

MINUTES OF THE REGULAR MEETING OF THE PUBLIC PARKING AUTHORITY OF PITTSBURGH THURSDAY FEBRUARY 15, 2024

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 10:02 a.m. on February 15, 2024. The following Board members were present at the start of the meeting: Liz Fishback, Bob Wilson, Bobby Palmosina and Sean Luther. Kim Lucas joined the meeting at 10:14 a.m. Present from staff were David Onorato, Chris Holt, Christopher Speers, Scott McNaugher, Karla Howell, Jodi Hart, Jo-Ann Williams, Kathryn Van Why, Matt Jendrzewski, Tracy Sowinski, Karla Turzak, Matt Engleson, Denise Moschak and Patricia Konesky. Also present were Nathan Clark of Buchanan, Ingersoll & Rooney, John Small and Alison Keating.

MINUTES

Ms. Fishback asked for approval of the minutes from the January 18, 2023, meeting.

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

PUBLIC COMMENT

Ms. Fishback asked if there were any public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato advised that there was an initial meeting for the Audit Committee which includes member of our Finance Department as well as Ms. Fishback and Mr. Luther who graciously volunteered to join the committee and advised that the Auditors will be on-site next week to begin the audit. He noted that we are currently on schedule to meet the city's required timeline for audit completion and submission.

Mr. Onorato updated the Board that we are continuing to work with the City and their law department on the Ticket-by-Mail legislation and advised that we are reviewing the latest Copy of the legislation and will keep the Board posted on the process.

Ms. Fishback asked if this was in lieu of the communications with the State Legislature to amend any State laws and asked if this was something that could be addressed on a City level.

Mr. Onorato confirmed that the City is supportive and that their legal counsel believes that if any laws need changed it can be accomplished at the City Level.

Mr. Onorato advised the Board that we received the 2023 Year in Review pamphlet from Duncan Solutions which highlights the 2024 stats for Parking Court. It lists items such as ticket issuance, fines collected, boot and tow statistics. He advised that a copy of that report will be distributed to the Board Members after today's meeting.

Mr. Onorato updated the Board on the flooding at the Mon Wharf which resulted in 7 days of closures this month. Mr. Onorato thanked parking attendant David Zorn, as well as the staff from the City of Pittsburgh Department of Public Works for the work they performed in cleaning the Mon Wharf after the flooding, which helped in the timely reopening.

Ms. Fishback asked where the 7 days of flooding fits within the yearly average.

Mr. Onorato responded that there has been very little flooding in the last few years but that we do estimate approximately 15 to 20 days of closure due to flooding in our yearly budget. He mentioned that prior to the last few years there were more consistent closures. He stated he believes that currently there is not as much flooding due to the lesser amounts of snowfalls as well as the opening and closure of the dams. He stated that the seven days of flooding is more than we have had in past years.

Mr. Speers added that in 2023 there were no flooding closures, 2022 saw three days in January with a total of 24 for the year and in 2021 there were total of 5 closures due to flooding. He stated that the 7 this year is a little above the curve for the last 5 years.

Ms. Fishback asked if any of the mitigation at the Wharf helped with flooding efforts.

Mr. Onorato advised that the latest work completed at the Wharf was for the bike path and the park and did not address any flooding concerns.

Mr. Onorato advised that we entered into an agreement with the Pittsburgh Downtown Partnership ("PDP") for the use of our restroom at the Smithfield/Liberty Garage to replace the "Pittsburgh Potty" which was available for use to the public as well as the homeless. He advised that a meeting has been scheduled this week with the Teamsters Union to discuss this process and stated that he will advise the Board of the results of that meeting.

Mr. Onorato advised that the final payment due the City for 2023 is being issued today in the amount of \$10,164,415.15 bringing the total amount of the payments to \$23,405,384.21.

Mr. Onorato advised that there is a conflict on the dates for the upcoming March and April Board Meetings and that they may need to be rescheduled. He advised that we will be reaching out with proposed dates for a reschedule.

Mr. Onorato discussed the Finance Report, stating that the revenues for January 2024 are just over \$3.7 million up from 2023's \$3.5 million but still below the 2019 base year of \$4.6 million. He advised that garage revenues are still down from pre-pandemic numbers with \$2.1 million generated in 2023 compared to \$2.9 million in 2019. He advised that meters are closer to coming back to pre-pandemic levels with 2023's meter revenue totaling \$1.2 compared to 2019's \$1.3 million. He advised that our budget for January was \$3.9 million, and January's actuals were \$3.7 million.

Mr. Onorato discussed the Garage Facilities Report, showing that revenues were \$2,134,000 last year, up 4.18 % from the previous year. He advised the Shadyside Garage revenues were down due to the activity in that area and that the Red Garage at Grant Street Transportation Center remains closed. He also noted that the Mon Wharf revenues saw a slight drop due to the flooding closures. He advised that the Wood Allies and the Forbes Semple Garages are both returning to normal occupancy levels. He noted that Shadyside Garage revenue is down due to the activity on Walnut Street.

Mr. Onorato discussed the Enforcement and Meter Services Report, advising that just over 15,000 tickets were issued for the month of January with meter and residential permit violations representing approximately 76 % of the total tickets issued. He reminded the Board that street cleaning does not resume until April so there were no tickets issued in January for that violation. Mr. Onorato advised that delta for meter and on-street lot leases was \$153,000 from 2019 to 2024 so we are close to where we were in 2019. He also advised that lot leases in 2024 were 306 and in 2019 were 453, which is a significant reduction.

Mr. Onorato discussed the Parking Court Report, noting that tickets were down slightly and the delta was \$30,177, which he believes should be made up in the next few months.

Mr. Luther asked when the red garage at the Grant Street Transportation Center was taken out of service?

Mr. Speers responded that the red garage was closed early at the start of the pandemic, he believes around April of 2020 and it has remained closed since that time. He stated that the facility relies heavily on the overflow from the Convention Center Garage noting that the red garage is the smaller of the two with 428 spaces. He also stated that the drop in the January revenue is a timing issue and as some of the major conventions occur in the next few months, the number of parkers will increase.

Mr. Luther stated that we should start seeing the year-to-year comparisons matching and not seeing such a variance given the amount of time the facility has been closed.

Mr. Speers confirmed his belief and noted that with most of the conventions occurring in March and April we will be seeing an increase in utilization.

RESOLUTION NO. 5 OF FEBRUARY 2024, “A RESOLUTION ACKNOWLEDGING MR. JERRY KURZAWSKI UPON HIS RETIREMENT, was read by Ms. Fishback and considered by the Board.

Mr. Onorato thanked Mr. Kurzawski for his years of dedicated service. He advised that Mr. Kurzawski began his employment as a garage manager in 2007 and was a huge asset to that department as well as to himself. Mr. Onorato stated that Mr. Kurzawski was good at overseeing and managing the garage and our customers, stating that he built a good relationship with customers and co-workers. He stated that he and the patrons will be sad to see Mr. Kurzawski leave and wished him the best in his future endeavors.

Mr. Speers added that Mr. Kurzawski will be sorely missed as he has done a lot for the department and both the Smithfield/Liberty and Oliver Garages, both of which he manages. He stated that he has done a fantastic job over the years and that he is very sad that he is leaving.

Ms. Fishback, on behalf of the Board, thanked Mr. Kurzawski for his years of service.

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

There were none.

Upon motion by Mr. Wilson and seconded by Mr. Palmosina, Resolution No. 5 of 2024 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Mr. Luther, yes; Ms. Fishback, yes.

RESOLUTION NO. 6 OF FEBRUARY 2024, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO MAKE AMENDMENTS TO THE PUBLIC PARKING AUTHORITY OF PITTSBURGH PENSION PLAN”, was read by Mr. Wilson and considered by the Board.

Mr. Onorato advised that the Authority has a defined pension plan for its employees which he stated is currently over 100% funded. He advised that the plan currently lists the Pension Board

as consisting of the Executive Director, the Director of Finance and an employee representative. He advised that we are asking to amend the positions to include the CFO position and to add a "pop up" that basically states that once a married employee retires and they elect a 50 % or 100 % annuity, their monthly benefits would be reduced if something would happen to the employee. This pop-up would have the spouses benefit jump up to the full retirement benefit. He advised that this resolution is also asking for the Pension Board to be able to make changes to the plan that do not affect the direct payout to the employees. He advised that an example of this change is what we are asking for in this resolution, that a position be added to the Pension Board and if approved the Pension Board be able to make changes without having to bring it to the Pittsburgh Parking Authority Board.

Mr. Wilson asked what prompted this change.

Mr. Onorato responded that an employee had brought this to the attention of the Pension Board Employee Representative and it was discussed and defined in the quarterly Pension Board meetings. He stated that we felt making this change would simplify the process if we were just making an administrative change. He also stated that since the Authority now has a CFO position filled that we are asking to add this highest-ranking finance position to the Pension Board.

Ms. Lucas asked Mr. Onorato to elaborate on the administrative changes and what they consisted of.

Mr. Onorato advised that we had legal counsel review the Pension Plan and the interpretation that both the Authority and legal counsel had that was if there were any changes to plan it would need to be presented to the Authority Board. He added that with the 3 changes we are proposing in today's resolution the Pension Board believes that we make decisions that do not affect an individual's benefits.

Ms. Lucas asked if any of these potential changes would have any impact on the Authority's overall budget.

Mr. Onorato stated that the only impact to the budget is the MMO payment we make to the pension plan. He noted that the last several years the MMO was zero, however we continued to put \$150,000 to \$200,000 per year into the plan. He stated he does not believe that there would be any other effect to the Authority budget.

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

There were none.

Upon motion by Ms. Fishback and seconded by Mr. Luther, Resolution No. 6 of 2024 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Mr. Luther, yes; Ms. Fishback, yes.

RESOLUTION NO. 7 OF FEBRUARY 2024, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE A CHANGE ORDER TO R & B MECHANICAL, INC. FOR THE AIR HANDLING UNIT REPLACEMENT AT THE THIRD AVENUE PARKING GARAGE, was read by Mr. Luther and considered by the Board.

Mr. Onorato advised that Board already approved a resolution for the replacement of the air handling unit at the Third Avenue Garage for a total of \$74,500 and upon mobilization and the start of the work it was discovered that a shut off valve was cracked and leaking and we would like to correct that issue going forward. He advised that we increased the scope of work will result in an increase of \$2,531 or 3 percent increase to the original contract bringing the contract total to \$77,031.

Mr. Luther asked for confirmation that this is in line with the new change order authorization process that was recently approved.

Mr. Onorato confirmed that it was and noted that the verbiage in this resolution was slightly changed to reflect that policy.

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

There were none.

Upon motion by Mr. Luther and seconded by Ms. Lucas, Resolution No. 7 of 2024 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Mr. Luther, yes; Ms. Fishback, yes.

RESOLUTION NO. 8 OF FEBRUARY 2024, “A RESOLUTION TO AMEND/RATIFY THE LANGUAGE STATED IN RESOLUTION 44 OF DECEMBER 2023 AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE A NEW 2024 HEAVY-DUTY PICKUP TRUCK, SNOWPLOW, AND HOPPER SPREADER FOR THE DEPARTMENT OF PROJECT MANAGEMENT MAINTENANCE FROM TRI-STAR FORD, was read by Ms. Lucas and considered by the Board.

Mr. Onorato stated that the Board approved the purchase of this vehicle at last month’s meeting at a cost of \$68,000, plus the \$2,000 for decals, and we are asking today to change the vendor.

He advised that the purchase is through a Co-Star's contract, and we were initially going to purchase a Chevy Truck, but due to Chevy vehicles being out of stock, we changed the purchase of a Ford Truck at the same costs the Board initially approved. He noted that this will be a different Co-Stars contract number under a Ford dealership.

Mr. Holt added that this Ford F-350 is similar to the Chevy Silverado Truck and the dealer is confident that the purchase will fulfill the Authority's needs.

Mr. Wilson asked if the Ford was a four-wheel drive vehicle.

Mr. Holt responded that it is a 350 Ford Pickup Truck with four-wheel drive, heavy duty suspension with a snowplow and a salt hopper included.

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. 8 of 2024 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Mr. Luther, yes; Ms. Fishback, yes.

OLD BUSINESS

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

There were none.

NEW BUSINESS

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

Ms. Fishback stated that she will send an email regarding the March Board meeting and the feasibility of having it in-person as opposed to virtual.

There were none.

The meeting was adjourned at 10:33 a.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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Approval
