

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
THURSDAY MAY 15, 2014**

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 May 15, 2014 at 10:01 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Jeff Cohen, Loralyn Fabian and Cathy Qureshi. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Christopher Speers, Judi DeVito, Chris Holt, Wes Pollard, Helen Kain, Patricia Konesky, Tom Vennero, Bill Conner, Janet Staab, Debra Meyer and Jerry Kurzawski. Also present was Jacqui Lazo and Brian Simmons of Buchanan Ingersoll & Rooney, Bill Stewart of Strategic Communications, LaTrenda Leonard of the City of Pittsburgh, Bob Bauder of the Pittsburgh Tribune Review and Deana Robinson of American Express.

**MINUTES**

Mrs. Qureshi asked for approval of the minutes from the regular meeting held on April 17, 2014.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, the minutes were approved to be included as follows; Mr. Cohen, yes; Mrs. Oliphant, yes; Mrs. Qureshi, yes.

**PUBLIC COMMENT**

There were no public comments.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato introduced and welcomed Ms. Leonard who is representing Guy Costa and the Mayor's office at the Authority's Board Meeting.

Mr. Onorato advised the Board that the Authority is monitoring the conditions at the Mon Wharf, and based on the forecast and potential for flooding, will act accordingly.

Mr. Onorato advised that the ceremony marking the re-opening of the Mellon Square Park located above our Mellon Square Garage has been scheduled and said that the Board is invited to attend.

Mr. Onorato advised the Board that street cleaning has begun for the 2014 season, which runs from April through November. He said there will be a noticeable amount of tickets issued for the parking violations that result.

Mr. Onorato advised the Board that the International Parking Institute's 2015 Annual Expo will occur June 29 through July 2, 2015 in Las Vegas. Because the 2014 conference is scheduled within the next two weeks, there is not sufficient time for Board Members to register and attend this year's event.

Mr. Onorato reported that the First Avenue Garage revenue control equipment upgrade has been completed. He shared with the Board some correspondence received from the public describing how the upgrade has positively affected their parking experience.

Mr. Onorato advised that the Authority revenues are on target with budget although today's reports show them slightly above target. He said the variance is due to timing. Expenses are below budget, mostly due to current vacant positions that the Authority is currently in the process of filling.

## **RESOLUTIONS**

**RESOLUTION NO. 12 OF MAY 2014, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO NATHAN CONTRACTING, LP FOR THE REPAIRS AND PREVENTIVE MAINTENANCE AT THE SMITHFIELD/LIBERTY PARKING GARAGE,** was read by Mrs. Qureshi and considered by the Board.

Mr. Onorato advised that this is Phase Two of the preventative maintenance work at this facility, which includes full and partial deck replacement. He advised that the Authority received only two highly competitive bids even though the pre-bid meeting was attended by additional firms. He advised that the feedback received from the non-submitting firms indicated that the size of the job was larger than anticipated or that they were unable to handle it at this time. This job is anticipated to run approximately 12 months, with the contractor projected to begin mobilizing in June, and permits the contractor to limit the amount of spaces to 250 which can be taken out of services at any one time. The work includes both interior as well as façade work. Mr. Onorato advised that both of the firms that submitted bids have done work with the Authority in the past, and that the Authority was pleased with their work on those projects. He also advised that Nathan Contracting was the firm that completed the work last year at the Ft. Duquesne and Sixth Street facility.

It was asked that, if the Authority had an annual maintenance program, would these type of significant repairs be less costly. Mr. Onorato responded that the Authority does have a 10-year capital repair program, of which a three-year projection is presented to the Board annually with the budget. He asked that the Board keep in mind that a majority of our facilities are over 50 years old. He also advised that this particular scope of work is projected to extend

the useful life of the structure for another projected 20 years. He advised that during the monetization process several years ago, all major repairs were placed on hold due to the possibility of selling the Authority system, and we are now back onto our normal schedule of funding our own capital repairs and have yet not had to borrow funds to do so. He advised that the 2014 capital improvement fund budget is \$11.1 million, with this particular job representing approximately 50 percent of that total. He noted that the HVAC project at the main office and Ft. Duquesne and Sixth Street garage are significant repairs scheduled for this year, but they are not as large as the Smithfield Liberty deck and beam repair project.

Mr. Cohen suggested that the Authority use revenues realized from the meter revenues increase to add to our capital repairs fund.

Ms. Qureshi inquired the scope of work on the alternates, to which Mr. Onorato responded that they include additional deck repairs on the entrance lane and said a decision will be made as the project progresses to include the alternate work or not. He noted that once the project is awarded it is managed by staff, with the contractor adhering to a project schedule determined by the Authority. Change orders, if any, and final payment will be presented to the Board for approval. He noted that payment to the contractor is made on a monthly basis based on a percentage of the work completed, with their applications for payment being reviewed by the Authority as well as our consultant, Desman Associates.

There were no additional questions or comments.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 12 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Mrs. Qureshi, yes.

**RESOLUTION NO. 13 OF MAY 2014, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT A REQUEST FOR PROPOSALS TO SOLICIT BIDS FOR SHUTTLE SERVICE PROVIDERS TO MANAGE AND OPERATE A SHUTTLE SERVICE AT THE SECOND AVENUE PARKING PLAZA LOCATED AT 1250 SECOND AVENUE, PITTSBURGH, PA, 15219,** was read by Mrs. Qureshi and considered by the Board.

Mr. Onorato advised that the Second Avenue Lot parks approximately 700 vehicles per day and the shuttle service is a courtesy that is offered to parkers to bring them closer to their downtown destinations. The existing contract with Pittsburgh Transportation is being honored on a month-to-month basis and there has been interest shown by other vendors, such as Star Transportation, who also offer this type of service. He advised that this service, while costing the Authority in excess of \$300,000 per year, is included in the daily \$6.00 parking fee. He advised that three shuttle services run during the morning peak hours is reduced to one between the hours of 10:00 and 2:00, and then ramps back up to the three for the afternoon and evening rush hours. He noted that there are four designated shuttle stops located within the lot and four stops located outside the lot on downtown streets. One attendant is on site during the day only, none on the evenings or weekends. He said jail guards as well as others do utilize this lot during the evenings and weekends, but it is not economically feasible for the Authority

to schedule an attendant during those periods.

There were no additional questions or comments.

Upon motion by Ms. Fabian and seconded by Mr. Cohen, Resolution No. 13 of 2014 was approved as follows: Mr. Cohen, yes; Ms. Fabian, yes; Mrs. Qureshi, yes.

## **OLD/NEW BUSINESS**

Mrs. Qureshi asked if there was any old business.

There was none.

Mrs. Qureshi asked if there was any new business.

Mr. Onorato advised the Board that their packet includes a positive letter commending the attendant at the Second Avenue Lot who went out of her way to assist three patrons, one of which took the time to recognize her assistance.

Ms. Qureshi stated that before calling for adjournment, she would like to invite the Board and the Authority's Solicitors to enter into an Executive Session for discussions regarding a pending Authority legal matter.

The next Board meeting is scheduled for Thursday, June 19, 2014 at 10:00 a.m.

Upon motion by Ms. Cohen and seconded by Ms. Fabian the meeting was adjourned 10:21 am.

**APPROVED TO CONTENT**



**Chairman**

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



**Approval**