

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY NOVEMBER 18, 2021**

Having been duly advertised in accordance with the Sunshine Act No. 84 of 1986, a virtual meeting of the Public Parking Authority of Pittsburgh was held at 10:05 a.m. on November 18, 2021. The following Board members were present at the start of the meeting: Jeff Cohen, Matt Barron, Bobby Wilson and Liz Fishback. Present from staff were David Onorato, Christopher Speers, Jo-Ann Williams, Chris Holt, Gwen Bolden, Mark DiNatale, David Perry, Tracy Sowinski, Karla Stanger and Pat Konesky. Also present were Jason Wrona of Buchanan, Ingersoll & Rooney, Kinsey Casey of the City of Pittsburgh, Bill Stewart of Strategic Communications and Alison Keating.

MINUTES

Mr. Cohen asked for approval of the minutes from the October 18, 2021 meeting.

Mr. Barron stated that he was absent from the last meeting and asked therefore if he should vote on the approval of the resolution.

Mr. Cohen responded that if Mr. Barron could vote if he had read the minutes and had no disagreements in content.

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

PUBLIC COMMENT

Mr. Cohen asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised the Board that we are in early discussions with the City Administration and the URA regarding possible options for the Bloomfield Lot owned by the Authority but currently not being used for parking.

Mr. Onorato told the Board that we are in discussion with DOMI and Automotus

regarding curbside parking and loading zones, advising that those discussions will also include the City's law department.

Mr. Onorato discussed the Finance Report, which he said shows revenues trending in the right direction. He noted that October comparison from 2020 to 2021 shows an increase of almost \$1 million but overall revenues are still down from 2019, adding that the comparison also holds true for the year-to-date-revenues. He noted that our yearly budgeted 2021 numbers are right on target. He also advised that the expenses for 2021 are up slightly from 2020 but down overall down from 2019, both monthly and year to date. He attributed the result to staff making a concentrated effort to cut costs. He advised that through October, our amended revenue budget is \$21.9 million and our expenses are \$18.7 million. Mr. Onorato advised that in every month since January there has been a steady increase in revenues, with October's \$3.5 million representing 70 percent of October's 2019's \$5 million. He stated that parking facility receipts are at about 66 percent of the 2019 total and meter receipts are approximately at 75 percent of 2019's results.

Mr. Onorato discussed the Facility Reports, which show the same trend as the Finance Report, specifically, containing revenues of \$15.4 million year to date in 2021 as compared to 15.6 million in 2020. He noted that the result is a decrease of 1.47 percent and said we remain well behind our 2019 performance levels.

Mr. Cohen asked if the staff knew as to why the Grant Street Transportation Center's revenue was so low.

Mr. Onorato responded that Grant Street Transportation Center is actually two garages and we currently have one entire garage closed as we are able to accommodate the vehicles in just the open garage. He did note that with the Convention Center now beginning to reschedule some events, there may be need to open the facility's second garage unit.

Mr. Speers added that the Grant Street Garage is very dependent on Convention Center activity and said that while we have begun to see some increase in activity, its level remains low. He said a recent annual event there that normally spent 10 days in the building was held in just three days.

Mr. Cohen asked is the Authority felt that the opening of the new garage on Oliver Avenue had a negative effect in the use of our downtown facilities.

Mr. Onorato responded that in talks with the operator of that facility, we were advised that even when they lowered their rates, they have not seen an uptick in usage. He said that indicated that the demand in usage is market wide.

Mr. Onorato discussed the Enforcement Meter Report, advising that 16,000 tickets were issued, 50 percent for meter violations and 30 percent representing residential permit parking violations. He advised that there has been an increase from 2020 in all violation categories, noting that prior to the pandemic, the monthly ticket average was approximately 22,000 to 24,000 and said for this October we were just under 16,500. He added that the October total reflected in the

suspension of street cleaning enforcement during the pandemic, adding that the annual April 1 implementation of that program will be reassessed in accordance with conditions

Mr. Onorato discussed the Meter Revenue Report, which he said is in line with the Finance Report in showing that October 2021's combined on-street and lot revenue of \$1.4 million, slightly below 2019's \$1.8 million.

Mr. Cohen asked if the Authority has any statistics on how many tickets are issued for people paying with the phone apps.

Mr. Onorato stated that this cannot be differentiated as those violations are recorded as meter unpaid. He did note that the 60 percent of meter transactions being paid with the phone apps is approximately 25 to 30 cents higher per transaction than those paid directly through the meter.

Mr. Onorato advised that to-date-2021 revenues were \$1.4 million for on-street collections and \$165,000 in lots and lot leases. He advised that it is higher than the 2020 revenues, but approximately \$400,000 lower than 2019's, corresponding to the percentage share in the Finance Report. He noted that the number of lot leases are increased from 2020's 307 to 2021's 335 but is still down 55 leases from 2019.

Mr. Onorato discussed the Parking Court Report, which he stated shows an increase he attributes to the amount of tickets being issued and the collections process being emphasized. He stated that in October of 2021 there was 681,000 compared to 488,000 in 2020 and we stated revenues are currently at \$5.9 million for the year compared to \$4.3 million in 2020.

RESOLUTION NO. 24 OF NOVEMBER 2021, "A RESOLUTION AUTHORIZING THE GENERAL FUND, TRUSTEE REVENUE FUND AND CAPITAL ADDITIONS BUDGETS FOR FISCAL YEAR 2022 WHICH BEGINS ON JANUARY 1, 2022 AND ENDS ON DECEMBER 31, 2022, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that in preparation for our annual budgets he met previously with individual Board members to discuss the entire proposed budget and stated that a summary of its contents is attached to the resolution. He advised that the 2022 budget's total operating revenue is \$39.5 million with garage receipts making up \$26.2 million, or roughly 66 percent, of that total. He advised that on-street meter revenues are estimated to be \$10.5 million and off-street revenues at \$1.7 for a total of \$12.3 million in meter revenues, totaling 31 percent of the meter total. He advised that combined garage and meter revenue is approximately \$38.5 million or just over 97 percent of the year's volume. Mr. Onorato advised that the projected operating expenses are slightly over \$28 million, noting that the top six line items; payroll and benefits; parking tax; security services; trustee bank fees; multi-space meter maintenance; and utilities total \$23.2 million, or approximately 82 percent of the budgeted year. He advised that this resolution also includes our Capital Budget projection of \$9.1 million, with five specific projects comprising 90

percent of that total. He named them as garage structural repairs for the Ninth and Penn site; neighborhood lots including the possible purchase of a new property; our multi-space meter contract; garage revenue control equipment; and upgrades in garage security technology. He advised that the debt service coverage with subordination would be 2.19 and, without subordination, would be 1.66. He said we will meet our required 1.5 ratio with the bonds and 1.25 coverage with the Trust.

Mr. Cohen asked if we are predicting meeting the debt-service coverage ratio for 2023.

Mr. Onorato responded that we are anticipating meeting this coverage through 2028

Mr. DiNatale responded that we are tracking to hit our debt-service numbers now that the contract with the City was renegotiated. He stated that meeting our debt-service coverage will not be a pressing issue over the next five years.

Mr. Cohen asked what the Authority normally budgets for its Capital expenditure, noting that while the Authority's financial position has been significantly reduced due to the effects of the pandemic, it is almost 25 percent of our proposed 2022 budget.

Mr. Onorato responded that it varies anywhere from \$5 million to \$15 million depending on projected repair work which, in turn, is based on our annual inspection reports.

Mr. Cohen asked if we are still on-track to keeping our 15-percent reserve in place.

Mr. Onorato responded that this budget does account for this reserve amount. He also advised that the Co-Op agreement allows the Authority to waive the \$1.9 million pilot payment to the City for the next 10 years and said the additional \$1 million in meter revenue will now permit us to keep for the next four years are all calculated into the 2022 budget.

Mr. Onorato thanked the Board members for their time in reviewing the budget.

Mr. Wrona asked if these meetings with the Board were on an individual basis.

Mr. Onorato confirmed that the meetings were held with two or fewer Board Members in each case.

Mr. Barron added that all of his questions were fully answered during those sessions and thanked Mr. Onorato and his staff for assembling such a comprehensive budget and for keeping the Authority on really strong financial footing.

Mr. Cohen said he agreed but stated that if revenues do not come back as we anticipate, we are going to need to look at some long-term expense projections that may require redaction. He stated that this may need to be done by mid-2022.

Mr. Cohen asked if Board members had any questions or comments.

There were none.

Upon motion by Mr. Barron and seconded by Ms. Fishback, Resolution No. 24 of 2021 was approved as follows: Mr. Barron, yes; Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

RESOLUTION NO. 25 OF NOVEMBER 2021, “A RESOLUTION AUTHORIZING THE PITTSBURGH PARKING COURT BUDGET FOR FISCAL YEAR 2022 WHICH BEGINS ON JANUARY 1, 2022 AND ENDS ON DECEMBER 31, 2022, was read by Mr. Cohen and considered by the board.

Mr. Onorato stated that as with the General Funds Budget, the Parking Court Budget was circulated to the Board previously. He noted that this budget is separate from the General Fund Budget, as its projected funds and expenses do not involve the Bond holders. He advised that the proposed 2022 budget has projects revenues of \$7.6 million with total expenses of \$2.2 million. He said it specifies that net revenue of \$5.3 million, to be retained by the City.

Mr. Onorato stated that combining the Parking Court Budget and General Funds Budget amounts to be a total 2022 operations budget of \$47.2 million, with \$15.4 million of that total projected as the year’s payment from the Authority to the City.

Mr. Cohen asked if the City administration was aware of the amount we anticipated being transferred in 2022, since it is lower than normal.

Ms. Kinsey confirmed that the Administration is aware of the reduced total.

Mr. Cohen asked if there were any questions or comments.

There were none.

Upon motion by Mr. Barron and seconded by Mr. Wilson, Resolution No. 25 of 2021 was approved as follows: Mr. Barron, yes; Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

RESOLUTION NO. 26 OF NOVEMBER 2021, “A RESOLUTION ADOPTING THE REGULARLY SCHEDULED PUBLIC PARKING AUTHORITY OF PITTSBURGH’S BOARD OF DIRECTOR’ MEETING DATES FOR 2022, was read by Mr. Cohen and considered by the Board.

Mr. Onorato stated that the dates listed on the resolution are the proposed dates for the regularly scheduled Board Meeting for the year, advising they will remain on every third Thursday of the month at 10:00 a.m. He advised that we will advise well in advance of each month’s meeting if it will be held remotely by Zoom call.

Mr. Cohen asked if there was any questions or comments.

There were none.

Upon motion by Mr. Barron and seconded by Mr. Wilson, Resolution No. 26 of 2021 was approved as follows: Mr. Barron, yes; Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

NEW BUSINESS

Mr. Cohen asked if there were any new or old matters to discuss.

Mr. Onorato thanked staff for its hard work in completing of the budget and also wished everyone a Happy Thanksgiving.

Mr. Cohen also thanked the staff members present, noting that they represent a very professional organization.

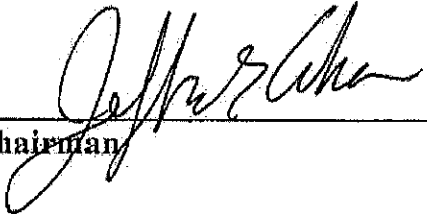
Mr. Wrona stated that the Board held an Executive Session on November 8. He described it as informational discussion of the status of negotiations involving a collective bargaining agreement and attention to personnel matters subject to attorney client privileges.

Mr. Cohen asked if there were any additional new or old matters to discuss.

There were none.

The meeting was adjourned at 10:42 a.m. with all Board members in approval.

APPROVED TO CONTENT



Chairman

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

Approval

There were none.

Upon motion by Mr. Barron and seconded by Mr. Wilson, Resolution No. 26 of 2021 was approved as follows: Mr. Barron, yes; Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

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Bobby Wilson

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Approval