

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY MARCH 16, 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 10:02 a.m. on March 16, 2023. The following Board members were present at the start of the meeting: Liz Fishback, Bobby Wilson, Kim Lucas, Stephanie Turman and Bobby Palmosina. Present from staff were David Onorato, Christopher Speers, Chris Holt, Gwen Bolden, Mark DiNatale, Jo-Ann Williams, Karla Stanger, Matt Engleson, Anide Michel and Patricia Konesky. Also present were Jason Wrona and Nathan Clark of Buchanan, Ingersoll & Rooney, Bill Stewart of Strategic Communications and Alison Keating.

MINUTES

Mr. Onorato asked for approval of the minutes from the February 16, 2023 meeting.

Upon motion by Mr. Palmosina and seconded by Mr. Wilson the minutes were approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes and 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 an Executive Session was held on March 9, 2023, to advise members of some financial developments.

Mr. Wrona added that the Executive Session was educational in nature session to review some financial matters and also to discuss items covered by Attorney/Client privilege.

Mr. Onorato advised that the RFP is currently out for bids for the PARC's (Parking Access Revenue Control) contract.

Mr. Onorato advised that Maher Duessel is currently finalizing the Authority's 2022 audit and said we anticipate having a draft available within two weeks for submission to and review by the

Audit Committee prior to being presented to the Board for approval in April. He thanked Mr. Wilson and Ms. Fishback for their service on the year's Audit Committee.

Mr. Onorato updated the Board regarding on-going issues at the Mon Wharf, specifically alerting members that another fire that occurred yesterday involving one of the tents occupied by the homeless. He advised that the fire department assembled on-site to extinguish the fire and reported another incident this morning requiring the police to intervene. He advised that we do not have all of the details of the latter event but said we wanted to make the Board aware of both developments. He said we will be reaching out to the Police Commander for a full report on today's intervention.

Mr. Onorato advised that we continue to have the similar problems involving the homeless at the Grant Street Transportation Center Garage and stated that we are working with the City to try to rectify the problem, noting that the process is complex and slow-moving.

Ms. Lucas asked if those are locations that previously maintained security coverage.

Mr. Onorato responded that Grant Street Transportation Center has security guards but has had little success in moving the homeless population. He advised that we do reach out to the police regarding the issues as they occur. He noted that the Mon Wharf does not have security guard coverage but said we have an arrangement with Point Park University Police to patrol the Wharf several times a day to provide a presence at the site.

Mr. Onorato asked if there were any questions or comments on the Executive Director's report.

There were none.

Mr. Onorato discussed the Financial Report which reports that revenue was approximately \$800,000 below our base-year total of \$4.5 million but were up from 2022's \$2.9 million. In summary, he said our performance numbers are continuing in the right direction but are still well below reaching the pre-Covid 2019 totals we have established as our base year for comparison purposes.

Mr. Onorato discussed the year-to-date revenues of \$6.8 million, noting that we have reached 29 percent of our budget total with only 20 percent of the year completed. He advised that the same trend occurs from totals recorded in 2019's to results to-date in 2023. He said the February 2019 total was \$9.1 million while this year-to-date was \$7.2 million.

Mr. Onorato discussed the additional Finance Report created after the Covid period to track monthly revenues and compare the last five years for each of our revenue categories. He advised that 2019's February total revenues were \$4.5 million and in 2023 they were \$3.7 million. He advised that while we are trending in the right direction, we do not believe that we will reach 2019's levels in revenues or garage utilization.

Mr. Onorato discussed the Facilities Report which shows that revenue in all of our garages recorded increases with the exception of the Forbes/Semple facility, where on-going construction

is removing 175 to 200 spaces a day from service. He noted that the cost of this rehab project will total slightly over \$4.5 million.

Mr. Onorato discussed the Enforcement Report, which he states shows that 17,400 tickets were issued in February 2023 compared to 13,100 last year. He noted that meter violations account for just slightly over 50 percent of tickets issued, with residential permit violations generating 25 percent of that total. He advised that more than 34,000 tickets have been issued to date compared to 24,000 in 2022. Mr. Onorato advised that street cleaning will resume April 1 and will run through October 31. He noted that tickets in that category will increase beginning April 1.

Mr. Onorato discussed the Meter Report, advising that street and lot meter revenues are returning faster in volume than garages. He advised that February 2022 street collections were \$1.2 million, compared to the 2019 base-year total of \$1.6 million and 2023's \$1.4 million to date increase, represented \$120,000 increase. He said that result was off approximately \$177,000 compared to the 2019 base year but up from a year ago despite showing a drop in lot leases over the comparable periods.

Mr. Onorato discussed the Parking Court Report, stating that \$705,000 was collected in ticket fines during February compared to \$491,000 in 2022. He said the year-to-date total for 2023 was \$1.4 compared to slightly over \$1 million in 2022.

Mr. Onorato asked the Board if there were any questions or comments on his reports.

There were none.

RESOLUTION NO. 6 OF MARCH 2023, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO FLOWBIRD (FORMALLY CALE AMERICA, INC.) FOR THE METER DOOR UPGRADE PROJECT, was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that this final payment is for Phase 2 of the meter door project upgrade that replaced all of the meter door and mechanism components while also moving from monochrome screens to color models and upgrading credit-card access as well. He advised that Phase 1 was completed in June of 2022 and said final payment for that Phase was authorized previously by the Board. He said that Phase 2 covering some 1000 meters has now been completed to the satisfaction of the Authority and said we are therefore asking for authorization to release the final payment for the work of \$63,620.00. He advised that the total contract cost for Phase 2 was \$1,219,000 and said there were no change orders to the contract.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Lucas, Resolution No. 6 of 2023 was approved as follows: Ms. Lucas, yes; Mr. Wilson, yes; Mr. Palmosina, yes; Ms. Turman, yes and Ms. Fishback, yes.

NEW BUSINESS

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

Mr. Wrona addressed the Board and announced that, with considerable regret, he is leaving the law firm of Buchanan, Ingersoll & Rooney to join another firm and therefore will be completing his work on behalf of the Authority. He stated that the majority of his work has been as a real estate attorney and said the new firm is primarily a provider of real estate services. He stated that although he has been the team leader on Authority work, he has enjoyed support from a number of people at Buchanan over the years and said he is confident that it will continue to represent the Authority's solicitor ship in the first-class manner it has always strived to accomplish. He said it was personally 17 years of pleasure to serve as team leader of the firm's Authority assignment, noting that he has seen his client organization grow, unequivocally, to become the most awarded Parking industry operation in the world. He stated that the Authority's accomplishments are testament to the great leadership of its Board over the years but, more importantly, reflect the contributions of Director Onorato and his capable staff. He stated that it is great when someone in my position can say that he or she is fortunate enough to represent the absolute best in something and that is the position that the Authority now holds in the Parking industry worldwide. He stated that while he will miss the friendships that have evolved over the years between our two organizations, he will also miss his experience that the people at the Authority have always made the right decisions to protect the Authority and do what is morally correct. He stated that clients who meet that standard make our roles as advisors both fairly easy and reassuringly straightforward.

Mr. Wrona stated that Buchanan will continue to provide exemplary service to the Authority team, principally in the person of Mr. Nathan Clark having joined the Parking Authority team. Mr. Wrona advised that Mr. Clark previously served as General Counsel for the Urban Redevelopment Authority, a well-respected City organization that operates under very similar operational set of laws and standards. Mr. Wrona stated that he believes that Mr. Clark will represent the Authority with distinction and said he is honored to have him succeed him in this important role. He noted that there are a number of Buchanan attorneys who will direct their specialties to support Mr. Clark's role on behalf of the Authority.

Mr. Clark thanked Mr. Wrona, noting the directness with which Mr. Wrona has always expressed his thankfulness for the time he has spent representing the Authority, and also for relationships and friendships he has made as a result of the association.

Mr. Clark stated that he worked at the URA for about 11 years, the last three as the Chief Legal Officer. He stated that in that capacity he had the opportunity to work with Director Onorato and Mr. Holt and said he is looking forward to working again with both them and getting to know the rest of the Parking Authority headquarters team. He stated that he will be reaching out to introduce staff to any legal team members that they have possibly not met and stated that he anticipates the transition period to be largely seamless in nature.

Mr. Onorato stated that we are sad to see Mr. Wrona leaving and thanked him for the years of service he gave the Authority generally and the personal assistance he received in always steering the Authority in the proper legal direction to help the Authority remain in good legal standings in accordance with the state statutes and laws we are required to follow. He stated that Mr. Wrona's work is partly why we have been so successful at the Authority and stated that we truly appreciate the quality of the service given us over the past 17 years.

Mr. Onorato again welcomed Mr. Clark and stated that he hopes that any learning curve will be small, given Mr. Clark's experience with governmental operations at the URA.

Ms. Fishback thanked Mr. Wrona from the current Board and also from past Board membership groups.

Mr. Palmosina also thanked Mr. Wrona and welcomed Mr. Clark aboard.

Mr. Wilson thanked Mr. Wrona and wished him the best of luck and also welcomed Mr. Clark and stated he looked forward to working with him.

Ms. Turman stated that in the short time she worked with Mr. Wrona it was a pleasure to do so. She thanked him for his service and stated she looks forward to working with Mr. Clark as well.

Mr. Onorato asked Mr. Wrona if this was his last official Board meeting.

Mr. Wrona confirmed that it was and joked that he was going to get an unidentifiable phone number and dial in the next meeting just to listen to what he's been missing.

Ms. Turman asked if Mr. Wrona was available following this meeting to answer some questions or if the transition was occurring today.

Mr. Wrona responded that he will be available through early April, and stated that it is a testament to the Buchanan firm and his relationship there that he was being asked to stay on during that period. He stated that he would be happy to field any questions during the interim.

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

There were none.

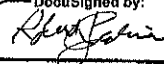
The meeting was adjourned at 10:39 a.m. with all the Board expressing their approval.

APPROVED TO CONTENT

DocuSigned by:

70ED62E74E42D
Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES

DocuSigned by:

78D152828AC1406
Approval