

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY JULY 20, 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 10:03 a.m. on July 20, 2023. The following Board members were present at the start of the meeting: Stephanie Turman, Kim Lucas and Bobby Wilson. Present from staff were David Onorato, Christopher Speers, Chris Holt, Gwen Bolden, Jo-Ann Williams, David Perry, Scott McNaugher, Karla Stanger, Tracy Sowinski, Anide Michel, Karla Turzak, Aric Christensen and Patricia Konesky. Also present were Nathan Clark of Buchanan, Ingersoll & Rooney; Alison Keating and an unknown caller at 317-402-5503.

Mr. Onorato advised that Mr. Wilson was under a time constraint and would need to leave the meeting early therefore we would like to proceed with the Resolutions first so that there is a quorum for voting purposes. Mr. Wilson left the meeting at 10:14 a.m.

MINUTES

Ms. Lucas asked for approval of the minutes from the June 20, 2023, meeting.

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

PUBLIC COMMENT

Ms. Lucas asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated that Board that the Authority's Insurance Coverages is expiring at the end of this year and that we met with our consultant Mark McCall, and will be going out to bid through our brokers for renewing the insurance coverage for 2024.

Mr. Onorato reminded the Board that Picklesburgh starts tomorrow at 12:00 noon and advised that the Boulevard of the Allies has been completely blocked off since Tuesday and it will remain closed through next Tuesday. He advised that this event caused the Authority to lose significant meter revenue in the Downtown area as well as significantly affected the Wood-Allies and Third Avenue Garages. He advised that there is a follow-up meeting scheduled for late August with Pittsburgh Downtown Partnership representatives and the event organizers to discuss the effects the event had on the Authority.

Mr. Onorato updated the Board on the WiseSight pilot, which entailed cameras being installed in three of our lots, 20th and Sidney, 18th and Carson and Observatory Hill, and advised that we are ready to go live with ticket-by-mail in those three lots, anticipating an August 1st launch.

Mr. Onorato advised the Board that Gwen Bolden has resigned her position as Director of On-Street and Metered Services and that she is taking a new position, still within the parking industry, in South Carolina. Mr. Onorato wished Ms. Bolden the best in her future endeavors. He stated that she has done great work during her four years on staff and thanked her for her work.

Ms. Lucas, Mr. Wilson and Ms. Turman thanked Ms. Bolden for her service and wished her all the best in the future.

Mr. Onorato discussed the Finance Report noting that we are half-way through our Fiscal Year. He advised that the total revenue for June 2023 was \$3.9 million with garages accounting for approximately \$2.2 million of the total, and meter revenue accounting for \$1.5 million. He advised there was an increase from last June of \$400,000 but advised that revenues are still down about \$900,000 from the 2019 base year, which was the base year prior to Covid. He advised that the year-to-date revenue through June is \$22.8 million, an increase from \$19.8 million in the same time period in 2022. He advised that in 2019 revenues were \$23.3 million through June, roughly \$1 million more than 2023. He advised that our budget through June of 2023 is \$20.5 million reporting that we are about \$2 million ahead of our budget.

Mr. Onorato discussed the Facility Reports, noting that it shows the same trends as the Finance Reports. He advised that the Wood-Allies and Forbes-Semple show significant decreases in revenues and stated that it is due to on-going construction in each of those facilities. He advised that the construction at the Wood-Allies Garage is now complete, and the facility is fully open, advising that it should result in an increase in revenues. He stated that the work at Forbes-Semple is still on-going and that approximately 200 spaces per day remain out of service. Mr. Onorato noted also that the A Side of the Grant Street Transportation Center Garage remains closed as the B Side has been able to handle the current parking needs at the facility. He also stated that we will continue to monitor both Shadyside and Smithfield-Liberty noting there is a slight decrease in June revenues for both of those facilities.

Mr. Onorato discussed the Enforcement Report, stating that the officers continue to work diligently and it's shown by an increase in the number of tickets issued in all categories with the exception of street cleaning tickets. He stated that meter, residential permit and street

cleaning tickets account for eighty percent of the total violations. He advised that tickets issued year-to-date are approximately 16,800 ahead of last year's totals.

Mr. Onorato discussed the Street and Lot Collection Report, noting that both street and lot revenues have increased while lot leases revenue declined. He noted that the graph breaks out the revenues by street meters, lots and smart loading zones. He advised that working with DOMI and Automotus automated enforcement should begin in the smart loading zones within the next month or two.

Mr. Onorato discussed the Parking Court Report, noting that there is a significant increase in ticket fine collections which he attributes directly to the increase in the number of tickets issued. He advised that through June 2023 revenues for collected fines are \$5 million compared to last year through June's \$3.7 million. He advised that the revenue from parking fines goes directly to the city and that the net revenue is \$1.2 million ahead of last year's pace.

Mr. Onorato discussed the Parking Court Quarterly Revenue Report, advising that revenues through June are \$5 million up from 2022's \$3.7 million. He advised that the City's Share of Revenues through June of this year is \$3.7 million up \$1 million from 2022.

Mr. Onorato asked Mr. Holt to discuss the Quarterly MBE/WBE Report.

Mr. Holt updated that Board that the PSX Contract is projected to have 19 percent MWDDBE participation which is a little over a quarter of a million dollars. He advised that the Forbes-Semple Garage rehabilitation project had 13 percent participation with to-dates level being just over 2 percent but anticipate it to increase by the end of the third quarter. He advised that the construction related services list two projects with Desman Designs that each have 25 percent participation. Mr. Holt mentioned a few additional construction projects noting that they have 10 and 25 percent participation levels.

Ms. Turman asked Mr. Holt his overall view on participation asking in his opinion is the level good or fair.

Mr. Holt stated that his opinion is that the level is fair and stated he feels there is room for improvement. He stated that with the capital project program we have once the projects move into different stages the participation level should increase. Overall, he sees definite improvement in the program.

Mr. Onorato discussed the Utilization Report, which show the average for the year and for the last six months, which he stated that all locations for 2023 have increased with the exception of Forbes-Semple and the Wood-Allies due to the on-going construction. He noted that the garage utilization did not return to the levels they were before Covid and it is approximately 60-65 percent utilization system wide.

Mr. Onorato discussed the Transient and Lease Revenue Report, which shows net revenue increased from last year and stated we are also outpacing last year in garage transactions.

Ms. Lucas asked if the new rates had already gone into effect and if so, are they included in the report.

Mr. Onorato replied that the new rates for both on-street and garages went into effect July 1, 2023 and we should see the effect they had on revenues in next month's reports. This report is through June and does not account for the rate increase.

Mr. Onorato discussed the Downtown Housing Lease Report, stated that at the beginning of 2023 there were 503 leases and there are currently 425. He advised that Mellon Square, Grant Street Transportation Center and First Avenue combined account for approximately 60 percent of the total leases, which he attributes to location. He noted that we are seeing an increase in cancellations and no significant increase in new applicants.

Ms. Lucas asked if we were aware of the reasons customers were cancelling leases or if there was any way to determine the reasoning, suggesting possibly sending out a survey.

Mr. Speers added that some of the reasons include students residing here while they are completing their graduate studies for a year or two then moving back home, the relocation of people for their employment and some people simply stating that they no longer wish to live downtown. Mr. Speers stated that we could implement a survey upon cancellation to see if customers would share their reason for the cancellation.

Ms. Turman asked if public transportation played a part in that conversation.

Mr. Onorato responded that this has not been a reported condition.

Mr. Onorato discussed the Meter Report, which shows the revenues by location per quarter. Just under two percent of the transactions are coins, thirty five percent are credit cards through the meters and just under sixty three percent used mobile apps. He advised that meter revenues totaled \$4 million in the first quarter of 2023 and \$4.1 million in the second quarter.

Mr. Onorato discussed the Pay-By-Phone Report, noting that Parkmobile still had the majority of users with revenues to-date totaling \$5 million; PayByPhone and Meter Feeder at \$62,000 and \$64,000 respectfully and Flowbird collecting \$7,000 in revenues. He advised that ParkMobile was operating in Pittsburgh four to five years before the additional three vendors were contracted. He stated that adding the additional vendors enabled our customers to have a choice, also for visitors who most likely have one of the phone apps already downloaded and installed.

RESOLUTION NO. 23 OF JULY 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO HUCKESTEIN MECHANICAL, LLC FOR THE INSTALLATION OF A NEW HOT WATER BOILER SYSTEM AT THE FORT DUQUESNE & SIXTH PARKING GARAGE, was read by Ms. Lucas and considered by the Board.

Mr. Onorato advised that in the past PACT supplied steam heat to several of our garage locations and advised us some time ago that they were no longer going to supply the heat resulting in Ft. Duquesne and Sixth Street Garage no longer being able to have heat effective October. He advised that the Authority bid this service and received three bids with the lowest being \$69,070.00 from Huckestein Mechanical.

Ms. Lucas asked if we are able to determine why the submitted bids were so far apart.

Mr. Onorato responded that we did check with Huckestein to make sure they understood the scope of work and they confirmed that they understood the scope of work and committed to the submitted price.

Mr. Onorato advised that Mr. Holt did contact the other vendors and Mr. Holt stated that they both had other projects scheduled and did not have the time to submit a bid. He also stated that Huckestein completed work for the Authority in the past and they are a very competent contractor and have a full understanding of the scope of work, noting that they have made numerous visits to the site to determine their procedures and scope of work.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Turman, Resolution No. 23 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Ms. Turman, yes.

OLD BUSINESS

Ms. Lucas asked if there was any old business.

There was none.

NEW BUSINESS

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

Mr. Onorato again thanked Ms. Bolden for her services to the Authority and wished her the best. He also thanked Ms. Lucas for stepping up on a last minute's notice to run today's meeting.

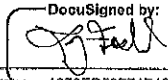
Ms. Lucas and Ms. Turman again thanked Ms. Bolden for her service to the Authority.

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

There were none.

The meeting was adjourned at 10:30 a.m. with all the Board expressing their approval.

APPROVED TO CONTENT

DocuSigned by:

1970ED92F74E42D...
Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES

DocuSigned by:

79D151926AC1406...
Approval