

**MINUTES OF THE REGULAR MEETING OF THE**  
**PUBLIC PARKING AUTHORITY OF PITTSBURGH**  
**THURSDAY FEBRUARY 21, 2013**

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 February 21, 2013 at 10:04 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 and Christopher D'Addario. Ms. Fauna Solomon arrived at 10:05 a.m. Present from staff were: David Onorato, Jo-Ann Williams, Christopher Speers, Anthony Boule, Judi Devito, Chris Holt, Wes Pollard, Patricia Konesky, Bill Conner, Janet Staab and Gina Baxendell. Also present were Jacqui Lazo of Buchanan Ingersoll & Rooney, Frederick Winkler, Architect and from Parkinson Construction: Nigel Parkinson, Nikhaiha Rao, Blyden Terry and Cozaig Wine.

**MINUTES**

Ms. Judson asked for approval of the minutes from the regular meeting held on January 17, 2013.

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

**PUBLIC COMMENT**

Ms. Judson asked for public comments.

Mr. Parkinson of Morgan Development and Parkinson Construction both, of Washington DC, addressed the Board regarding purchasing the Penn Circle NW lot in East Liberty for the construction of a hotel.

Mr. Parkinson reported that his project began approximately six or seven years ago with the purchase of one building, followed by purchases of a structure occupied by the American Legion building, the First Niagara Bank building and a smaller building which was previously owned by physicians. Mr. Parkinson expressed his confidence that the East Liberty community was ready for this type of development, noting that the planned Indigo Hotel was a good fit for the East End generally. He explained that an architect has been retained and said meetings with the URA regarding funding had been held. Mr. Parkinson stated that he had met with the Board back in 2007 regarding parking for this proposed hotel but said that he had been unable to obtain the necessary funding to proceed at that time. He presented a drawing showing the final concept of the project, noted that construction has already begun and stated that both his firm and the East Liberty Development group are very excited about its progress.

He advised that the development will also include retail space on the first floor and a large banquet area on the second floor.

Mr. Parkinson stated that the one missing piece for his proposed development is parking and said he is asking the Board to approve the sale of one of the Authority's surface lots to permit the land to be used for that purpose. He thanked Mr. Onorato and the Board for their consideration.

Ms. Judson asked if there were any questions or comments for Mr. Parkinson.

There were none.

Ms. Judson asked if there were any other public comments.

There were none.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato updated the Board that the Mon Wharf was closed for four days in January due to flooding and stated that the closing is reflected in the monthly revenue totals. He said there is an average dollar loss of approximately \$3800.00 per day when it is closed.

Mr. Onorato advised that there was a break in the water line on Penn Avenue which runs to the Grant Street Transportation Center and said it was the responsibility of the Parking Authority. He advised that the emergency repair cost was approximately \$25,000. Mr. Onorato circulated photos to the Board taken at the time of repair, noting that they show the extensive hole in the middle of Penn Avenue that had to be dug in order to reach the location of the break. He said he was thankful that quick action in locating and fixing the break limited any flooding to the basements of the businesses along that corridor.

Mr. Onorato advised that the Authority created a document addressing frequently asked questions of customers' use of the pay-by-plate meters and said that a copy was included in each of their Board packets. He advised that the Authority has made these flyers available to businesses and community groups.

Mr. Onorato updated the Board on the progress of the CMU parking rate study currently being conducted, which will continue throughout this calendar year. He advised that the Authority will review the utilization and CMU-filed study report every quarter and advised that CMU and Phipps will make rate recommendations on a quarterly basis.

Mr. Onorato updated the Board that the Authority did receive a \$125,000 grant, applied for through Senator Ferlo's office and approved by the Infrastructure and Tourism Fund, to improve the Cedarville Parking Lot located in Bloomfield.

Mr. Onorato updated the Board that the Authority has been working with Eat' N Park on an easement agreement for a Bistro the firm is developing that will abut our 19<sup>th</sup> and Carson Street Lot on the South Side. He advised that the agreement is currently being reviewed by our legal counsel.

Mr. Onorato recapped the situation Mr. Parkinson spoke of earlier in the meeting regarding a request to purchase the Penn Circle NW Lot for use in his development plans for a hotel. Mr. Onorato advised that he has been working with Mr. Parkinson to see if the sale is possible or if other arrangements can be made where the Parking Authority would maintain ownership and enter into an agreement permitting him to valet vehicles into our lot. Mr. Onorato advised that we are still awaiting Parkinson Construction's financial statements to demonstrate to the Authority that his firm is able to obtain financing before any action is taken on our part.

Ms. Judson asked if Mr. Parkinson's firm would be willing to build a garage for the Authority.

Mr. Onorato replied that it would not.

Mr. Onorato updated the Board that the Authority has received two inquiries regarding the purchase of two separate surface lots in the Allentown/Warrington area. He stated that Barry Stein, the owner of the business abutting the Walter/Warrington lot, submitted paperwork to begin the purchasing process. He reminded the Board that the Authority had been asked previously to consider the sale of the Asteroid/Warrington lot to Jonathan Vlasic of Alla Famiglia Restaurant, and noted that we are currently awaiting further action on that possible transaction before proceeding further. Mr. Onorato advised that both of these pending sales are in the very early stages and said he will keep the Board posted on developments as they occur.

Mr. Onorato advised the Board that the repair project on the Fort Duquesne & 6<sup>th</sup> Garage is proceeding well. He said the Authority is losing approximately 256 spaces per day while the repair projects are underway and advised that the entire project, now 50 percent completed, is anticipated to be finished by July 2013. He noted that the revenues from this facility are down in proportion to the daily reduction of spaces.

Mr. Onorato advised that the revenue for Second Avenue is up due to the facility's low daily rate of \$6.00 per day and also as a result of an increased overflow of vehicles from the Mon Wharf and First Avenue facilities.

Mr. Onorato advised that the Forbes Semples revenues are down compared to budget and said he believes the reduction to be due to a fewer number of events at the Peterson Event Center.

Mr. Onorato also noted that the revenues for the Shadyside Garage are up due to an increase in business activity in the area.

Mr. Onorato advised that the on-street meter revenues are increasing and said he believes this to be due to the installation of the multi-space pay-by-plate meters and the ability of customers to use credit cards as their form of payment. He advised that the average credit card transaction is \$3.00 while the average cash transaction is \$1.25.

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

There were none.

## **RESOLUTIONS**

**RESOLUTION NO. 4 OF FEBRUARY 2013, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE PARKING ACCESS AND REVENUE CONTROL EQUIPMENT FROM CTR SYSTEMS TO REPLACE FIVE (5) REMAINING ANTIQUATED ENTRY AND EXIT GATES AT THE FT. DUQUESNE & 6<sup>TH</sup> GARAGE,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato noted that in 2005 the Authority replaced the ticket dispensers and card readers at the Ft. Duquesne & 6<sup>th</sup> Street Garage and said that with the on-going construction project beginning in March, the construction company mobilized at the 6<sup>th</sup> Street entrance will need to remove the revenue control equipment. He said the equipment will be relocated for temporary access but said after the renovation is completed, we would like to replace it because it is outdated. He noted that this is a best-case opportunity from a timing standpoint because the equipment will have to be removed and reinstalled because of the renovation project.

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

There were none.

Upon motion by Mr. D’Addario and seconded by Mr. Mazefsky, Resolution No. 4 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 5 OF FEBRUARY 2013, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO CARL WALKER CONSTRUCTION, INC. FOR REPAIR AND PREVENTIVE MAINTENANCE AT THE SMITHFIELD-LIBERTY PARKING GARAGE,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato advised that this final payment is for repairs completed at the Smithfield-Liberty Garage, reporting that the entire contract was for \$759,040 with a final payment is \$38,111.80. He noted that the contractor, Carl Walker Construction, met the goal of 25-percent MBE/WBE participation with approximately \$190,000 being paid to MBE/WBE firms.

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

There were none.

Upon motion by Ms. Solomon and seconded by Mr. Mazefsky, Resolution No. 5 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes

**RESOLUTION NO. 6 OF FEBRUARY 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR ELECTRICAL SERVICES FOR AUTHORITY-OPERATED GARAGES AND SURFACE LOTS,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato stated that as noted in the resolution, the current contract with Allegheny City Electric will expire on May 31 2013. He said we are seeking authorization to solicit bids for electrical services and enter into a new contract after proposals are received and reviewed.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 6 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 7 OF FEBRUARY 2013, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO AGF COMPANY FOR THE PURCHASE AND SUPPLY OF ROCK SALT/SODIUM CHLORIDE AND CALCIUM CHLORIDE,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato updated the Board that the contract for this year is expiring and said that the current vendor is AGF Company. He advised that the Authority received four proposals to the RFP and said the lowest combined bid was submitted by that firm. Mr. Onorato reported that staff was asking to award a one-year contract with two one-year options. He advised that the bid price includes delivery of the products directly to each garage facility.

Mr. Holt noted that the bid submission contains a typographical error involving the cost per pallet. He said the total cost listed on the resolution is correct, but said it is not correct on the attached bid tabulation sheet.

Ms. Judson asked if her understanding is correct that the total is incorrect but the per-pallet cost is not.

Mr. Onorato confirmed that interpretation and stated that the resolution will be corrected at the end of this meeting.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Ms. Solomon, Resolution No 7 of 2013 was approved as follows: Ms. Solomon, yes; Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

## **OLD/NEW BUSINESS**

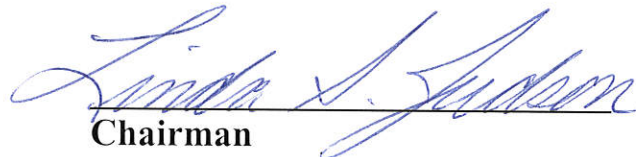
Ms. Judson asked if there were any questions or comments on old or new business.

There were none.

The next Board meeting is scheduled for Thursday, March 21, 2013 at 10:00 a.m.

Upon motion by Mr. Mazefsky and seconded by Ms. Solomon the meeting was adjourned at 10:30 a.m.

## **APPROVED TO CONTENT**

  
Chairman

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

  
Approval