

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY, JANUARY 21, 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 10:03 a.m. on January 21, 2021. The following Board members were present at the start of the meeting: Matt Barron, Karina Ricks and Liz Fishback and Bobby Wilson. Present from staff were David Onorato, Mark DiNatale, Jo-Ann Williams, Gwendolyn Bolden, Scott McNaugher, Tracy Sowinski and Pat Konesky. Also present were Kinsey Casey of the City of Pittsburgh; Jason Wrona of Buchanan, Ingersoll & Rooney; Bill Stewart of Strategic Communications and Alison Keating and Elliott O'Brien representing themselves.

Mr. Onorato advised that Mr. Cohen is unable to attend this meeting and asked Mr. Barron if, in Mr. Cohen's absence, he would prefer to proceed through the agenda, noting that there are no resolutions being presented. Mr. Barron recommend that Mr. Onorato should proceed and advised him to do so.

Mr. Barron advised that Mr. Onorato could proceed.

MINUTES

Mr. Onorato asked for approval of the minutes from the November 19, 2020 meeting.

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

PUBLIC COMMENT

Mr. Onorato asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato discussed the Finance Reports, noting the year-to-year comparisons where 2019's revenue total was \$58.3 million while the 2020 total was \$29.7 million, roughly a

50-percent decrease in revenue from year to year. He noted that once the 2020 budget was amended to address the effects of the pandemic and was reduced to \$29.185 million and he reported that we came in at 1.8 percent over the amended total, again significantly below both the original 2020 budget and last year's actual result. He touched upon the two largest line items in our budget, meters and garages, and stated both took significant hits with garage receipts being reduced from \$35.5 million in 2019 to \$17.9 million in 2020 and meters from about \$19 million in 2019 to about \$10 million in 2020. He advised that the Authority reduced expenses system-wide, with the highest reductions occurring in the maintenance and repair category, which declined by 23 percent. He also stated that the Authority refinanced its debt, reducing its obligation to approximately \$6 million in 2020 and extending its payment schedule by six years.

Mr. Onorato discussed the Monthly Operating Revenue Report, which compared revenues monthly and said it shows clearly where the revenues declined due to the pandemic. He advised that there was a slight increase beginning in August and September but said that revenues declined slightly thru the holiday months. He noted that midway through January we are beginning to see volume return to pre-holiday levels.

Mr. Onorato discussed the Quarterly Revenue Report, which is an industry standard for comparison to other parking organizations throughout the country. He stated that the gross revenue per space for 2020 was \$2,233 per space, a decrease from 2019's average of \$4,112 per space. He stated that the reports show the effect of usage by downtown residents at Smithfield/Liberty and the proximity of Forbes/Semple to the area hospitals. He advised that the following report shows the expense per space, being \$1,225 in 2020 while 2019's was \$1,717, a decrease of approximately 20 percent from the earlier year.

Mr. Onorato discussed the Facilities Report, which reflects the same information that was contained in the Finance Report and shows that garage revenues in 2019 revenues were \$24.7 million but dropped to \$17.9 million in 2020. He stated that we are still seeing significant drops in utilization at the Mon Wharf, Ft. Duquesne and Mellon Square where volume is affected by the loss of evening activities in the Cultural District and the closure of the Omni William Penn Hotel.

Mr. Onorato discussed the Enforcement Meter Report, which shows the tickets issued month to month and year to date. He said that 264,000 tickets were issued in 2019 and totaled 135,000 in 2020. He reminded the Board that enforcement reminded was suspended enforcement during early months of the pandemic and said we are just now bringing the fulltime enforcement officers back to work. He noted, however, that there is still a reduction in parkers as a majority of large businesses that operate in the downtown area are still working remotely.

Mr. Onorato discussed the Meter Revenue Report, stating that the Authority's revenues are down approximately 60 percent on street collections, 65 percent on lot collections and 12 percent on lot leases. He said the year-t-year number of lot leases dropped from 370 to 330.

Mr. Onorato discussed the Parking Court Report, noting that with the lower number of tickets being issued, the revenues for ticket fines have decreased from \$11 million in 2019 to \$5.3 million in 2020, an approximate decrease of 48 percent. He noted that the City's share of

revenues based on the Co-Op agreement will be \$3.7 million in 2020 down from \$8.4 million in 2019. He advised that the Authority's Parking Court expenses are deducted prior to the net revenues being forwarded to the City.

Mr. Onorato discussed the Garage Utilization Report, stating that average utilization shows a drastic reduction in 2020 volume. He said in 2019 our garages were approximately 90 percent full on each business day compared to the 20-to-30 percentage rate we are seeing now. He stated that some of the following reports also show the drop in utilization.

Mr. Onorato discussed the Transaction Report, which gives a picture of day and evening garage activity. He said that 2020 revenues were comparable for the first three months of the year but transactions declined sharply once the pandemic hit.

Mr. Onorato discussed the Downtown Housing Report, which shows that at the beginning of 2020 there were 283 Downtown Housing Leases, down from 2019's count of 325. He said Mellon Square, Grant Street and Smithfield/Liberty are the most utilized locations for downtown residents.

Mr. Onorato discussed the Multi-Space Meter Report, which shows revenues by location and method of payment. He said it shows 5.7 percent of payments being made in coins, 38.4 percent by credit card and 55.8 percent using the pay-by-phone app. He noted that the phone app usage has increased by almost six percent and said our goal is to raise the phone usage to approximately 60 percent, explaining the importance of the volume rate because it eliminates any physical contact with equipment. He also noted that the increase in the usage of the phone app represents an industry-wide trend.

Mr. Onorato discussed the Pay-By-Phone App Report, stating that the average price for a transaction made using the phone app is \$2.67 while the average payments at the meter is \$2.35, 32 cents higher when the phone app is used. He advised that in 2020 there was just over \$2 million in revenue generated by customers using the phone app.

Ms. Fishback asked if, going forward, the Authority could keep the 2019 numbers on the reports as a barometer of normal pre-covid results.

Mr. Onorato responded that we can make the accommodation going forward.

NEW BUSINESS

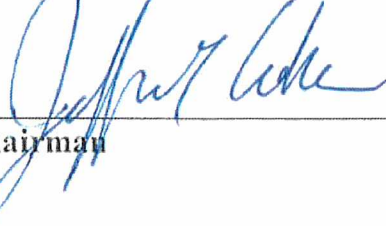
Mr. Onorato asked if there were any new or old matters to discuss.

There were none.

The next Board meeting is scheduled for Thursday February 18, 2021 at 10:00 a.m.

The meeting was adjourned at 10:19 a.m. with all Board members in approval.

APPROVED TO CONTENT



Chairman

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

Approval

The meeting was adjourned at 10:19 a.m. with all Board members in approval.

APPROVED TO CONTENT

Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF
MINUTES

Walter D. Bower

Approval