

MINUTES OF THE REGULAR MEETING OF THE PUBLIC PARKING AUTHORITY OF PITTSBURGH THURSDAY JANUARY 15, 2026

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 10:05 a.m. on January 15, 2026. The following Board members were present at the start of the meeting: Liz Fishback, Bobby Wilson, Bob Palmosina and Sean Luther. Present from staff were David Onorato, Christopher Speers, Christopher Holt, Matt Jendrzejewski, Jodi Hart, Jo-Ann Williams, Scott McNaugher, Karla Howell, Bob Wilson, Jon Fleming, Hannah Rupenski, Karla Turzak, Kathryn Van Why and Patricia Konesky. Also present were Shawn Gallagher of Buchanan, Ingersoll & Rooney, Alison Keating and Bernie Belgin.

MINUTES

Ms. Fishback asked for approval of the minutes from the December 18, 2025 meeting.

Upon motion by Mr. Luther and seconded by Mr. Wilson the minutes were approved with all members in favor.

PUBLIC COMMENT

Ms. Fishback asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised that a press release was issued regarding the ticket by mail process, informing the public that we will be expanding the coverage area to additional lots and on-street locations. He stated that the program is going good and we have had very little negative feedback to-date.

Mr. Onorato advised that a contingent of representatives from Baltimore will be coming into the Authority to see our meter operations. He stated that they are looking to expand and build upon their operations and they like what we are doing in Pittsburgh with the ticket-by-mail and hope to learn from us. He noted that one of the representatives coming will be from their Mayor's office and advised that he did inform our Mayor's administration in case they would like to have a representative attend.

Mr. Onorato discussed the Finance Report, stating that we had a budget of \$50.1 million in total revenues and advised that revenues for 2025 are \$53.4 million, almost 5.5 % above our budget, and also above last year's by \$3 million and shy of the 2019's revenues by \$5 million. He

advised that the garage revenue increased from last year from \$27.9 million in 2024 to \$30.2 million in 2025. He advised that meter revenues also increased from \$20 million in 2024 to \$20.7 million in 2025.

Mr. Onorato discussed the Garage Revenue Report, stating that revenues were \$30.2 million in 2025, with Mellon Square Garage being the only facility showing a significant decrease advising that it was due to the on-going construction. He advised that the Mon Wharf had a big increase in revenue which he attributed to there being no closures this year due to flooding compared to around 20 closures in 2024. He noted that Forbes-Semple's revenues also increased significantly due to an increase in business activity in that area.

Ms. Fishback stated that the decrease in Shadyside is minimal and asked if there was any construction happening there to account for this decrease.

Mr. Onorato responded that there was no construction at the garage and that he believes it is solely due to the decrease in activity and businesses on Walnut Street. He advised that we also installed stationary cameras in the Ivy Bellefonte Lot, which is one of the lots being enforced by automated enforcement, so we will see if this drives any business to the garage.

Mr. Onorato discussed the Enforcement Report, advising that there were 66,369 more tickets in 2025 that issued in 2024, which advised is mostly related to the automated enforcement as well as our officers doing a good job throughout the year. He advised that all categories except for the overtime parking have increased for the month of December. He advised that there were 8,159 tickets-by-mail issued in December and just over 88,000 total for the year. He stated that we anticipate seeing an increase in this type of tickets issued in 2026.

Mr. Onorato discussed the Parking Court Quarterly Report, stating that revenue in 2025 were \$12.1 million compared to 2024's \$9.9 million and also exceeded 2019's \$11 million. He noted that since the fees for an RPP permit were raised, there was no deficit to calculate this year, stating that the program supported itself and that the ticket fines covered the operations of the program. He advised that the City's share of revenues for 2025 will be \$9.6 million and advised that last years was \$7.1 million.

Mr. Onorato discussed the Garage Utilization Report, which is a snapshot of the utilization at 11:00 am and 2:00 pm. He advised that there was an increase in most areas and the yearly average for 2025 showed that 6 garages were over 80% utilized at either 11:00 am or 2:00 pm. He stated that we are seeing a significant increase in garage utilization, noting that the Forbes/Semple Garage is currently filling every day and the downtown garages are filling approximately 3 times a week.

Mr. Onorato discussed the Day and Evening/Weekend Transaction Report, which is a snapshot showing that the 2025 daily transactions are exceeding the 2024 daily transaction and noted that the evening/weekend transactions are more at an equal level from 2024 to 2025, showing that most of the activity increases during the day. He noted that October and November evening/weekend transactions increased from 2024, but there was a slight decrease in December.

Mr. Onorato discussed the Fiscal 2025 Budget vs. Actual Garage Revenue Report, which

shows the straight-line budget compared to the actual. He advised that the red line represents the \$50 million which was shown in the Finance Report and the yellow line represents the actual revenues which he stated we exceeded the budget through most of the year beginning in February which is almost a 5.5% increase.

Mr. Onorato discussed the Downtown Housing Report, stated that there were 502 downtown leases at the beginning of the year and that has increased to 623 by year end, an increase of 96 leases. He stated that First Avenue and Smithfield/Liberty carry the majority of those leases, followed by Mellon Square and Grant Street Transportation Center Garage and that those 4 garages account for the majority of the downtown housing leases.

Ms. Fishback inquired if the number of downtown housing leases is shared with the City administration which may indicate that people are relocating to downtown.

Mr. Onorato responded that he could share this information with them going forward.

Mr. Onorato discussed the Multi-Space Meter Revenue Report, which he stated breaks down the revenue by each individual area. He advised that 1.5% of the payments are received using quarters, 34.5% of payments are made via credit card, and 64% are made using mobile payment via phone applications. Mr. Onorato advised that many municipalities are moving away from taking any cash payment and are going cashless. He advised that the 1.25% of cash received totaling \$243,348 were received via quarters. He stated that we will keep evaluating and possibly reduce taking cash at the meters, noting however that it may be getting there on its own.

Ms. Fishback stated that when this was discussed a few years ago it was intended to making sure there was accessibility and ensuring that chances of someone paying for parking has a phone and a credit card but noted that not everyone does. She asks that as we move more and more forward with technology, she would like all to keep that original conversation in mind.

Mr. Onorato discussed the Parking Facility Revenue Report, which tracks revenue by space, which is an industry standard. He advised that in 2025 we did \$3,750 gross revenue per space compared to \$3,473 revenue per space in 2024, and increase of \$277 per space.

Mr. Onorato discussed the Pay-By-Phone Report, which shows the revenues less the fees for each our of 4 phone application vendors. He advised that the total 2025 revenue for all 4 vendors was \$12.4 million, with ParkMobile bringing in \$11.9 million; PayByPhone at \$305,000; Meter Feeder at \$202,000 and Flowbird at \$35,000. He advised there were 3.6 million total transactions in 2025 with Parkmobile's being the most at just over 3.5 million or 95% of the transactions. He advised that Meter Feeder is a local company and they are working out well, noting that they registered 61,000 total transactions for the year for total revenue of \$202,000.

RESOLUTION NO. 1 OF JANUARY 2026, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE TWO (2) 2026 FORD MAVERICK FLEET VEHICLES, AND ONE

(1) 2026 CHEVROLET SILVERADO FLEET VEHICLE FOR THE DEPARTMENT OF PROJECT MANAGEMENT; THREE (3) 2026 CHEVROLET EQUINOX FLEET VEHICLES FOR THE DEPARTMENT OF PARKING ENFORCEMENT; AND THREE (3) 2026 CHRYSLER PACIFICA SELECT FLEET VEHICLES FOR THE DEPARTMENT OF PARKING METER SERVICES FROM COSTARS CONTRACTS, was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that we are asking to purchase and replace 9 vehicles in our fleet at a total cost of \$341,896.00, budgeted for in our 2026 budget. He noted that we perform yearly analysis on our fleet vehicles to keep them maintained and in good working condition. He stated that based on recent news reports, we see how critical it is to keep vehicles maintained, which can lead to operational problems if you do not. He advised that our fleet is overall in good condition, noting that attached to the resolution is the list of vehicles we are recommending taking out of service and replacing. He noted that there are only 8 on the lists, the 9th has already been auctioned off without a replacement made.

Mr. Luther stated that he fully takes the point on needing to keep the fleet up to date and avoid maintenance costs and stated he is happy to see that level of strategic planning. He stated that he feels that our fleet is getting bigger size wise, replacing Ford Focus with Chevy Equinox SUVs feels like a consumer trend that makes sense, but operating on City streets like Pittsburgh's, it feels like we should be keeping small vehicles as much as possible particularly on the enforcement side. He stated that he is not totally understanding how a Chrysler Pacifica swaps for some of the workhorse vans that we are taking off line on the meter services fleet but he does understand why we would be purchasing pick-up trucks for the maintenance division. He stated he is a little concerned that we are following the natural bloat of the automotive industry and not really focusing on vehicles that are most appropriate for Pittsburgh city streets. He stated that the last thing he wants to do is micromanage fleet purchases, but he would like to raise the flag for future conversation. He also asked if there needs to be budget in this resolution to retrofit the vehicles for camera.

Mr. Onorato responded that he understands Mr. Luther's concerns but added that the Equinox is smaller in size than they used to be and he is not sure if the Focus is still available. He stated that we have Equinox vehicles in our fleet and that they work out well in the city and we do use them to take a number of officers at once to various neighborhoods to drop off for walking enforcement. He also stated that the purchase of 16 cameras for the vehicles had already been approved by the Board and they are already ordered and not included in the purchase of the vehicles. He stated that the cameras don't require drilling into the vehicles which would void the vehicle warranty.

Mr. McNaugher advised that the cameras are attached with magnets and no drilling is required, which is an added bonus. He also added that Chevy no longer makes vehicles, outside of the Corvette, and Ford has not manufactured the Focus in a number of years and they do not have

a commercial car either.

Ms. Fishback asked the means of power of these vehicles, gasoline, diesel, electric, hybrid, and the type of fuel, and how are we looking to the future on doing our part to try to protect the environment.

Mr. Onorato responded that we look at all aspects and noted that we do not have enough charging stations at our garages to house all of our Authority vehicles to be able to fully charge all vehicles. He advised that we have 40 units electrified throughout our garages for the public, but we do not have any specifically for Authority vehicles. He stated that we could probably work with the City to use theirs at the Second Avenue Lot, but from an operational standpoint that is too far in distance for us to store our vehicles, in addition they would be outside in the weather at all times. He advised that going forward we will continue to evaluate and make the decision that is best for the Authority at that time.

Ms. Hart commented that not only do we not have enough chargers for electric vehicles if we were to expand the EV fleet, we would need to move chargers up onto a second floor which would make them much harder to get out if there were ever any issues, such as an EV fire, in our garage. She added that we currently house them all on the ground floor and noted that this was another reason for the purchase decision.

Mr. Luther stated that he would like to see more EVs in the mix going forward and he also thinks we need to have some type of policy in our procurement strategy that prioritizes additional vehicles being better fuel mix given the air quality problems the city has. He stated that he is not sure of what our procurement policy looks like but creating some structured conversation ahead of time so that we are not asking fuel mix questions every time there is vehicle acquisition resolutions.

Mr. Wilson asked if the Authority was moving from the current vehicle used in enforcement to the Equinox going forward and asked if he could see a breakdown of the type of vehicles used in enforcement. He stated that he does not have an issue with the type of vehicle chosen for enforcement but he was slightly hesitant based on the reports regarding issues with City electrical vehicles that are stored in our lots which had issues with rodent infestation. He noted that, while he is not completely aware of the details but he wanted to make sure that we do not have any issues when we need to use the vehicles for enforcement.

Mr. Onorato responded that we currently have Cobalt, Cruze, Equinox and Escapes in the enforcement department's fleet.

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

There were none.

Upon motion by Mr. Wilson and seconded by Mr. Luther, Resolution No. 1 of 2026 was approved with all members in favor.

OLD BUSINESS

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

There were none.

NEW BUSINESS

Mr. Onorato advised that he met with the new City administration and advised that they are going to hold weekly meetings with directors of all city departments and authorities and advised that he will be working closely with them and he will keep the Board well informed on what the City and other authorities do and advised that we will also share our information with them. He advised that we offered the new administration any assistance that they needed.

Ms. Fishback responded that it extends to the Board and if there is any way that the Board can support Dave or the team with the new administration, please let them know.

Ms. Fishback asked if there was anything relevant coming in with all of the events in the spring, including the NFL Draft in April, that it be included in the February meeting.

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

There were none.

The meeting was adjourned at 10:39 a.m. with all the Board expressing their approval.

APPROVED TO CONTENT

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Elizabeth Fishback
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Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES

Signed by:
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Approval