

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
THURSDAY OCTOBER 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 8:32 a.m. on October 21, 2021. The following Board members were present at the start of the meeting: Jeff Cohen, Bobby Wilson and Liz Fishback. Present from staff were David Onorato, Christopher Speers, Jo-Ann Williams, Chris Holt, Gwen Bolden, Mark DiNatale, David Perry, Scott McNaugher, Tracy Sowinski and Pat Konesky. Also present were Jason Wrona of Buchanan, Ingersoll & Rooney, Kinsey Casey of the City of Pittsburgh and Bill Stewart of Strategic Communications.

Ms. Fishback asked if the Board Meetings could proceed with just three board members present and if three constituted a quorum.

Mr. Cohen responded that three Board members being present was considered a quorum.

Mr. Onorato noted that Ms. Ricks still may be joining the call but said we did not have her participation confirmed.

Ms. Fishback noted that she has been serving on the Parking Authority Board since July 2021 and has not yet had the opportunity to participate in an on-site meeting since they have all been conducted virtually since her appointment.

Mr. Cohen stated that maybe by the beginning of next year we may be able to resume in-person meetings.

**MINUTES**

Mr. Cohen asked for approval of the minutes from the August 19, 2021 meeting.

Upon motion by Ms. Fishback and seconded by Mr. Wilson, the minutes were approved as follows: Mr. Wilson, 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 both union contracts are expiring at the end of the year and reported that a tentative agreement was reached on a new Teamsters contract and will be taken to their membership for a vote. He noted that the financials have been prepared for Board review but summarized that its content is a four-year contract with an average annual increase of 2.6 percent for the length of the contract at an average cost of \$81,407.69 per year. Mr. Onorato stated that the AFSCME contract negotiations remain on-going. He asked the Board if there were any questions regarding the financial information it received.

There were none.

Mr. Onorato advised that the Authority received a rating upgrade and thanked the Finance Department, specifically Mr. DiNatale and Ms. Williams, for their department's work with Standard and Poor. He advised that the Authority was previously held A+ negative rating but was moved to an A+ positive outlook, a significant gain for the Authority in today's market. He noted that our Financial Advisor and our Banking Consultant agree that the change is a reflection and result of the work that the Authority did in getting the City Co-Op Agreement amended, refinancing its debt and lowering expenses.

Mr. Onorato advised the Board that the City received a grant of \$245,000 for a fast DC charger in the Authority's Sheridan/Kirkwood lot and said the money was in the process of being transferred to the Authority. He advised that the Authority also committed \$80,000 that the City has committed to matching and said the Authority would be responsible to cover a \$1,500 difference. He noted that the Authority has been working with City representatives and legal counsel to ensure that the transfer is done according to grant requirements.

Mr. Onorato updated the Board on the planned sale of the lot in Bloomfield near the old St. Joseph school to the URA, which will soon be issuing an RFP for construction of housing on the site. He stated that the URA will manage the process but said we advised them that the selling price must be sufficient to make us whole, with anything received above that amount to be shared equally. He advised that the agreement covering the sale is still being negotiated.

Ms. Fishback asked if there was enough parking in Bloomfield should this lot be sold.

Mr. Onorato advised that this lot was not zoned for parking and is currently chained off and not used for parking purposes.

Mr. Onorato advised the Board that a resolution stating our intentions to the facility will be presented at its next meeting. He said we would be reaching out to Board members to serve on a committee that will shape the specific provisions of the contract governing the lots sale.

Mr. Onorato discussed the Finance Report, noting that estimated 2021 revenues of \$3.4 million compared to \$4.8 million in 2019 while also reminding the Board that 2019 continued to be the

base year for comparison purposes. He added, however, that year-to-date revenues increased 44 percent from 2020 and said that most recent month-to-month increase in facility receipts to \$1.9 million from \$1.5 million evidenced a steady trend in the right direction. Mr. Onorato advised that we will continue to monitor performance over the next few months as there is typically a decline in facility usage in the final few months of the year.

Mr. Cohen asked when Ninth and Penn went offline.

Ms. Williams responded that Ninth and Penn went offline in May of 2019.

Mr. Onorato discussed the Operating Revenue Report, again noting that each month's results continue a trend in the right direction. He repeated that we are tracking revenues using 2019 as the base year.

Mr. Onorato discussed the Facilities Report, which again mirrors the trends showing in the Financial Reports, an increase from 2020 to 2021 in utilizations but off from the 2019 base year.

Mr. Onorato discussed the Enforcement Reports, noting that prior to the pandemic our September average would be between 22,000 and 24,000 tickets issued. He said in September 2021 we issued 16,237 tickets, our highest monthly total since the pandemic's start. He advised that meter fines accounted for approximately 50 percent of the month's violations while violations in Residential Permit zones accounted for 25 percent.

Mr. Onorato discussed the Meter Revenue Report, stating that it shows the same trends, \$300,000 below the monthly total of \$1.9 million in 2019 but continuing to mirror the gap in the two year's results. He stated that we are starting to see a slight increase in the amount of lease revenues from metered lots.

Mr. Onorato discussed the Parking Court Report, which shows per-pandemic revenue of \$10 million compared to \$8.2 million in 2019 and \$5.6 Million in 2021 year to-date. He advised that the City's share of Parking Court revenue this year is projected to be \$3.8 million after expenses.

Mr. Onorato discussed the Garage Utilization Report, which shows Forbes/Semple as being the most utilized facility at 90 percent during the day. He again attributed the Oakland garage's performance to its convenience to hospitals and universities in the area. He advised that we are at about 51 percent of capacity system-side and noted that we continue to experience a small but steady increase in usage. Mr. Onorato advised that with the cultural activities and sporting events resuming, we are seeing an increase in evening garage usage as well. He advised that the revenues associated with these off-peak transactions in 2021 have totaled \$36,000 and are trending in the right direction.

Mr. Onorato discussed the Weekend Transient Net Revenues Report, which shows the drop-off during the pandemic period and incremental increases as conditions begin to improve.

Mr. Onorato discussed the Downtown Housing Lease Report, advising that there has been an

increase from 329 in the first quarter of 2021 to 469 in the year's third quarter. He said the lease types are concentrated at the First Avenue Garage and the Mellon Square Garages, again reminding the Board that their benefit to lessors' results from not being charged the parking tax.

Mr. Onorato discussed the Meter Report, noting that for the first three quarters of 2021, 4.79 percent of payments represented coin transactions, 36.24 percent through credit card usage and 58.97 percent received through our phone-app mode.

Mr. Onorato shared a new quarterly report, which breaks down meter revenues and transactions by type of mobile vendor, reminding the Board that we recently added three new mobile vendors to our system. He advised that ParkMobile, our initial vendor, recorded payments revenues to date of approximately \$800,000, while Flowbird reported \$1,200; PayByPhone \$4,000 and Meter Feeder, which is a local company, \$3,300. He stated that by offering additional vendors we are giving our customers more payment options and said that adding them was seamless to existing operations. He advised that each individual company does its own marketing and advertising. Mr. Onorato noted that the average transactions using the phone app for payment for 2021 year to date is \$2.71 while direct payments at the meter in 2021 averaged \$2.05 per transaction. He added that, since the inception of phone-sourced payments in 2015, the average transaction was \$2.67 while the average direct meter payment was \$2.24. He stated that it appears that people using the phone app tend to pay more per transaction and that 70 percent of all meter transactions are phone-based.

Mr. Wilson asked the reasoning behind having more than one phone vendor and asked if this was a requirement of the RFP.

Mr. Onorato responded that in 2015 when the Authority issued its RFP, and we had the option of contracting with up to four phone vendors but then chose just ParkMobile as our only phone vendor. He said that firm remained in that role until our recent decision to add vendors for customer convenience. Mr. Onorato also cited ParkMobile's recent significant breach in security as a reason for broadening our service capacity. He advised that the vendor expansion was implemented at no cost to the Authority.

Mr. Wilson asked if there was any advantage to the vendor making the most revenues from the vendor making the least.

Mr. Onorato responded that ParkMobile, the awardee in 2015, was then one of the largest national firms at the time of the RFP, while Meter Feeders was just getting into the business as a start-up firm out of CMU. He advised that Meter Feeders has now grown enough to earn the and earned the opportunity to be included in the expansion of the service along with two other national firms, Pay by Phone and Flowbird. He noted that Meter Feeders has some presence in smaller municipalities surrounding Pittsburgh but is now happy to have a larger city like Pittsburgh as one of its partners. Mr. Onorato stated that he believes all three firms were quite pleased to become Authority vendors but said he does not believe any of them will match the volume of active customers that Park Mobile already serves. He said initial vendors in individual markets typically maintain their positions of dominance.

**RESOLUTION NO. 20 OF OCTOBER 2021, “A RESOLUTION AUTHORIZING FREE PARKING FOR TRANSIENT CUSTOMERS ON “SMALL BUSINESS SATURDAY”, NOVEMBER 26, 2021, AT ALL AUTHORITY-OWNED METERED LOTS AND ON-STREET METERS,** was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised the Board that the Authority has participated in the program to accommodate small businesses for the past several years. He said 2021’s Small Business Saturday falls on November 26, noting that our involvement in the program resulted from a request by the Mayor to promote support of small business across the city.

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

There were none.

Upon motion by Ms. Fishback and seconded by Mr. Wilson, Resolution No. 20 of 2021 was approved as follows: Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

**RESOLUTION NO. 21 OF OCTOBER 2021, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO NATHAN CONTRACTING, LP FOR THE REHABILITATION OF THE BROOKLINE LOT PARKING DECK,** was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that during an inspection showed that some portions of the lot located in Brookline under the Mazza Pavilion and owned by the Housing Authority, deterioration of the parking deck was judged to be sufficient to require a closing of the lot due to safety concerns. He advised that we will be completing a full-deck replacement to the top level of the two-and-one-half-level facility. He advised that an RFP was issued, two bids were received, and said we are asking for authorization to award to Nathan Contracting for its low bid in the amount of \$65,888.00. Mr. Onorato added that there are approximately 15 leases in this facility that will be accommodated at designated on-street metered spaces.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Fishback, Resolution No. 21 of 2021 was approved as follows: Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

**RESOLUTION NO. 22 OF OCTOBER 2021, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE A CHANGE ORDER FOR NATHAN CONTRACTING, LP FOR EXHAUST**

**SYSTEM MODERNIZATION AT THE SMITHFIELD/LIBERTY GARAGE**, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised the Board that it had previously approved the contract but when the contractor was mobilized on-site, discovery of unforeseen and severe conditions of concrete deterioration necessitated an expansion of the scope of work. He advised that in addition to the concrete work, it was recommended that ceiling tile be replaced for insulation purposes. He said those two scope changes resulted in an additional \$23,054.00 being required to complete the project.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Fishback, Resolution No. 22 of 2021 was approved as follows: Mr. Wilson, yes; Ms. Fishback, yes; Mr. Cohen, yes.

**RESOLUTION NO. 23 OF OCTOBER 2021, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO CARL WALKER CONSTRUCTION, INCORPORATED FOR THE IMMEDIATE REPAIRS TO THE EXIT SPEED RAMP AT THE FORBES-SEMPLER PARKING GARAGE**, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised the Board that it previously awarded a contract to repair the speed ramp at the Forbes-Semple Garage to Carl Walker Construction at a price of \$37,834.00. He advised that the work has been completed to the Authority's satisfaction without change orders, so we are requesting final payment be approved.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Fishback, Resolution No. 23 of 2021 was approved as follows: 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. Wilson mentioned that an upcoming Council Post Agenda meeting regarding the Residential Permit Parking Program is being scheduled and said he would like the Parking Authority to

that a post-agenda meeting on the matter was not required but said Council is holding one at the request of Councilman Kraus before the required public hearing is held. He also stated that DOMI and City Planning would participate in the meeting as well. He also mentioned being quoted in an article discussing the program.

Mr. Onorato mentioned that he did see an article involving the South Side and concerns regarding the Residential Permit Program but said he didn't recall any mention of comments from Mr. Wilson in that article. He noted that we may need to have the City's Finance Director involved because the article he was referring to did mention a change in the rates, an action requiring the approval of the City's Director of Finance. Mr. Onorato mentioned that he will circulate the article to the Board following this meeting.

Mr. Wilson stated that was not the article he was referring to so he would not comment further at this time.

Mr. Cohen asked Mr. Wilson if he thought the program revision would be completed by the end of this year.

Mr. Wilson responded that he believes it would be completed by year-end.

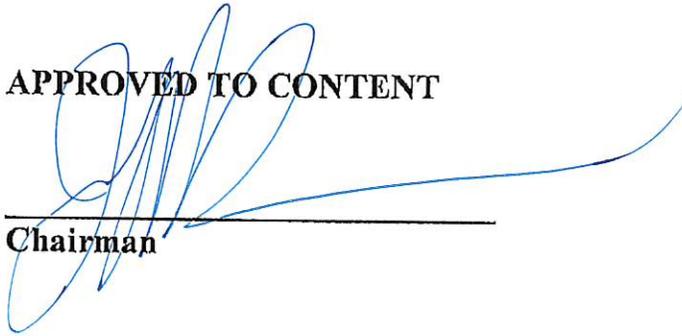
Mr. Cohen asked if there were any additional questions or comments.

There were no other new or old business matters.

Mr. Cohen thanked everyone for accommodating the time change of today's meeting.

The meeting was adjourned at 9:10 a.m. with all Board members in approval.

**APPROVED TO CONTENT**



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**Chairman**

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



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**Approval**