

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY AUGUST 21, 2014**

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 August 21, 2014 at 10:01 a.m. 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Jeff Cohen, Loralyn Fabian and Cathy Qureshi, Aradhna Oliphant arrived at 10:15 a.m. Present from staff were: David Onorato, Anthony Boule, Christopher Speers, Jo-Ann Williams, Judi DeVito, Chris Holt, Wes Pollard, Tom Vennero, Janet Staab, Debra Meyer and Elaine Russell. Also present were Jacqui Lazo and Brian Simmons of Buchanan Ingersoll & Rooney, Bill Stewart of Strategic Communications, Calvin and Michelle Bonner, and Bob Bauder of the Pittsburgh Tribune Review.

MINUTES

Ms. Qureshi asked for approval of the minutes from the regular meeting held on July 17, 2014.

Ms. Fabian noted that she would abstain from approving the minutes as she did not have the opportunity to review them. Mr. Onorato stated that Ms. Oliphant communicated via email, knowing that she would be late for today's meeting, that her vote was to approve the minutes. Mr. Onorato and Ms. Lazo stated this could be confirmed upon Ms. Oliphant's arrival at today's meeting.

Upon motion by Mr. Cohen and seconded by Ms. Fabian, the minutes were approved as follows; Mr. Cohen, yes; Ms. Oliphant, yes, Ms. Fabian, abstained; Ms. Qureshi, yes.

PUBLIC COMMENT

There were no public comments.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated the Board on the on-going capital improvements, noting that the lot improvement at Homewood/Zenith is completed while Douglas/Phillips is approximately 85-percent completed. Regarding garages, he reported that the Smithfield/Liberty reconstruction is progressing on schedule and the Wood/Allies HVAC system upgrade is on schedule to be completed by the middle of September.

Mr. Onorato advised the Board that he is continuing the work with the City administration

regarding the Cooperation Agreement. Ms. Qureshi advised the Board that these are voluminous documents and asked that Mr. Onorato allow the necessary time to review these documents as they are very important.

Mr. Onorato advised the Board that Mr. Conner, Assistant Director of Parking Services, recently successfully passed the CAPP certification test sponsored by International Parking Institute, a two-and-a-half-year program.

Mr. Onorato reviewed the monthly reports attached stating that revenues are still above target for the year and expenses are still coming in below budget, with the major line items below budget being salaries, health benefits, supply and equipment and repair and maintenance. He noted that the reported increase in parking tax is due to an increase in revenues. Mr. Onorato also noted that the facilities report, garage revenue net of parking tax, shows that most facilities are comparable to last year. He noted a decrease in revenue at Smithfield/Liberty due to current construction, and an increase in revenue at Ft. Duquesne and Sixth, which was closed last year for construction. He noted that the variations in Grant Street Transportation Center revenue reflect events scheduled at the convention center and stated that we have reached daily utilization at this facility of approximately 65 percent, with the trend continuing in the upward direction. Mr. Onorato also noted that with the recent rate increase in other garages, we are attempting to direct parkers to this facility. Mr. Cohen noted that he would like to be able to negotiate rates with companies, especially when there are open spaces at facilities, to help fill these facilities to capacity. Ms. Lazo reminded the Board that the spaces in our facilities are to be available for public parking and the Authority is under its Enabling Act and Case Laws, prohibiting it from entering into agreements for parking for private benefit. She noted that if the Board wanted to pursue a change to this law it would need to be done at the state legislative level. She said if the Authority wanted to increase volume at a facility by offering volume discounts, the same rate would need to be made available to the general public and it is a first come basis as to who obtains those leases. Grant Street Transportation Center currently has approximately 150 leases and the Authority determines the number of leases to be made available.

It was noted that Second Avenue's usage is down also and Mr. Onorato was asked if there was on-going construction at this facility. Mr. Speers advised that there are 50 spaces currently out of service due to the Penn Dot's overhead bridge construction, which has been on-going since the beginning of this year.

Mr. Cohen stated that it would be interesting to see the utilization patterns in the next few months with the recent rate increase.

Mr. Speers advised that this time of year is not a good basis to use in judging parking statistics as it is generally slow due to summer vacations and school closings. He cited some general statistics from this morning's utilizations and said he does anticipate that things will get back to normal in the following months. He did note that our facilities are still filling but just a little later in the mornings than in the past. He noted that the trend is exactly what was anticipated with the rate increase. Mr. Cohen stated that he felt that some locations rates may have increased too much. Mr. Onorato responded that we did want to increase rates at some locations in the central downtown core to create available parking for persons coming in and out of town for daily appointments.

Mr. Speers commented that the garage manager at the Mellon Square garage noted that he is seeing an increase in persons utilizing the garage for shopping purposes, and that is exactly what we wanted to accomplish. He noted also that we have seen some transfers of monthly leases from Mellon to the Grant Street Transportation Center.

Mr. Onorato stated that during the month of July the Authority lost 116 leases through cancellations but added 115 through new lease applications. Noting that the Board will be updated monthly on turnover volume, he stated he expects things to level out in the coming months, adding that parking patterns differ with changing weather conditions. The quarterly utilization and revenue reports will show and track this trend. Mr. Onorato stated he is not concerned that revenues and utilization would decrease, but feels that they will both rise in time as our rates are still below market. Mr. Onorato noted the example that while our Ft. Duquesne and Sixth Street evening rate increased from \$5.00 to \$7.00, a local private operator's rate increased from \$7.00 to \$8.00 for that same time period.

Ms. Fabian asked if the Board would be able to see an average monthly utilization so that it could be compared to the revenue. Mr. Onorato replied we could provide that data in the format requested.

Mr. Onorato noted that the enforcement meter report indicates a decrease in tickets issued in August this year compared to August last year, but noted we are in line to end the year with approximately the same amount issued overall. He noted that we are finding that more vehicles are in compliance with payment requirements, and are therefore less in violation and not subject to ticketing.

Mr. Onorato noted that the Parking Court report shows the revenues associated with the fines collected on tickets for 2013 compared to 2014, with 2014 being slightly ahead of last year's revenues.

Mr. Onorato stated he would be happy to discuss any additional reports contained in the Board packet.

There were no additional questions.

Ms. Qureshi stated that at this time she would like Ms. Oliphant to cast her vote on the approval of the minutes of the July 17, 2014 Board Meeting. Ms. Oliphant approved the minutes.

RESOLUTIONS

RESOLUTION NO. 20 OF AUGUST 2014, "A RESOLUTION ACKNOWLEDGING MR. CALVIN BONNER FOR HIS 36 YEARS OF PROFESSIONAL AND EXEMPLARY SERVICE IN THE PARKING INDUSTRY, THE LAST 19 OF WHICH HE WAS EMPLOYED BY THE PITTSBURGH PARKING AUTHORITY, was read by Ms. Qureshi and considered by the Board.

Mr. Onorato introduced Mr. Bonner, congratulating him for his service and presented him with a small gift and certificate. Mr. Onorato noted that both he and Mr. Bonner began employment with the Authority in 1995 and said he was one of the first attendants in the field. Mr. Onorato said Mr. Bonner is not only a co-worker but a personal friend, and noted that he was very instrumental in the operations at the First Avenue garage and he will be missed both by his co-workers and customers.

Upon motion by Ms. Oliphant and seconded by Ms. Fabian, Resolution No. 20 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 21 OF AUGUST 2014, "A RESOLUTION AUTHORIZING FREE PARKING FOR TRANSIENT CUSTOMERS ON "BLACK FRIDAY" AND ALL DAY FOR FIVE (5) HOLIDAY SATURDAYS AT ALL AUTHORITY-OWNED AND LEASED GARAGES FOR THE 2014 HOLIDAY SEASON , was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that the Authority has implemented this program since approximately 2011 and our current City administration believes this is a good incentive in promoting shoppers to visit the downtown area and support the businesses within. Mr. Onorato noted that last year, during the same timeframe, the Authority processed approximately 47,000 tickets at a loss of revenue just under \$218,000. He advised that this projected loss of revenue is included in our budgeted projections. Ms. Fabian stated that she would like to see discussions with the Pittsburgh Downtown Partnership to ask them to complete a brief study of the perception of the business owners themselves as to the benefits of this program as well as to determine if there is quantitative proof that this is helping advance economic development downtown. She stated that the Authority is taking a revenue loss with the assumption that it is benefiting downtown economics, but asked if it's really doing so.

Mr. Onorato stated that he will reach out to the PDP on getting that response. He noted that the Authority will get recognition for participating and supplying free parking but that the loss of revenue will not be noted. Mr. Onorato noted that we also participate in the small business Saturday free parking program, the day after Black Friday, which branches into other neighborhoods such as Shadyside. Mr. Onorato noted that we do track this program by garage and identify those facilities that utilize the program the most.

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

There were none.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 21 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 22 OF AUGUST 2014, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A

THREE-YEAR CONTRACT WITH TWO ONE-YEAR OPTIONS TO SNOW AND ICE MANAGEMENT FOR SNOW PLOWING AND/OR SNOW REMOVAL AT AUTHORITY-OPERATED GARAGES AND SURFACE LOTS, was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that our current vendor for snow removal in the surface lots is Snow and Ice Management and said the firm has removed snow from the garage on occasion as well. He advised that the Authority determines if their services are needed for the roof work, but reported that we have recently purchased additional equipment to enable us to remove roof snow without having to call on their services. He advised that we usually call in their services if the snowfall amounts exceed three inches. He said snow levels below that amount are handled in-house by our maintenance division. He also advised that if they are not called out at all during the year, there is no expense to the Authority as the contract is on a per-use basis. Mr. Onorato advised that while only one firm did bid on the service, we did reach out to the other firms that attended the pre-bid meeting and found that it was their decision not to bid on the work. He advised that this work requires various heavy equipment and not all vendors were equipped to complete the required volume of work. Mr. Onorato advised that the bid submitted by Snow and Ice Management was competitive with what the company submitted three years ago, adding that if it was to be called out to service all of the lots and garages, the cost would be approximately \$35,000 per call out per day. He said the bid this time is approximately 16 percent higher than three years ago and advised that this contract also has them supplying up to 25 tons of salt, something that the previous contract did not include. He noted due to a salt shortage last year, we were left without salt at times and we do not want to run into that situation again.

Mr. Cohen asked how long it takes to clear all 35 lots after a snowfall.

Mr. Onorato responded that it is cleared within 24 hours. He also advised that we have been pleased with the company's past performance. An inquiry was made if we know if private garage operators use outside vendors for snow removal or do they perform this service in house. Mr. Speers replied that he is aware that Snow and Ice Management also does work for Alco Parking. Ms. Qureshi noted that in her past capacity working at the Parking Authority she did manage this contract and said she knows that the vendor is very aware of the anticipated amount of snowfall and they accurately reflects expected volume.

There were no additional questions or comments.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 22 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 23 OF AUGUST 2014, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A LEASE AGREEMENT ON BEHALF OF THE PUBLIC PARKING AUTHORITY OF PITTSBURGH WITH THE PENNSYLVANIA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES (DCNR) FOR THE CONSTRUCTION OF A PEDESTRIAN/BIKING TRAIL

AT THE MON WHARF PARKING PLAZA , was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that this is Phase 3 of this project and said the Authority has an existing agreement with Riverlife Task Force for the switchback that will connect the Smithfield Street Bridge to the Mon Wharf to give bicyclists easy access to the park. He advised that this resolution addresses the other end of the Wharf near Point State Park, which will connect the entire bike trail. He advised that the City approves of this project, DCNR will do the actual construction and approximately 20 parking space will be eliminated. He noted that the agreement will also require DCNR to purchase equipment, smaller in size than that owned by the City, which will be used to clean the Mon Wharf after flooding. He also noted that DCNR will be giving the Authority parking spaces on Commonwealth Place to replace some of those being lost at the Wharf. Ms. Oliphant asked if we could determine the lost revenue of these spaces on an annual basis. Mr. Onorato stated that we average approximately \$4500 per day in revenue at the Mon Wharf and, with a flat rate of \$9.00 per space, it would equate to 20 spaces times \$9.00 times the number of days. He noted that because the Mon Wharf does not generally fill to capacity on Mondays and Fridays, the total revenue lost would be a little less.

Ms. Qureshi asked if this agreement in any way impacts the relationship that the Authority has with the City of Pittsburgh regarding the Mon Wharf. Mr. Onorato stated that it does not.

Ms. Fabian asked if there were renderings available for review. Mr. Onorato shared some that he had, but said he wasn't sure if the entire scope was shown on these drawings. It was asked if this would make it easier for parkers to connect to the North Shore. Mr. Onorato advised that even with this access road, it would be a good hike for commuters to reach the North Shore. He reported that we did try to address that service area and increase parking for North Shore events by adding a boat shuttle from the Wharf. Mr. Onorato added that we have not been successful in obtaining a company willing to provide that service. He advised that at one time the Gateway Clipper did provide this service, but they decided that they wanted to restrict the loading of their boats to their South Side location.

There were no additional questions or comments.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 23 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 24 OF AUGUST 2014, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE PUBLIC PARKING AUTHORITY OF PITTSBURGH TO ENTER INTO A SETTLEMENT AGREEMENT AND RELEASE REGARDING STEMMLER V. PITTSBURGH PARKING AUTHORITY, CASE NO. 14-CV-005999, was read by Ms. Qureshi and considered by the Board.

There was no discussion, questions or comments.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 24 of 2014 was

approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

OLD/NEW BUSINESS

Ms. Qureshi stated that she was going to ask for a complete revote on the approval of the minutes from the July 17, 2014 meeting, striking any previous vote from the record.

Mr. Cohen motioned and Ms. Fabian seconded with approval as follows: Mr. Cohen, yes; Ms. Fabian, abstaining; Ms. Oliphant, yes; Ms. Qureshi, yes.

Ms. Qureshi asked if there was any old or new business.

There was none.

The next Board meeting is scheduled for Thursday, September 18, 2014 at 10:00 a.m.

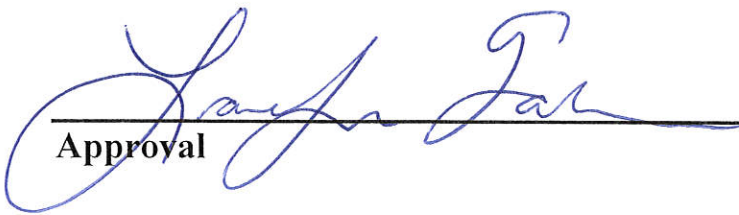
Upon motion by Mr. Cohen and seconded by Ms. Fabian the meeting was adjourned 10:49 am.

APPROVED TO CONTENT



Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES



Approval