraged to meet with the Cultural Trust to solicit feedback on their plans, since a land swap with the Cultural Trust may be necessary to optimize location of the garage.
- The RFP required that proposals be submitted by April 7, 2017,
- Following publication of the RFP, the Authority formed an evaluation committee that included representatives from within and outside the Authority to independently score the proposals based on the criteria set forth in the RFP.
- At the recommendation of the Board, and to aid in the evaluation of the proposals, the Authority contracted with two consultants:
 - Desman – Parking Traffic Consultant
 - Massaro Corporation – Owner’s Representative
- The consultants were not part of the evaluation committee rather they provided expert guidance / Interpretation of the submitted proposals and financials to assist the evaluation committee.

- The Authority received six competitive proposals from TREK, Mosites, Al Neyer, Davis, Millcraft and Oxford.
- The proposals were provided to the evaluation committee for initial review.
- All six developers were then invited to present to the evaluation committee and the consultants. Those interviews were held in May of 2017.
- After the presentations, the Authority issued a Request for Clarifications to all six developers regarding their individual proposals.
- Following receipt of the clarifications, the Evaluation Committee independently scored the proposals.
- The top three highest scoring respondents (representing 50% of submitted proposals) were shortlisted, as follows: Oxford, Millcraft and Davis.
- The shortlisted respondents were presented with another set of specific Requests for Clarification and included a best and final offer (BAFO) component.
- Included in that Requests for Clarification were spreadsheets suggested by DESMAN and Massaro to (1) evaluate the accuracy of the development pricing and (2) evaluate the efficiency of the proposed garage.
- The Evaluation Committee again scored the shortlisted proposals, taking into account the responses to the second round of clarifications and BAFO request.
- Based on the Evaluation Committee's scores, the highest scoring proposal was The Davis Companies, which formed the basis of today's recommendation to the Authority's Board.
- If authorized by the Board, the Authority will enter into an exclusive negotiation period for purposes of executing a development contract. The final contract will be subject to Board approval.

THE DAVIS'S PROPOSAL

- Davis entered the Pittsburgh market approximately two years ago, by purchasing the Union Trust Building and investing \$100 million into this building.
- They are continuing to build their Pittsburgh presence and have staff in the City.
- Davis's proposal is separated into 4 phases and is fundamentally a 185 unit condominium development with a parking garage and first floor retail/restaurants.
- Davis's team includes:
 - Walker Parking (parking consultant)
 - AE7 (architect)
 - GAI (civil and traffic engineering)

- Mascaro Construction (contractor)
- Phase 1
 - Development of a 7-story garage: one story underground and 6 stories above ground. It would include approximately 935 spaces.
 - 700 spaces would be owned by the Authority, with a price per space of approximately \$51,000.
 - This price is consistent with what the Authority was anticipating paying for a garage in a dense urban area with a mixed-use component (e.g. Greyhound / Grant Street Transportation Center)
 - 185 spaces are to be owned by the Authority until such time as they are needed for condos, whereupon they would be purchased back by the developer.
 - 50 spaces to be owned by the Cultural Trust.
 - It is anticipated that the Authority will manage the entire garage.
 - The first floor would include a promenade, restaurant and retail fronting 8th Street, and retail and restaurant fronting 9th and Penn Avenue.
 - Phase 1 would include 28 condominiums along Penn Avenue.
- Phase 2
 - If 75% of condos along Penn Avenue are sold, then Davis will build a condo tower of approximately 80 units at the corner of 8th Street and Penn Avenue
 - Phase 2 construction of a green roof terrace on the garage for condominium residents
- Phase 3
 - If 75% of the condos in the 8th Avenue Tower are sold, Davis will build a condo tower at the corner of 9th and Penn that contains approximately 77 condominiums.
- Phase 4
 - Reserved for future development along Fort Duquesne Boulevard and includes a potential rooftop public park.
- Other highlights:
 - Received a letter of support from the Cultural Trust and proposal fits with the Cultural Trust's stated preference for housing.
 - Davis has a self-managed fund immediately available for the full equity commitment for the project.
 - No City, School or County real estate tax subsidies are required (such as a TIF), but Davis desires a \$1m multimodal grant and \$5m RACP grant, which are state administered programs.
 - Per DESMAN, Davis had the most efficient garage design.
 - Per DESMAN and Massaro, the garage construction pricing and assumptions appear to be the most accurate.

- Proposed garage construction is superior: Cast in place, post tension concrete construction, which is preferred garage construction system.
- Garage was required to be designed to be readapted if parking demand decreased in the future and Davis provided strongest evidence of that concept.
- Commitment to a civic art façade on garage along 8th and 9th Streets.
- Commitment to a minimum of LEED Silver for the building and Parksmart Bronze for the garage, with a goal to achieve LEED Gold for the building and Parksmart Gold for the garage.
- Garage timeline schedule was 16 months from demo to occupancy, which was optimal.
- Clearest path forward for delivery of a complete project.

NEXT STEPS

- Cultural Trust participation is critical to the success of the overall project because of the involvement of their land.
- We will meet with representatives of Davis and the Cultural Trust over the following weeks to outline the terms of a transaction and timeline associated with the same.
- Assuming things are progressing smoothly, we will then begin preparing contracts for execution by the parties.
- If it appears that no deal will be able to be reached, the Authority has the option of terminating negotiations, at which point it can:
 - Decide to rebuild the garage on the existing footprint
 - Engage in negotiations with the next highest scoring respondent.
- I will keep you updated on negotiations and, if a deal is reached, I will bring the contract back to the Board for final approval.
- Hope is to negotiate a definitive contract over the next 3 – 4 months.

Mr. Cohen made the following points to frame the resolution subject from a Board of Directors' perspective:

- I want to thank all of the respondents for the thoughtful robust interest in this project.
- From the onset, the goal of this Parking Authority is to first make sure we fulfill our mission of providing quality and affordable parking to the residents and the visitors who park in our great city.
- Taking advantage of this opportunity and not to squander away the potential of a world class development in the heart of the cultural district is our goal.
- It has been the utmost importance to this Authority to run a fair and transparent process and we believe as this board the process described by David in his comments met this very important goal.

- All of the Board Members were given the opportunity to review the proposals and we all expressed our comfort in accepting the recommendations of the scoring committee.
- Want again to thank the scoring committee's dedication, time and effort they put forth into this entire process.
- I am hopeful the negotiations with the developer and Cultural Trust are fruitful and we can enter into an agreement that brings enables world class development to realize its full potential.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Qureshi, Resolution No. 35 of 2017 was approved as follows: Ms. Qureshi, yes; Mr. Barron, yes; Mr. Cohen, yes.

OLD/NEW BUSINESS

Mr. Cohen asked if there was any new or old business for discussion.

There were none.

The next Board meeting is scheduled for Thursday, August 17, 2017 at 10:00 a.m.

Upon motion by Mr. Barron and seconded by Ms. Qureshi the meeting was adjourned at 10:51 a.m. with all Board Members in approval.

APPROVED TO CONTENT



Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES



Approval