

**MINUTES OF THE REGULAR MEETING OF THE**  
**PUBLIC PARKING AUTHORITY OF PITTSBURGH**  
**THURSDAY AUGUST 30, 2012**

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 30, 2012 at 10:06 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Linda Judson, Gabe Mazefsky, Christopher D'Addario and Fauna Solomon. Natalia Rudiak participated via telephone. Present from staff were: David Onorato, Anthony Boule, Judi DeVito, Chris Holt, Jo-Ann Williams, Patricia Konesky, Janet Staab, Bill Conner and Tom Vennero. Also present were Jason Wrona of Buchanan Ingersoll & Rooney; Joe Smydo of the Pittsburgh Post Gazette; Bob Bauder of the Pittsburgh Tribune Review; Frederick Winkler, architect and Mark McCall of Tucker Johnson & Smelzer.

**MINUTES**

Ms. Judson asked for approval of the minutes from the regular meeting held on July 19, 2012.

Upon motion by Mr. Mazefsky and seconded by Ms. Rudiak, the minutes were approved as follows: Ms. Solomon; yes; Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**PUBLIC COMMENT**

Ms. Judson asked for public comments.

There were none.

**RESOLUTIONS**

**RESOLUTION NO. 32 OF AUGUST 2012, "A RESOLUTION OF THE PUBLIC PARKING AUTHORITY OF PITTSBURGH REPEALING THE EXISTING AMENDED AND RESTATED BYLAWS OF THE AUTHORITY AND ADOPTING SECOND AMENDED AND RESTATED BYLAWS,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Board and staff had discussions that led to the conclusion that the existing By-Laws were outdated and needed to be amended in order to meet today's rules and regulations for Municipal Government. He noted that the order of business for future Board Meetings would be altered and said insurance indemnifications for sitting Board Members would be changed as well.

Ms. Judson noted that, going forward, the resolutions considered at future meetings will be read in their entirety.

Mr. Onorato confirmed the change and advised that future Executive Director reports would precede the discussion of resolutions. He said this change would be reflected in next month's Board agenda.

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

There were none.

The motion to hold Resolution No. 32 of 2012 by Mr. D'Addario was seconded by Ms. Solomon and approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 33 OF AUGUST 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR MISCELLANEOUS CONCRETE REPAIRS OF THE PARKING ROOF DECK AT THE NINTH & PENN GARAGE,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato reminded the Board that a condition assessment of this facility was completed in 2011 as part of the Authority's Capital Repair budget and said that the original plan was to repair the roof in the 2013 calendar year. He noted that the Authority decided to take more immediate action to repair the roof level of this facility in order to both improve its condition over the winter months and extend its operational life. He advised that the amount budgeted for this repair project is between \$40,000 and \$50,000.

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

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No. 33 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 34 OF AUGUST 2012, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXTEND THE APPOINTMENT OF JAMES L. SMITH, WILLIS OF PITTSBURGH AND A. J. GALLAGHER (FORMERLY GLEASON) AS THE INSURANCE BROKERS OF RECORD FOR THE PUBLIC PARKING AUTHORITY OF PITTSBURGH FOR ONE YEAR,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato advised that Mr. McCall, the Authority’s insurance consultant, was present at today’s meeting and said that he and the Insurance Committee, consisting of Ms. Judson, Mr. Boule and Mr. Vennero, met several times to discuss the direction of the insurance contract expiring on September 30, 2012. He advised that while Mr. McCall was able to work with the industry consultants to structure renewals, he advised that the Worker’s Compensation coverage is going to drive the Authority rates up this year by approximately 50 percent. Mr. Onorato said other insurance such as property, boiler machinery, auto and general liability rates would increase by five percent and said we are asking the Board to extend those policies with the existing firms and authorize staff to go out to bid for the Worker’s Compensation coverage in an attempt to gain a better price. He noted that the rate quoted is based on the Authority’s claims history.

Ms. Judson advised that she was on the committee and would like to thank Mr. McCall, with whom she said she has had the pleasure of working with in the past on the Authority’s insurance needs.

She stated that he represented the Authority well and always tried to keep the prices down on insurance, adding that from working in that business herself, she said she sees an increase across the board in Worker’s Compensation costs and said it is certainly not something unique to the Authority. Ms. Judson noted that the market is tight in that area of insurance and said that because the Parking Authority does everything it possibly can to contain risk, it is great having someone like Mr. McCall onboard to provide assistance.

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

There were none.

Upon motion by Mr. D’Addario and seconded by Mr. Mazefsky, No 34 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

## **EXECUTIVE DIRECTOR’S REPORT**

Mr. Onorato updated the Board on the on-going meter technology upgrade and advised that the 12 North Shore meters have been operational for approximately one month. He said these 12 machines service 95 spaces and reported that the experience with this installation has been positive both from an operational perspective and in its acceptance by the public. He advised

that early indications show that over 65 percent of the transactions at those machines are by credit card, with the credit card usage being primarily for the larger parking transactions. He advised that the Oakland area installation is on schedule to be completed by Monday, with the South Side being the next area scheduled for attention. He said those installations would account for the total amount of machines currently in stock, with the balance of 200 machines scheduled to arrive by the last week of September. He reported that all of the preparation work, ground drilling and erection of signage would be completed in advance of the equipment's arrival.

Mr. Onorato advised that the Authority was informed by Deloitte & Touche that it would not be able to complete the audit of the Authority's financials this year and said that, because of that short notice, we have contacted the City to see if we can retain Maher Duessel, its contracted auditors, to perform this year's audit. He advised that we will bring back a proposal, with accompanying fees, to the Board for approval.

Mr. Onorato advised that the Smithfield/Liberty and the Ft. Duquesne and Sixth Street garage repair projects are moving forward as scheduled. He said the membrane being applied at the Smithfield/Liberty garage represents a noticeable improvement while the repairs at the Ft. Duquesne and Sixth Garage are more in-depth as both full and partial deck repairs are involved.

Mr. Onorato circulated photos of the roof level of the Smithfield/Liberty Garage to give the Board Members a visual impression of the work performed. He advised that the work there has progressed to the lower floors of the facility where full and partial deck repairs as well as repairs to the beams and columns are being addressed as scheduled.

Mr. Mazefsky inquired as to when this work is to be completed and asked if the contractor is on schedule.

Mr. Onorato advised that the work is scheduled to run through October 1, 2012 and said that the contractor is on schedule to complete the project in that timeframe.

Ms Solomon asked if there was an increase in the meter rates in the areas where new machines are being installed.

Mr. Onorato advised that there have been no rate increases directly relating to the upgrade and said that the Authority is following the rate schedule set by City Council in all areas of the City regardless of the type of technology involved.

Mr. D'Addario asked if the Authority can determine if there has been any increase in usage since the new meters were installed.

Mr. Onorato advised that we cannot determine increase in volume and said that we would need to monitor this more closely before we were able to make that determination. He advised that the newly installed meters on the North Shore are shut-down on game days so it would be difficult to get an actual comparison. He did advise that thus far we are seeing an average of \$3.70 for credit card transactions as compared to \$1.10 for cash transactions.

Ms. Solomon asked if the Authority was tracking the number of transactions.

Mr. Onorato confirmed that it is and advised that the total transactions in a one-month period for the 12 machines on the North Shore was approximately 4,600.

Ms. Solomon asked if this information could be tracked on the old single-space meters.

Mr. Onorato replied that this type of data could not be tracked on single-space meters.

Mr. Onorato asked the Board if there were any questions on the monthly reports.

There were none.

## **OLD/NEW BUSINESS**

Ms. Judson asked if there were any questions regarding old or new business.

Ms. Rudiak stated she had a question regarding old business. She said she wanted to check the status of the implementation of the new technology in the Brookline area, which she said she hopes will occur as part of the Brookline Blvd. improvement project.

Mr. Onorato advised that Brookline Blvd. is not part of this phase of the meter technology upgrade. He advised that the Authority will look at the 2013 timeframe and evaluate the costs and the capital outlay of placing those type of machines on Brookline Blvd. at the existing \$1.00 per hour parking rate.

Ms. Rudiak asked if there were estimates on the purchase and installation costs associated with placing those meters on Brookline Blvd.

Mr. Onorato advised that we have a contracted purchase price for machines purchased within seven years of the contract time period. He noted that this purchase price does not include the installation costs, removal of the existing meters and any additional costs required to locate and operate the machines. He noted that the operational costs for the first 500 machines to be installed are estimated to be between \$450,000 and \$550,000 a year.

Ms. Rudiak asked if there was any way to get estimates for both the purchase and operational costs for the new multi spaced meters to be installed on Brookline Blvd.

Mr. Onorato advised that he could supply that information and said that the meter placement program for the machines purchased to date has already been determined.

Ms. Judson asked if there were any additional question.

There were none.


The next Board meeting is scheduled for Thursday, September 20, 2012 at 10:00 a.m.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, the meeting was adjourned at 10:23 a.m.

**APPROVED TO CONTENT**

  
**Chairman**

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

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**Approval**