

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY, JUNE 17, 2010**

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 on June 17, 2010 at 10:13 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Scott Kunka, Christopher D'Addario and Natalia Rudiak. Mr. Jasper attended via phone conference. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Christopher Speers, Chris Holt, Judi Devito, Patricia Konesky, Bill Conner, Shonda Goldsmith and James Wilson. Jacqui Lazo of Buchanan Ingersoll & Rooney and Bill Stewart of Strategic Communications were also present at the start of the meeting.

MINUTES

Mr. Kunka asked for comments or questions. There were none.

Mr. Kunka asked for approval of the minutes from the regular meeting held on June 4, 2010.

Upon motion by Mr. D'Addario and seconded by Ms. Rudiak the minutes were approved as follows: Ms. Rudiak; yes, Mr. D'Addario, yes; Mr. Jasper, yes; Mr. Kunka, yes.

PUBLIC COMMENT

Mr. Kunka asked for public comments. There were none.

RESOLUTIONS

RESOLUTION NO. 25 OF JUNE 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A LEASE RENEWAL WITH PORT AUTHORITY OF ALLEGHENY COUNTY, was read by Mr. Kunka and considered by the Board.

Mr. Onorato advised the Board that Port Authority currently rents commercial space in the Mellon Square Garage and said their lease will expire on September 30, 2010. He advised that the Authority would like to enter into a one-year renewal at the same terms and conditions as the existing lease, with the annual rent being \$44,340 per year plus all utilities and taxes.

Mr. Onorato stated that the Port Authority advised staff that after an examination of their internal financials, they anticipate renegotiating a long-term lease for the space.

Mr. Kunka asked if there were any questions. There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D'Addario, Resolution No. 25 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 26 OF JUNE 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO NATHAN CONTRACTING, LP FOR ROTUNDA SLAB REPAIRS AT THE SMITHFIELD-LIBERTY PARKING GARAGE, was read by Mr. Kunka and considered by the Board.

Mr. Onorato advised that this work is to repair the tripping hazard in the rotunda of the entry way at the Smithfield/Liberty Garage. He advised that four bids were received and said Nathan Contracting was the lowest bidder at \$22,075.00, including addendum No. 2 which addresses the membrane coating. Mr. Onorato said Nathan Contracting will mobilize on June 22nd and will be on-site for approximately 45 days. He reported that the firm's WBE participation will be three percent and said the MBE participation will be 15 percent.

Mr. Kunka asked if this was a current safety issue.

Mr. Onorato confirmed that it was, as the location of the damaged area is in the main lobby pathway.

Mr. Kunka asked if there were any questions. There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D'Addario, Resolution No. 26 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 27 OF JUNE 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR CONSTRUCTION OF A REAR SERVICE CORRIDOR, INCLUDING AN ACCESS DOOR IN THE RETAIL SPACE AT THE GRANT STREET TRANSPORTATION CENTER GARAGE.

Mr. Onorato advised that a late resolution was added to the meeting agenda. He said that there has been recent interest in the retail space at Grant Street Transportation Center, explaining that there is 6700 feet of space there and that a potential deli owner is interested in who would be responsible for the complete build-out cost is interested in a 2000 to a 2500 square

foot segment. Mr. Onorato mentioned that the currently interested party, as well as other potential tenants, has indicated that this space would need a separate exit from the facility and a hallway to the Authority storage space. He said he feels that this cost is outside the build-out costs and should be the Authority's responsibility and is therefore requesting that a resolution be added now or after this meeting authorizing the Authority to solicit bids for the construction of the hallway and second exit.

Mr. Kunka asked for confirmation that the build-out of the space was included.

Mr. Onorato advised that the costs for the build-out would be the responsibility of the tenant and said that costs for constructing the hallway and second exit would be the Authority's responsibility.

Mr. Kunka asked if the Executive Director would like a resolution to be added immediately.

Ms. Lazo recommended that a resolution be added and voted on at today's meeting and the actual paper copy be added after the Board meeting.

Mr. Kunka asked that the Board members be polled on the issue of adding the resolution authorizing proceeding with soliciting bids so that there is less time lost if the negotiation process with the interested deli party continues. Mr. Onorato stated that with the construction of the hallway, the retail space would rent at a lower square footage rate of \$6.00 to \$10.00 per square foot and said there would be no reimbursement for the build-out.

Mr. Kunka asked if there were any questions. There were none.

Upon motion by Mr. Jasper and seconded by Ms. Rudiak, Resolution No. 27 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Jasper, yes; Mr. Kunka, yes.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated the Board on the continuing Forbes/Semple and Wood/Allies deck repair projects. He said the repairs were completed last year but, due to weather conditions, the membrane sealing was postponed until now. He added that the firm is currently mobilized at Forbes/Semple and will mobilize at Wood/Allies next week.

Mr. Onorato advised that parking fines were increased via Council's legislation last week and reported that Authority personnel had met with representatives of City Council and the City budget office to coordinate the implementing of the new fines by the end of the month.

Mr. Onorato advised that the Authority has been contacted by the Housing Authority regarding its renovation of Mazza Pavilion in Brookline. He noted that this facility is directly above our Brookline Blvd. lot and stated that he has received a license agreement and a memorandum of understanding from the Housing Authority which is currently being

reviewed to determine if its terms are acceptable. Mr. Onorato advised that we will provide the Housing Authority access for a lay-down area during construction as well as storage area within the garage. He advised that the Parking Authority will not incur any costs associated with the renovation.

OLD/NEW BUSINESS

Mr. Kunka asked if there was any old or new business.

Ms. Rudiak asked Mr. Onorato to summarize the meeting regarding the fine increases.

Mr. Onorato advised that a meeting occurred last week with City Council President Darlene Harris, Ms. Rudiak, representatives of both the City budget office and the Parking Authority to coordinate steps to implement the fine increases to make sure that all items in Council's legislation were being addressed. He advised that all fines associated with both the 5000 and 3000 series will be increased as approved and further advised that the City budget office would request that its solicitor send documentation confirming that all of these fines should be increased.

Mr. Rudiak stated that this was a very productive meeting and said that all three participating entities are in agreement.

Mr. Kunka asked if there were any additional questions. There were none.

The next Board meeting is scheduled for Thursday July 15, 2010 at 10:00 a.m.


Upon motion by Mr. D'Addario and seconded by Ms. Rudiak the meeting was adjourned at 10:21 a.m..

APPROVED TO CONTENT



Chairman

**ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF
MINUTES**



Approval