

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY OCTOBER 20, 2011**

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 October 20, 2011 at 10:12 a.m. 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Christopher D'Addario, Natalia Rudiak, Linda Judson and Scott Kunka. Present from staff were: David Onorato, Anthony Boule, Christopher Speers, Chris Holt, Jo-Ann Williams, Patricia Konesky, Janet Staab, Helen Kain and Shonda Goldsmith. Also present were Jacqui Lazo of Buchanan Ingersoll & Rooney and Bill Vidonic of the Pittsburgh Tribune Review.

MINUTES

Mr. Kunka asked for approval of the minutes from the regular meeting held on September 15, 2011.

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

PUBLIC COMMENT

Mr. Kunka asked for public comments.

There were none.

RESOLUTIONS

RESOLUTION NO. 44 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RENEGOTIATE THE COMMERCIAL LEASE AGREEMENT WITH PORT AUTHORITY OF ALLEGHENY COUNTY FOR THE COMMERCIAL SPACE IN THE MELLON SQUARE GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Port Authority has been a long-term tenant at the site and said its current lease expired on September 30, 2011 at an annual rent payment of \$44,340, or \$3,695 per month. He said the Port Authority is also responsible for all utilities except for the cost of steam heat. He advised that we would like to renegotiate a one-year contract, possibly at the existing rates.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Ms. Rudiak, Resolution No. 44 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

RESOLUTION NO. 45 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A ONE-YEAR CONTRACT WITH TWO ONE-YEAR OPTIONS TO SNOW & ICE MANAGEMENT CO. FOR SNOW PLOWING AND/OR SNOW REMOVAL AT AUTHORITY-OPERATED GARAGES AND SURFACE LOTS, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the contract with the current contractor, Snow & Ice Management Co., has expired and said the Authority will need a vendor to remove snow from our garages and surface lots during the coming winter season. He advised that Snow & Ice Management Co. was called out twice last year for a total payment of approximately \$60,000, noting that the services include the plowing of snow in lots and removing it from the garage roofs, hauling it away, but does not include salting. Mr. Onorato advised that the Authority solicited bids and Snow & Ice Management submitted the lowest bid at \$337,010, the price being based on 10 call-outs indicated on the attached bid sheet. He advised that the second bid sheet contained breakdowns for the cost for call-outs by zones, noting that if all the zones were called out at once, the cost would total approximately \$30,000.

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

Ms. Rudiak asked how long after a snowfall, and at what threshold, are call-outs for snow removal required.

Mr. Onorato advised that the Authority is responsible to call the vendor, who is not permitted to mobilize on its own. He said the call-out is based on snowfalls of three inches or more and advised that this company has adequate staff and equipment to attend to our snow removal needs within a reasonable period of time after being notified.

Mr. Kunka asked if there were any additional questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D'Addario, Resolution No. 45 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

RESOLUTION NO. 46 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR SODIUM CHLORIDE, CALCIUM CHLORIDE AND ROCK SALT TO ASSIST WITH SNOW REMOVAL AT AUTHORITY-OPERATED GARAGES AND SURFACE LOTS FOR THE 2011/2012 WINTER SEASON, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that this resolution supplements the prior resolution and covers the materials applied in-house to our garage roofs and surface lots. He said the purchase price includes delivery and off-site loading and advised that Authority employees use the products to coat the roofs, lots and sidewalks after the snow removal contractor has plowed. He said the Authority spent approximately \$30,000 on these supplies last year.

Ms. Rudiak asked if there was any indication that the salt causes damage to the surfaces where it is applied.

Mr. Onorato advised that salt can cause damage to the roof surface membranes, which is why we use calcium chloride on these surfaces.

Mr. Kunka asked if there were any additional questions or comments.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D'Addario, Resolution No. 46 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

RESOLUTION NO. 47 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVAL FINAL PAYMENT TO NATHAN CONTRACTING, LLC FOR EXPANSION JOINT REMOVAL AND REPLACEMENT AND PREVENTIVE MAINTENANCE AT THE FORBES-SEMPLER PARKING GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the total cost of the contract for joint removal and replacement at the Forbes/Semple Garage was \$52,850.00. He said, with the work now satisfactorily complete, including all punch list items, we are requesting authorization to pay the remaining balance of \$2,642.50. He advised that Nathan Contracting had obtained a 31-percent MBE/WBE participation level by utilizing the services of two subcontractors.

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

There were none.

Upon motion by Ms. Judson and seconded by Ms. Rudiak, Resolution No. 47 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

RESOLUTION NO. 48 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE REVENUE CONTROL EQUIPMENT FROM PSX GROUP NECESSARY TO IMMEDIATELY REPLACE ANTIQUATED EQUIPMENT AT THE SHADYSIDE GARAGE, was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Shadyside Garage has been experiencing equipment failures that affect both the patrons' ability to enter and exit the facility and the accountability of the system itself. He distributed photos of the existing equipment, advising that it has at least 12 years of service and said that while our replacement schedule anticipated replacement next year, we are asking that the replacement schedule be moved forward. Mr. Onorato also distributed photos and detailed information on the recommended new equipment and stated that the funding source will be the Capital Budget. He said this equipment purchase will not exceed \$105,000 and includes one computer, three barrier gates, three barrier gate arms, two entry stations, two exit stations and four proximity card-readers.

Ms. Rudiak asked if there were any leases in this facility.

Mr. Onorato replied that Shadyside currently has approximately 75 leases.

Mr. Speers advised that the newer equipment will have the proximity card-reader actually incorporated into the face of the equipment, eliminating the need for a reader being located on a separate pedestal. He said the change will result in less equipment on an island and will improve the aesthetics of the garage.

Mr. Onorato advised that the equipment will be compatible with the existing pay stations located in the lobby.

Ms. Rudiak asked if this was similar to what we are installing in other garages.

Mr. Onorato advised that this particular vendor provides the equipment for five facilities and said this installation would be an upgrade to their existing equipment. He reminded the Board that we recently upgraded the revenue control equipment in all of the PSX-serviced facilities other than the Shadyside Garage.

Ms. Rudiak asked why this upgrade would not be required to go to bid.

Mr. Onorato advised that PSX and McGann are the only vendors whose equipment is compatible with the existing software in the paystations.

Ms. Lazo stated that for this upgrade, PSX would be a sole-source provider.

Mr. Kunka asked if there were any additional questions or comments.

There were none.

Upon motion by Mr. D'Addario and seconded by Ms. Judson, Resolution No. 48 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

RESOLUTION NO. 49 OF OCTOBER 2011, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR A PARKING CONSULTANT TO ANALYZE AND RECOMMEND AN ON-STREET METER RATE STRUCTURE AND PARKING LIMITS IN EACH OF THE ESTABLISHED BUSINESS DISTRICTS OF THE CITY, was read by Mr. D'Addario and considered by the Board.

Ms. Judson motioned the resolution and it was seconded by Mr. D'Addario.

Mr. Kunka stated that he would address the Board on this resolution as he stated he asked for this resolution to be placed on the agenda after consulting with the solicitor and the Executive Director. He stated that the recent situation in Market Square regarding the change in time limits from one hour to two hours and the on-going discussions with the Merchants Association regarding a valet parking program really made us think about the meter rates and equipment in place in business districts throughout the city. Mr. Kunka stated that it seems that the parking rates currently in one location may have been set for other locations or purposes and may no longer be the operative way to deal with the situation. He stated that it was his thinking that it would be best to have a consultant give us a systematic review of all the neighborhood district parking rates and structures, engage neighborhood organizations and local business organizations to assist us, and then provide a report and recommendations to City Council, keeping in mind that it is Council that sets the rates and structures for the meters throughout the city. Mr. Kunka stated that this information should be useful given the anticipated release of the RFP for the meter technology upgrade, which the Executive Director will discuss further in his report. Mr. Kunka advised that this may be something that businesses such as Scott Balice, our previous consultant, could be hired to do. He noted however that his example, Scott Balice, is no longer in business.

Ms. Rudiak stated she would like to present an amendment to the resolution.

Ms. Rudiak stated that she believes that this is a fantastic idea, but wanted to propose a change to broaden the resolution. She stated that everything needs to be looked at as one system and any review that addresses the meter rates should examine the rate structures of the garages and off-street parking as well.

Ms. Lazo stated that protocol requires to make a motion to introduce and discuss the amendment.

The amendment was motioned by Mr. Kunka and seconded by Ms. Rudiak.

Mr. Kunka stated he believed that this amendment was a fine idea and said he agrees that we should also analyze the garage rates throughout the city.

Mr. Onorato asked for clarification that this amendment included all of the garages, those located Downtown and those located in city neighborhoods as well.

Ms. Rudiak stated that the resolution read “for each of the PPA-operated facilities”.

Ms. Lazo stated she believes that the resolution should read all PPA-owned facilities

Ms. Rudiak stated that she would make a verbal amendment to amend the written amendment to change PPA-operated, wherever it is written, to PPA-owned.

Mr. Onorato noted that Mellon Square garage is not owned by PPA, but is owned by the City.

Ms. Lazo stated that the amended resolution should be amended to read, PPA-owned and/or operated wherever it currently states PPA-operated.

Ms. Rudiak stated that she is making a motion to amend the amendment where the phrase of PPA-operated garage is, to say PPA-owned and/or operated garage.

Ms. Judson seconded Ms. Rudiak’s motion.

Ms. Lazo stated that there is a motion on the floor that basically is the amended version of the resolution proposed by Ms. Rudiak, with the exception of the fact where it reads PPA operated, it will be amended to read PPA owned and/or operated.

Mr. D’Addario stated that he would like the amendment as it been amended to be re-read for clarification.

Ms. Lazo stated the resolution will read: A Resolution authorizing the Executive Director to solicit bids for a parking consultant to analyze and recommend an on-street meter rate structure and parking limits in each of the established business districts of the city and to analyze and recommend a parking garage rate structure and parking limits for each of the PPA-owned and/or operated garages in the city.

Ms. Lazo stated that this is the motion and the change would be parallel on the last paragraph as she believes this is the area where that language appears a second time.

Mr. Kunka asked if the discussion was now on the amendment to the amendment.

Ms. Lazo confirmed it was.

Mr. Kunka asked if there were any further discussions on that portion.

Mr. Kunka asked for roll-call vote on that.

Ms. Rudiak stated that she recalled that Desman Associates did a street-meter analysis and asked if a firm like that would be qualified to do this analysis.

Mr. Onorato advised that Desman did not complete an analysis of the rates but did an analysis of the physical structures. He also stated that during the monetization process Desman did a separate analysis, not for the Authority, of where meters should be located.

Mr. Kunka advised that a company like Desman Associates would not be bidding on this type of RFP.

Mr. Kunka asked if there were any further comments or questions regarding the amendment to the amendment.

There were none.

Resolution No. 49 of 2011 was approved as follows: Mr. D'Addario, yes; Ms. Rudiak, yes; Ms. Judson, yes; Mr. Kunka, yes.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised the Board that the Parking Authority has been contacted by various companies requesting use of Authority facilities as locations for movie filming. He advised that one producer will utilize the Smithfield/Liberty garage and the surrounding streets and a second will be located at our Second Avenue lot. He advised that to date we have invoiced and collected approximately \$1,800 for the filming. He advised that we received yet another request for filming of an ABC mini-series at the Grant Street Transportation Center and are still working out the details for accommodating that request.

Mr. Onorato reminded the Board that the Stevenson Place lot had been sold a few years ago and as part of the agreement, the Authority continued to operate it until Mosites was mobilized a planned for construction project. He advised that the Authority received a 60-day notice that the firm will be taking over the lot effective December 6, 2011. He reported that we have made internal arrangements to notify customers and will have all equipment removed from the lot by that date.

Mr. Onorato gave each Board member a copy of the RFP for the upgrade of the meter technology that was advertised and will be available both on our website and for pick-up after 3:00 p.m. today.

Mr. Onorato advised that the Board packets contained quarterly reports and noted that even

though the fiscal year was extended through December 31, 2011 with a Transitional Budget, the data to date indicates strong results for the year. He advised that revenues increased while expenses decreased.

OLD/NEW BUSINESS

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

Ms. Rudiak advised that Council Members' staffs have been canvassing their business districts and speaking to the business owners and constituents and she advised that many of the issues that arose centered around parking in general. Ms. Rudiak stated that she doesn't know how the RFP for the upgrade of the meter technology would affect community concerns, but said she believes it would be advantageous to discuss this information with the Authority and/or the consultant. She stated that in her district alone, including the Brownsville Road corridor and the Brookline business district, there are numerous meters in a compact area and said that was a matter she would like to discuss.

Mr. Onorato advised that the Authority would make the arrangements for both entities to speak to Council and/or business groups.

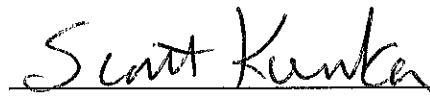
Mr. Kunka asked if there were any additional questions.

There were none.

The next Board meeting is scheduled for Thursday, November 17, 2011 at 10:00 a.m.

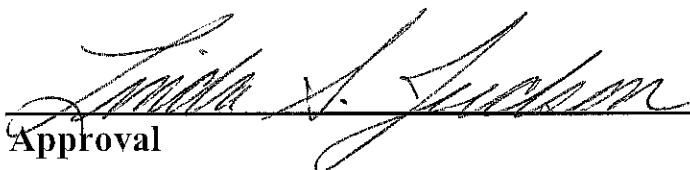
Upon motion by Ms. Rudiak and seconded by Ms. Judson the meeting was adjourned at 10:37 a.m.

APPROVED TO CONTENT



Chairman

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



Approval