

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY, MARCH 21, 2019**

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 at 10:08 a.m. on March 21, 2019 at 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Jeff Cohen, Cathy Qureshi and Erika Strassburger. Present from staff were: David Onorato, Christopher Speers, Chris Holt, Gwendolyn Bolden, Bill Conner, Tracy Sowinski, Kathryn Van Why, Bob Wilson, Chris Moore and Pat Konesky. Also present was Jason Wrona of Buchanan Ingersoll; Bryan Martucci of H.R. Gray; Joseph Cusick of Cusick Consulting, Zach Menker and Courtney Mitchko of American Express and William Stewart of Strategic Communications.

MINUTES

Mr. Cohen asked for approval of the minutes from the February 21, 2019 meeting.

Upon motion by Ms. Qureshi and seconded by Ms. Strassburger, the minutes were approved as follows: Ms. Qureshi, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

PUBLIC COMMENT

Mr. Cohen asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato introduced Ms. Bolden, the Authority's new Director of On-Street and Metered Services and welcomed her to Pittsburgh.

Mr. Onorato updated the Board on the enforcement practices adopted for St. Patrick's Day, advising that the Authority supported the City by allowing our lots to be used by public safety personnel as their command center, designating additional lots for the placement of port-a-johns and setting aside the Second Avenue lot for free parking and shuttle services.

Mr. Onorato advised that the Parking Authority's annual audit is near completion and said we expect to have the final report available at next month's meeting.

Mr. Onorato advised that the NCAA Wrestling Tournament is in town, reporting that approximately 100,000 are expected to attend. He said we are adjusting enforcement schedules in accord with that projection.

Mr. Onorato advised that the Street Cleaning Program will begin on April 1st and advised that both the City and the Authority will be alerting the public to its impact on parking.

Mr. Onorato advised that the Authority received a news release from the City concerning the upcoming street renovation of Carson Street, which will affect parking in the area during the renovation and possibly longer as it will involve the bumping out the corners of the sidewalks as well. He noted that Penn Dot will also be completing an upgrade to the corridor between 10th and 28th Streets.

Ms. Qureshi stated that there is a robust residential life in the South Side, as evidenced by the St. Patrick's Day Celebration. She said this upcoming renovation have a significant effect on those residents and asked the Authority to be sensitive to the residents who may be struggling with parking.

Mr. Onorato discussed the Finance Report, stating that we are on target with the budget for both the month and year to date. He noted that there is a decrease in garage facility receipts, which he will discuss in more detail when reviewing the Facilities Report.

Mr. Onorato discussed the Facilities Report, noting that Ninth & Penn shows a reduction in revenues due to the Authority actively transferring lease customers in preparation for the garage's closure and demolition. He noted that in addition to transferring leases, some customers are leaving on their own in advance of the closing. He also noted that the Shadyside Garage's revenues are down in part due to the loss of 27 leases held by a company relocating to East Liberty. He also noted that the closure of a few other businesses located along Walnut Street resulted in a loss of transient parkers who frequented those businesses.

Mr. Cohen asked if we could track the transactions, not just in revenue volume, to provide insight in budgeting going forward.

Mr. Speers responded that the transactions for Shadyside Garage have been down, year to year, by about 1600 transactions or 15 percent. He noted that two months of 27 leases at market rate does not account for the total amount of the reduced revenue, which indicates that transient parkers do factor into the loss equation. He advised that Shadyside Garage accommodates a lot of short-term parkers and transactions.

Mr. Onorato added that he does not believe that the lots are experiencing this effect, noting that the typical parking preference is on-street first, then garage and finally lots.

Mr. Cohen asked if the Authority does any type of advertising of available garage spaces.

Mr. Onorato advised that a sign outside of the garage reports that lease spaces are available.

Ms. Qureshi asked if the Ninth and Penn decrease was all voluntary.

Mr. Onorato responded that it is not, adding that we have been reaching out to our lease customers, beginning with those holding gold leases, offering transfers to another facility.

Mr. Speers noted that we originally had 55 spaces that were blocked off in January of last year and we now have an additional 177 spaces in that total.

Mr. Onorato discussed the Meter Report, noting that revenues are down slightly. He said that it is in line with the Finance Report and said we would monitor the situation going forward.

Mr. Cohen asked if we knew the areas showing decreases in revenues.

Mr. Onorato advised that we do track by both neighborhood and lot location and said the data is presented to the Board at its quarterly meetings.

Mr. Cohen stated that it is a bit worrisome that at the moment there is a decline in Ninth and Penn and Shadyside's revenues. He said the drop may equal just a few percent of budget, but that few percent could prove to be a significant amount.

Mr. Onorato discussed the Parking Court Report, advising that the increased number of tickets issued resulted in additional fines collected.

Mr. Cohen asked for confirmation that the revenues collected from ticket fines go directly to the City.

Mr. Onorato confirmed that it does.

Mr. Cohen asked if there were any questions.

There were none.

RESOLUTION NO. 10 OF MARCH 2019, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR STRUCTURAL REPAIRS OF AN EXISTING ELECTRICAL VAULT AT THE FT. DUQUESNE AND 6TH GARAGE was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that with all of the recent improvements at this facility, and specifically because of the LED lighting upgrade, the transformers needed to be upgraded as well. He said that both Duquesne Light and our consultant determined the vault itself needed structural repairs. He stated that, currently, two vaults each house one transformer and said the RFP represents authorization to repair one existing vault that will house both transformers going forward.

Ms. Qureshi asked what was structurally unsafe about the existing vault.

Mr. Holt responded that its walls have had deteriorated over the years and now expose rebar and said there is also loose concrete that will need repaired prior to a new transformer being installed. He advised that we anticipate the repair time to be approximately 60 days following authorization to proceed.

Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Qureshi and seconded by Mr. Strassburger, Resolution No. 10 of 2019 was approved as follows: Ms. Qureshi, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

RESOLUTION NO. 11 OF MARCH 2019, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO ALLEGHENY CITY ELECTRIC, INC. FOR THE INSTALLATION OF A UNIFIED SECURITY CAMERA SYSTEM AT THIRTEEN (13) FACILITY LOCATIONS, was read by Mr. Cohen and considered by the Board.

Mr. Onorato advised that the Authority has eight locations currently equipped with cameras and said we are recommending expanding that coverage to include 13 facilities and the Shiloh Street Parking Plaza in Mt. Washington. He advised that the cameras mainly cover the vehicle entrance and exits and the flow of money from the pay stations to the managers' offices. He stated that the Parking Authority coordinated with City officials and said this camera system is compatible with the one the police are using. He advised that this is a professional contract, not a low-bid one, noted that the attached bid tabulation sheet shows the various bids received and said we are recommending awarding the contract to Allegheny City Electric.

Ms. Qureshi ask what about Allegheny City Electric's proposal stood out.

Mr. Onorato stated that the first vendor listed on the tab sheet was not compliant. He noted that Allegheny City Electric was very competitive with ASCC's and said what set the firm apart at the end was its past experience with the Authority.

Mr. Cohen asked if this was a three-year contract.

Mr. Onorato responded that it is a three-year contract with the top two vendors breaking the payment schedules out differently. He said Allegheny City plans to invoice \$498,000 in the first year with ASCC invoicing \$432,00. He advised that most of the work is for the hardware and installation of the 159 cameras involved.

Mr. Cohen stated that it seems like the technology is so advanced today that these costs seems high.

Mr. Savino added that the bulk of the cost is for wiring. He noted that the bidders did things

differently when pricing the work noting that some built in the three-year operational costs into the overall one-time cost while some broke it out. He said the cost per camera is approximately \$900 to \$1000, adding that models are enterprise base security cameras, the same type the police use.

Mr. Cohen asked if this was something that would need to be upgraded or replaced again in a few years.

Mr. Savino stated that the life expectancy of these cameras is approximately 10 years but there would still be the operational costs such as maintenance, software updates and the like. He noted that over half of the total cost is for installation and wiring.

Mr. Holt added that the wiring is a permanent installation and said that some of our facilities are not wired while those that are will have their existing wiring replaced.

Mr. Cohen asked if the cameras would be monitored.

Mr. Onorato responded that the cameras would not be monitored but will be recording the the entrance and exit areas, some of them operating in motion-sensitive mode. He stated the recordings would be available should the need to review them arise.

Mr. Cohen said he was concerned that there was such a large difference between the bids.

Mr. Savino responded that all of the hardware costs are the same, as the RFP specifically listed the required type of hardware. He said any discrepancy between the bids is in the prices of installation and wiring.

Mr. Cohen suggested that the Authority reach out to Allegheny City Electric and asked if they would be flexible with its bid.

Mr. Onorato stated that a conversation with this vendor had already taken place and said they committed to do this work off-hours to prevent the disruption of daily activities and reduce the loss of parking revenue.

Ms. Qureshi stated that she believes that the Authority did competitively bid this contract and stated that there appears to be other issues that factor into the bid amounts and asked if the other vendors had the same opportunity to consider these factors. She stated that she would like to see a listing of those factors so that the Board can better understand what is setting the bids apart and why the Authority staff is recommending this vendor.

Mr. Onorato responded that all bidders had the same opportunities and said the Authority listed the scoring parameters prior to the bid submissions.

Mr. Cohen advised that as a private business owner he looks at things from a different perspective. He asked that if everyone's pay would be affected for a week or two, if the same decision would be reached.

Ms. Strassburger stated that security cameras are like any other type of insurance, and while

we wanted to spend money on cameras and have that security, asked if they have been useful in the past, and if their coverages then.

Mr. Onorato responded that we have had reason and said that we were fortunate that in a couple of locations where incidents occurred, we were able to work with law enforcement agencies in their investigations. He stated that hopefully we won't need them often but are an asset should we need them. He advised that currently there are eight garages that have cameras.

Mr. Cohen asked if there would be a reduction in the Authority's insurance resulting from having the new camera system installed.

Mr. Onorato stated he doesn't believe so but said that we would definitely check with the insurance company to verify that opinion.

Ms. Qureshi asked Mr. Wrona for his opinion and asked if he believed the Board should vote on this resolution based on the information available.

Mr. Wrona replied that the Board asked valid questions and, based on what he is hearing at the Board level, he would recommend tabling the resolution until next month.

Ms. Qureshi asked if tabling the resolution would impact the Authority in regard to logistics.

Mr. Onorato responded that tabling the resolution would not affect any current operations.

Ms. Qureshi asked that even though it would not be needed on this resolution, if it was possible for the Board to vote via email should the Authority get additional information and a resolution needed to be voted on before the next regularly scheduled Board meeting.

Mr. Wrona responded that the Executive Director has the ability to move forward with engaging the vendors with more conversations, but any action on his part would require Board ratification at its next meeting. He said it would have to be a public vote.

Mr. Cohen inquired if the second-place bidder's cost was close to Allegheny City Electric's bid.

Mr. Onorato replied that ASCC was a close second and after five years, should both two-year options be exercised, there would be a \$50,000 difference in the total cost.

Mr. Savino added that the Authority followed bid procedures and Allegheny City Electric submitted the best proposal. He noted that the bids were close but that our prior experience with the firm was what set the two bids apart.

Ms. Qureshi stated that it was troubling to her that the vendor who has done the work in the past gets the new work. She said that is not an invalid business practice, but it does advantage the companies who have had past business with the Authority.

Mr. Cohen stated that he would go back to the vendor and see if they have any flexibility.

Mr. Onorato responded that the Authority cannot give one vendor the opportunity to alter

its bid and not offer the same option to all the other vendors who submitted bids.

Mr. Cohen asked that since this is not a low-bid contract if the Authority can't negotiate with the selected vendor.

Mr. Wrona responded that the Authority can negotiate, because it is not like negotiating with the second-place vendor to get it up the highest-scoring vendor. He said enhancing the favored proposal is not going to disadvantage the others.

Mr. Cohen asked if the other responding vendors had ever done any work with the Authority and if the Authority had done any background research on them.

Mr. Onorato responded that ACSS had done work at the Station Square garage and we reviewed the work they did there as well as at other locations. He reported that the other vendor did not meet the RFP specifications.

Ms. Strassburger stated that she agrees that tabling the resolution is the direction to go. Mr. Cohen asked if there were any questions.

There were none.

Upon motion by Ms. Qureshi and seconded by Ms. Strassburger, Resolution No. 11 of 2019 was tabled as follows: Ms. Qureshi, yes; Ms. Strassburger, yes; Mr. Cohen, yes.

OLD/NEW BUSINESS

Ms. Qureshi stated that she wanted to welcome Ms. Bolden, stating that she worked at the Authority years ago and believes this is a wonderful team doing great work. She wished Ms. Bolden a wonderful career here in Pittsburgh.

Mr. Cohen stated that he was aware that Ms. Bolden had accompanied the officers on their enforcement routes during the St. Patrick's Day celebration and thanked her for being hands-on.

Ms. Strassburger asked that now that the Ninth & Penn plans are public, if the Authority has had any feedback or questions from the public.

Mr. Onorato responded that we have not had any public feedback, either positive or negative.

Mr. Cohen stated on behalf of the Board he wanted to wish Ms. Strassburger the best with her soon-to-occur delivery.


Mr. Cohen asked if there were any addition new or old business questions.

There were none.

The next Board meeting is scheduled for Thursday April 18, 2019 at 10:00 a.m.

The meeting was adjourned at 10:43 am with all Board Members in approval.

APPROVED TO CONTENT



Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES



Approval