

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
TUESDAY APRIL 18, 2023**

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 12:07 p.m. on April 18, 2023. The following Board members were present at the start of the meeting: Liz Fishback, Bobby Wilson, Kim Lucas and Bobby Palmosina. Stephanie Turman joined at 12:12 p.m. Present from staff were David Onorato, Christopher Speers, Chris Holt, Gwen Bolden, Mark DiNatale, Jo-Ann Williams, David Perry, Karla Stanger, Matt Engleson, Anide Michel, Karla Turzak; Scott McNaugher, Kathryn Van Why, Tracy Sowinski and Patricia Konesky. Also present were Nathan Clark of Buchanan, Ingersoll & Rooney, Bill Stewart of Strategic Communications and Alison Keating.

**MINUTES**

Mr. Onorato asked for approval of the minutes from the March 16, 2023 meeting.

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

**PUBLIC COMMENT**

Ms. Fishback asked if there were any public comments.

Ms. Keating addressed the Board and stated that she is excited about the parking rate increase referenced at the start of the meeting. She asked the status of the encampment of the homeless at the Mon Wharf, if they are still there, if there was any further Police involvement and if the Authority sees a resolution to this issue. She stated that she also wished that there could be better communications regarding Authority meetings that could prevent the need for repeated visits to the website to confirm meeting dates and agenda items. She asked if offering a comprehensive public mailing list could help. She stated that other Authorities tend to keep their meetings as scheduled and stated that she felt that the Parking Authority tends to move its meetings more than those organizations. She stated that our present practices fail to match the Authority's claims for operational transparency.

Ms. Fishback asked Mr. Onorato for an update on the question regarding the Mon Wharf.

Mr. Onorato advised that while we continue to receive notice of customer concerns every day, the encampment is still present on the site and stated that we are currently working with the City to see if any relocation options are available.

Ms. Fishback thanked Mr. Onorato for the update and recommended that any questions regarding Police should be more effectively directed to the City's Public Safety Department. She stated that the Board will take Ms. Keatings other topics into consideration, noting that while schedule changes do occur from time to time, said she believes that the Board and members of the Parking Authority work really hard to conduct its business as scheduled and limit time changes of any Authority events. She also said that changes in any events from its previously posted time will be held to an absolute minimum.

Ms. Fishback asked if there were any additional comments to Ms. Keatings' statements.

There were none.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato updated the Board that the City's Picklesburgh event will be relocating this year to the Boulevard of the Allies and PPG Plaza, and will directly affect operations at our Wood-Allies garage. He stated that there will be no access to the main entrance of the garage for a full week, meaning that all vehicles will need to enter through the First Avenue exit.

Mr. Onorato advised that an RFP for a City-Wide Parking Demand Analysis was issued and said once bids are received and scored, we will bring a recommendation to the Board to award the assignment.

Mr. Onorato advised that today's agenda includes rate increase recommendations in both our garages and lots and stated that he wanted to make the Board aware that a letter was sent to the City's Finance Director recommending an increase in street meter rates throughout the city as well.

Mr. Onorato reminded the Board that street sweeping resumed in April and reported that there have been no issues resulting from the enforcement practices that accompany the restart of that program.

Mr. Onorato discussed the Finance Report which shows that revenues are increasing slightly from garage operations. He advised that the March 2023 total was \$2.3 million, about \$300,000 more than in 2022 and \$700,000 higher than 2019's base year results. He advised that March meter revenues were \$1.6 million, up \$100,000 from March of 2022 and off approximately \$300,000 from 2019's base year. He advised that March 2023 year-to-date garage revenue was \$6.4 million compared to 2019's base year total of \$6.7 million and up from 2022's \$5.2 million. He advised that year-to-date meter revenues were \$4.3 million compared to \$6.3 million in 2022 and \$5.1 million in 2019.

Mr. Onorato stated that all other monthly reports reflect the same general trend as the Finance Report.

Mr. Palmosina asked if the gap would shrink if the just-approved increases to garage and lots rates were already adopted and factored into the results.

Mr. Onorato responded that the increases will help to continue to meet our self-performed capital projects and also enhance our debt-service coverage.

Mr. Onorato discussed the Enforcement Ticket Report, noting that we issued approximately 5,000 more tickets in March of this year, with tickets for residential permit violations and expired meters accounting for approximately seventy-five percent of the period's total. He advised that year-to-date through March, 15,000 more tickets were issued than a year ago.

Mr. Onorato discussed the Quarterly Parking Court Report, advising that 2023's through-March total of revenues were \$2.3 million, up from \$1.6 in 2022, a gain directly related to the increased number of tickets issued. He estimated the City's share of revenues for the first quarter of 2023 to be at \$1.7 million, compared to 2022's \$1.2 million and 2019's \$1.8 million. He reminded the Board that the City receives 100 percent of net Parking Court revenues collected.

Ms. Fishback asked for an explanation as to the big jump in 2023's revenues for the RPP Operating Deficit from 2022.

Mr. Onorato stated that the RPP program is not self-supporting and said years ago the Authority was subsidizing the costs representing the shortage involved. He advised that after negotiating with the City the Authority was permitted to retain any RPP shortfall amount from the Parking Court revenue proceeds before they are transferred to the City. He advised that those are the actual costs expended to run the RPP program, with most of the operating shortfalls coming from enforcement officer's expenses.

Mr. Onorato asked Mr. Holt to explain the Quarterly MBE Report.

Mr. Holt discussed the various Construction and Professional Services contracts, noting that the numerical entries reflect the total cost of each individual project listed together with the percentage and dollar amounts of the to-date payment for each contract component. He stated that as the pay applications are submitted and allocated, the percentages of minority participation will be updated.

Ms. Turman asked if the percentage levels of participation can be tracked in detail at this point and if we are on target to meet our projected goals.

Mr. Holt responded that we do monitor participation levels and continue to track them as the projects progress. He also noted that we identify those companies not related to construction. He stated that this process enables us to keep a close eye on the pay applications to make sure they are doing their due diligence with participation levels. He added that, gauged overall, we do anticipate meeting our budgeted goals.

Mr. Onorato discussed the Quarterly Garage Utilization Report that tracks garage usage at the 11:00 a.m. and 2:00 p.m. hours. He stated all of the facility locations, with the exception of Forbes Semple has increased revenues, some significantly, over the year. He advised that the

Forbes Semple shortfall is due solely to on-going construction activity that is removing several hundred parking spaces a day from service.

Mr. Onorato discussed the Quarterly Garage Transaction Report, which shows 2023 transactions are higher than last year for both daytime and evening business volume.

Mr. Onorato discussed the Downtown Housing Lease Report, which he described as a matter of concern because we have lost 51 leases since the beginning of the year, from 503 to 452. He reported that Mellon Square, Grant Street and First Avenue continue to have more of 60 percent of our downtown housing leases. He advised that we will continue to monitor this activity at these and other locations.

Ms. Fishback asked if the loss of these leases was due to residents moving out of the downtown area or simply choosing not to park at these facilities.

Mr. Onorato stated that he believed it is attributed principally to people moving out of the downtown area.

Mr. Onorato discussed the Quarterly Revenue Report, which breaks down revenue by area and method of parking payment. He stated the revenue total was discussed previously but said he wanted to point the breakdown of the payment methods involved, specifically that just under two percent of quarter's revenues in the first quarter being paid by coin, 34 percent by credit card and slightly over 64 percent by apps. He also stated that the gross revenue per garage space for the period averaged \$749, with Smithfield/Liberty and the Mon Wharf being the highest and lowest performers respectfully. He stated that the on-going circumstances at the Mon Wharf are reflected in the cost of our operations there.

Mr. Onorato discussed the Phone App Report which shows the \$2.6 million from app-sources receipts showed ParkMobile at \$2.5 million of that total, followed in order by those from Meter Feeder, Pay-by-Phone and Flowbird. He advised that the total mobile transactions for the first quarter was 923,000 with ParkMobile accounting for 97 percent of that number. He stated that the trend lines being recorded in those transactions are evidence of customers choosing client-friendly options to pay for their parking stays.

Ms. Fishback asked how staff was responding to some of the current issues in the downtown area.

Mr. Onorato responded that staff is doing their jobs at professional levels and advised that we increase the feeling of security by escorting members to their vehicles on the Mon Wharf after their 6 pm assignments. He advised that we continue to work with Point Park's Police Department to patrol our Mon Wharf, First Avenue and Wood Allies facilities several times a day. He noted that we instruct our staff not to get involved in public disruptions, to just walk away should they occur and to report any matters that could rise to the level of public safety involvement.

**RESOLUTION NO. 7 OF APRIL 2023, “A RESOLUTION ACKNOWLEDGING MR. CHRISTOPHER MOORE FOR HIS 21 YEARS OF PROFESSIONAL AND EXEMPLARY SERVICE IN HIS EMPLOYMENT WITH THE PITTSBURGH PARKING AUTHORITY,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato stated he would personally like to thank Mr. Moore for his hard work and dedication despite the many changes that occurred over his span of service.

He described Mr. Moore’s job as one of the most important in the Authority, noting that he kept everyone happy by not having missed a payroll for the last 21 years, a record we all have appreciated and surely would have noticed if it wasn’t the case. He thanked him for meeting all of those and other requirements of a multi-faceted position and asked Mr. Perry if he would like to speak in his role as Mr. Moore’s direct supervisor.

Mr. Perry stated that he agrees with everything Mr. Onorato stated and said that Mr. Moore has been a great asset to him since his more recent arrival at the Authority. He stated that his retirement will create a big void in that it will be difficult to compile 21 years of institutional knowledge into a single individual. He stated that, personally and professionally, he cannot say enough good things about Mr. Moore and again stated that he will be greatly missed.

Ms. Fishback stated that on behalf of the Boards, present and previous, she wished Mr. Moore the very best in his retirement and asked that this sentiment be conveyed to Mr. Moore.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Ms. Lucas and seconded by Mr. Palmosina, Resolution No. 7 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 8 OF APRIL 2023, “A RESOLUTION ACKNOWLEDGING MR. RON TRAUTMAN FOR HIS 28 YEARS OF PROFESSIONAL AND EXEMPLARY SERVICE IN HIS EMPLOYMENT WITH THE PITTSBURGH PARKING AUTHORITY,** was read by Ms. Lucas and considered by the Board.

Mr. Onorato personally thanked Mr. Trautman who has been at the Authority since 1995. He advised that Mr. Trautman was stationed at the Mon Wharf, was very dedicated to his job and essentially took ownership of that facility in his interactions with customers who retained their daily Wharf leases over his years of service. Mr. Onorato stated that Mr. Speers was Mr. Trautman’s direct supervisor and offered him an opportunity to comment.

Mr. Speers stated that he agreed with everything that Mr. Onorato stated and, that Mr. Trautman's service as a volunteer firefighter represented another feature of his Wharf duties. He said Mr. Trautman's background equipped him with the knowledge of using the fire hoses that were needed for cleanup work following flooding events. He noted that Mr. Trautman would work whenever he was needed, during evenings or on weekends, and would be missed for all of his dedicated contributions to the safe and effective operation of our Wharf operations.

Ms. Fishback commented kiddingly that Mr. Trautman's replacement might not arrive with a working knowledge of firefighter activity and said she hoped that those skills would be required as infrequently as possible.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Ms. Lucas and seconded by Ms. Turman, Resolution No. 8 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 9 OF APRIL 2023, "A RESOLUTION TO ACCEPT THE PUBLIC PARKING AUTHORITY OF PITTSBURGH'S FINANCIAL STATEMENTS AND REQUIRED SUPPLEMENTARY INFORMATION FOR THE YEARS ENDED DECEMBER 31, 2022 AND 2021 WITH INDEPENDENT AUDITOR'S REPORT AS RECOMMENDED BY THE AUDIT COMMITTEE,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato thanked the Audit Committee, namely Mr. Wilson, Ms. Fishback, Ms. Williams and Ms. Stanger for their work with the auditing team. He advised that Maher Duessel representatives Ms. Lewis and Ms. Walton conduct the Authority's audit and were formally requesting the Board's acceptance of the completed audit. He advised that the audit outcome was unmodified, clean and with no adjustment or no written management letter. He thanked Maher Duessel and its staff for their work in our behalf.

Mr. Onorato advised that Ms. Walton was present and asked if she would like to speak on behalf of Maher Duessel's process and audit outcome.

Ms. Walton stated that she was pleased to reinforce Mr. Onorato's mention of the process's clean and unmodified results, precisely the outcome that parties in the process are looking to achieve. She stated that her firm does issue a letter to those clients charged with governmental responsibilities to indicate the scope of the audit and procedures the proceedings require. She said nothing of exception was reference in that letter and reported that another letter addressing compliance with debt coverages was determined to be issue-free as well.

Mr. Onorato thanked Ms. Walton and the Maher Duessel team and the Authority Audit Committee for their work in completing this year's audit to the satisfaction of all parties involved.

Ms. Fishback thanked both the external and internal team for a smooth process and for taking the time to answer questions. She stated that this is her third year serving on the Audit Committee and again gave credit to the due diligence and professionalism of our staff for their contributions.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Mr. Wilson and seconded by Mr. Palmosina, Resolution No. 9 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 10 OF APRIL 2023, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE PARKING RATES AT SELECTED AUTHORITY OWNED/OPERATED GARAGES,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato reminded meeting attendees that the Pittsburgh Parking Authority is the low-cost provider of public parking in the city. He advised that a complete rate survey, which list our rates together with other facilities that serve our market, again shows our garage rates remain below those charged by competing providers. He advised that increases help to ensure our trust indenture. Mr. Onorato reminded the Board that it has been several years since the last increase in garage rates. He also stated that the Authority's leadership role in garage parking was accompanied by the responsibility to provide its garage customers with parking experiences and conveniences not available elsewhere in our market sector.

Mr. Speers confirmed that the rate history included an increase in 2004, 10 years before a later adjustment in 2014 and 13 before our most recent change in 2019.

Mr. Onorato stated that he shared a rate plan earlier in the month to the Board to permit adequate time for its review and action prior to implementation.

Ms. Lucas stated she had a question about the practices of competing parking vendors, stating that she saw on a website that Spot Hero was offering a lower all-day rate in facilities located near Parking Authority garages and she was wondering if the Parking Authority was considering moving in that direction.

Mr. Onorato replied that the posted rates at the private garages are higher than we are planning to adopt. He also stated that a reservation-capable component will be part of the new revenue control system being purchased, enabling our app vendors to market our garage space directly to their subscription clients. He noted that the third-party rates, such as those referenced by Ms.

Lucas, often refer just to early-in spaces or other factors governing their use and are converted later in the day to normally posted rates.

Mr. Speer added that rates referred to on Spot-Hero and I-Part are special, early-bird rates. He stated that our market rate survey was built by Walker Parking Consultants in the early 2000's and breaks the city into seven zones. He added that our Wood-Allies location actually falls into a different zone than the three garages noted by Ms. Lucas as having lower rates and advised that those three facilities basically compete with each other and don't really affect Wood-Allies. He said that facility is filling completely on Tuesday, Wednesday and Thursday and is about 85-percent full Mondays and Fridays.

Ms. Lucas responded that Mr. Speer's information is very helpful and then asked since the zoning was completed 20 years ago, if it was a situation that could be addressed from an RFP perspective.

Mr. Onorato responded that the breakdown of zones can be discussed at the mandatory RFP pre-bid meeting.

Ms. Lucas stated that she would be curious as to how land use and building occupancy might influence the interpretation of the zone structure and asked the process for reversing any increase that results from our planned review.

Mr. Onorato advised that any proposed rate increases we adopt also includes a projection of revenues that we assume will decline approximately 10 percent at implementation. He stated rates typically return to their previous levels within four to six months from their date of change.

Mr. Speers stated that embedded in the RFP of the Parking Demand Study are recommendations that could either increase or decrease the current rates.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Ms. Turman and seconded by Mr. Wilson, Resolution No. 10 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 11 OF APRIL 2023, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO INCREASE PARKING RATES AT AUTHORITY-OWNED PARKING LOTS,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that we examined rates at all our neighborhood surface lots and are asking the Board for approval to increase them effective July 1, 2023. He advised that the majority of the increases from \$1.00 per hour to \$1.50 per hour together with comparable adjustments to the



monthly lease rates. He noted that the lot rate increases proposal fall similarly in line and was recently sent to the City's Finance Manager for approval and adoption.

Ms. Fishback asked if the historic lot rate schedule was the same as the garages.

Mr. Onorato replied that the lot rates have been in place since 2015.

Mr. Palmosina asked for confirmation that his understanding was correct, that one rate band is increasing about \$1.00 per day while the other is \$1.50 per day.

Mr. Onorato confirmed his understanding of the changes proposed.

Ms. Fishback asked if there were any additional questions or comments.

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Turman, Resolution No. 11 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 12 OF APRIL 2023, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE ELECTRICAL SERVICES FOR AUTHORITY GARAGES AND SURFACE LOTS FROM THE CITY OF PITTSBURGH'S CONTRACT WITH ALLEGHENY CITY ELECTRIC, INC.,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that our current contract expires March of 2023 with two one-year options remaining. He stated that we would like to exercise the first one-year option by piggy-backing off the City contract for that purpose.

Ms. Lucas asked if the Authority has it's own contract or is required to coordinate with the City on the option years.

Mr. Onorato advised that we wanted to make sure that the City's contract was still in effect and applicable to our piggy-backing off its provisions for both remaining option years.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Mr. Palmosina and seconded by Ms. Turman, Resolution No. 12 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 13 OF APRIL 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE OTIS ELEVATOR TO REPLACE ANTIQUATED ELEVATOR CAB POWER DRIVE UNITS AT FIRST AVENUE GARAGE AND STATION AND GRANT STREET TRANSPORTATION CENTER (GSTC),** was read by Ms. Lucas and considered by the Board.

Mr. Onorato advised that Otis Elevator is our current vendor for this service and said we are looking to replace significant elevator components in the elevators at both facilities at a combined total cost of \$81,140.25 with funds to be paid from the Capital Improvement Fund. He noted that the expenditure was budgeted in our 2023 Capital Improvements Budget.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Lucas, Resolution No. 13 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

**RESOLUTION NO. 14 OF APRIL 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE TWO (2) DC FAST CHARGING COMMERCIAL DUAL HOSE AND FOUR (4) LEVEL II COMMERCIAL DUAL HOSE ELECTRIC VEHICLE CHARGING STATIONS THROUGH CHARGEPOINT, INCORPORATED, FOR THE SHERIDAN-KIRKWOOD PARKING LOT,** was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that working with the City, the Authority received a grant to install four Level 2 and two DC Fast Chargers in the Sheridan-Kirkwood Lot. He advised that the Authority will pay the total cost of \$327,533 and will be reimbursed by Department for Environmental Protection the amount of \$245,650, reducing our cost of the installations at \$81,883.00. He advised that this is the first of our lots scheduled for EV stations additions and said that we believe that the number will increase going forward. Mr. Onorato also advised that we are working with the City to electrify our Second Avenue Lot and stated that the Board will be updated on the scope of the project at a later date.

Ms. Fishback stated that she supports increasing our electrification capacity but asked if the Authority charges an additional cost above the parking fee for spaces equipped with the EV Charging Stations.

Mr. Onorato stated that currently there is no additional charge for the charging component, noting the customer only pays the posted parking rate. He stated that this practice may not apply

to those parkers utilizing the EV stations in our surface parking lots and advised that any decision regarding the adoption of a fee premium will be brought to the Board for approval.

Ms. Lucas asked if the Authority has worked with the City Planning Department on this project or if it was that department's Second Avenue project relating to the PennDot/Nevi Grant was involved.

Mr. Onorato stated that the grant was initially secured by the City and transferred to the Authority but was not related to the PennDot/Nevi grant.

Ms. Fishback asked if there were any questions or comments.

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Lucas, Resolution No. 14 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes; Ms. Fishback, yes.

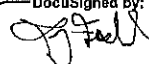
**NEW BUSINESS**

Ms. Fishback asked if there were any new or old business matters to discuss.

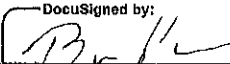
There were none.

The meeting was adjourned at 1:15 p.m. with all the Board expressing their approval.

**APPROVED TO CONTENT**

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**Chairman**

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

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