

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY MAY 26, 2016**

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 26, 2016 at 10:08 a.m. at 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Cathy Qureshi and Matt Barron. Both Aradhna Oliphant and Jeff Cohen participated via phone. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Christopher Speers, Chris Holt, Wes Pollard, Tracy Sowinski, Deb Meyer, Philip Savino, Helen Kain, Kathryn Van Why and Patricia Konesky. Also present were Jacqui Lazo and Jason Wrona of Buchanan Ingersoll; Bill Stewart of Strategic Communications; Michael Glenn of Am-Gard Inc. and Nikki Lu, Marla Blont, Paul Griffin, Gary Thompson, Joseph Foy, Sherri Geyer, Steven Kailey; Johnson Howard, Thomas Jones, Ryan Terrell of Local 32BJ, SEIU.

Ms. Qureshi reported that prior to today's Board meeting, an executive session was held to discuss matters covered by the client-attorney privilege.

MINUTES

Ms. Qureshi asked for approval of the minutes from the regular meeting held on April 21, 2016.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, the minutes were approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

Ms. Qureshi stated that to accommodate the schedule of the Board members are participating by phone, the agenda order on today's items will be changed by addressing the resolutions first to ensure that we have a full quorum for their review and approval.

RESOLUTIONS

RESOLUTION NO. 29 OF MAY 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT PROPOSALS FOR ON-SITE SECURITY GUARD SERVICES AT ALL AUTHORITY-OWNED PARKING GARAGES, was read by Ms. Qureshi and considered by the Board.

Mr. Onorato stated that the current security contract expired April 30, 2016 and said we are seeking authorization to solicit bids for a successor service. He stated that we anticipate the new contract will be for a three-year term with two one-year options.

Ms. Qureshi asked the timeline of the project.

Mr. Onorato responded that we anticipate issuing the RFP within the next few weeks and awarding the contract at the Board's August meeting.

Ms. Qureshi asked if the Authority has 24-hour security in the garages and if we will be continuing the current contract on a month-to-month basis,

Mr. Onorato advised that Am-Gard, the current security firm has agreed to continue service on a month-to-month basis. He also confirmed that they currently secure our garages 24 hours a day. He stated that, counting both security guards and staff, approximately 55 employees are covered by the security contract.

Ms. Oliphant stated that since we are issuing an RFP it should be a transparent process and said she does not have any questions at this time. She noted her support of the process.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 29 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 30 OF MAY 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO NATHAN CONTRACTING FOR THE STRUCTURAL STEEL FRAMING REPAIRS AT THE WOOD-ALLIES GARAGE, was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that a deterioration of the structural steel framing on beams located on the garage's ninth and 10th levels was cited for attention in our annual facility inspection report. He stated that this work was scheduled for routine repair in our 2017 budget, but said this year's investigation showed the deterioration to be occurring faster than we anticipated, leading to the need to repair it earlier than planned.

Ms. Qureshi asked if these beams were below the concrete.

Mr. Onorato responded that the beams are below the concrete but are also exposed to support the crossover ramp on the 10th floor. He said the condition also affects the ninth floor.

Mr. Holt added that the repairs will affect levels eight through 10.

Ms. Qureshi asked if there will be any excavation required.

Mr. Holt responded that there will be no excavation, explaining that we basically will be cutting the beams out of their installed locations and replacing the deteriorated portions.

Ms. Qureshi asked what the City Beacon Program was.

Mr. Barron stated that it is a website run by the City which centralizes all RFP activity to make access to the process simpler for vendors looking for opportunities to work on City projects.

Ms. Oliphant asked if this deterioration was due to any type of construction defect.

Mr. Onorato responded that the deterioration was due to normal wear and tear, noting that this facility is 20 years old and the beams involved are exposed to weather's elements.

Mr. Cohen asked if there was currently any danger in the garage's operation.

Mr. Onorato responded that no danger exists but, as a precaution, we have put temporary shoring in place to ensure building safety.

Mr. Cohen asked if there were any other issues noted in the annual inspection report for this facility and asked how long it would take to complete the repairs.

Mr. Holt responded that the report listed no other issues at Wood-Allies and said we anticipate the repairs being completed within two to three weeks of weekend work only.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 30 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 31 OF MAY 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND ENTER INTO A LEASE AGREEMENT BY AND BETWEEN THE AUTHORITY AND GIOVIANNI'S MEDITERRANEAN CUISINE, LLC., was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised the Board that the Authority would like to continue its relationship with Giovanni's Mediterranean Cuisine, the restaurant located in the Ft. Duquesne and Sixth Garage, by offering a five-year lease extension with two three-year options. He advised that the current annual rent is \$33,500 and said the proposed new rent will be \$36,269, with the option years, if they are exercised, going up to \$38,448. He stated that total equates to \$19.00 a square foot in the first years and \$20.00 a square foot during any option years.

Ms. Qureshi asked how Kim Jong was associated with the space.

Mr. Onorato advised that it was the original tenant there and said the firm's original contract permitted a sublease of the restaurant with the Authority's approval. He said Giovanni's took over the space in 2012 and the Authority is pleased with it as a tenant.

Mr. Barron asked if there were any significant changes in the lease terms.

Mr. Onorato stated that other than the increase in the annual rent, the terms are generally the same.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 31 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

RESOLUTION NO. 32 OF MAY 2016, "A RESOLUTION AUTHORIZING A GRANT AGREEMENT WITH PITTSBURGH REGION CLEAN CITIES AND THE ACQUISITION OF SIX (6) LEVEL II COMMERCIAL DUAL HOSE AND ONE (1) LEVEL II COMMERCIAL SINGLE HOSE ELECTRIC VEHICLE CHARGING STATIONS FOR THE FIRST AVENUE GARAGE AND T-STATION, was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that the PRCC received a grant from the DEP of \$236,000 for the 376 corridor and said the Authority had an opportunity to take advantage of the grant to install six dual-level chargers and one single charger at the First Avenue Garage. He stated that the grant terms obligated the DEP to pay 40 percent of the cost for the chargers and installation with the Authority paying the entire cost upfront and submitting the paperwork for the 40-percent reimbursement. He said this purchase will bring the total of electric vehicle charging spaces in this facility to 15 and noted that there are electric vehicle chargers at the Grant Street Transportation Center as well.

Ms. Qureshi asked if the PRCC was a local non-profit agency.

Mr. Barron stated that Pittsburgh Region Clean City (PRCC) is a program of the Department of Energy.

Ms. Qureshi asked if this purchase was consistent with the Authority's capital budget plan.

Mr. Onorato responded that it was but said that with the grant availability expiring at the end of June, the Authority wanted to expedite the purchase and installation in order to take advantage of the grant funding.

Mr. Speers noted that the existing EV Charging Stations at First Avenue were donated by Everpower Wind.

Ms. Oliphant stated that she is in favor of projects that promote sustainability, respects Mr. Barron's expert opinion and noted that she would like to hear more about the project as it moves forward.

Mr. Barron stated that it is good that the Authority is being proactive on this project, believing that electric vehicles are certainly going to be the future of transportation. He noted that when Tesla announced its new Model 3, 300,000 vehicles were sold in the first few days. He stated that as the public moves towards electric vehicles, there is going to be a need for more charging stations.

Ms. Qureshi asked if there were any additional questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 32 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

PUBLIC COMMENT

Ms. Qureshi asked if there were any public comments.

Ms. Liu, the Western Pennsylvania Political Director for the SEIU Local 32 BJ, introduced herself and stated that she was here to build upon some of the remarks that she and union members made at a previous Parking Authority Board meeting. She stated that she applauds the Parking Authority for having a transparent bidding process, noting that one example was using the City's on-line bidding process to make the RFP information widely available.

Ms. Liu also stated that she is following up on some of the emotional arguments that were presented to the Board as well as to show the economic impact of the contract in place. She stated that the last time they addressed the Board, one particular worker offered testimony to the quality or lack thereof of the working conditions which he experiences as an Am-Gard employee. She stated that the speaker wanted to speak again today on behalf of himself and other workers to encourage that the new contract be awarded to a responsible contractor to make certain that it includes the provision set in the prevailing wage ordinance. Ms. Liu then explained that the Am-Gard worker was informed of a shift that he had to take today, less than 24 hour before he was expected to report for work. She said scheduling of that type is an industry problem, explaining that giving workers little notice of when they are required to work creates inconsistency and instability in their home life.

She stated that if we want to talk about Pittsburgh being a world-class city we have to consider the real impact of a service sector filled with low-quality jobs paying poverty-level wages. She said the issue is particularly disturbing when public dollars are supporting contracts that do not create better-quality jobs. Ms. Liu stated she applauds the Parking Authority, the County Executive and the Mayor for making major strides in making all public contract good contracts

for the workers who perform the services covered. She also offered praise for the passing of the prevailing wage ordinance which makes sure that security workers are paid \$11.92 per hour with a \$14.27 subsidy going directly to them for their health insurance or to the health-insurance provider they designate. She stated that the Authority as well as the leadership in government has taken many steps to make sure that those things are real but we need to take one more step forward to make sure that the workers who have fought for the last two years for a good contract actually can reap the benefits of that effort. She stated that today you see before you workers both the commercial office and security industries who have fought and won good jobs that no longer forces them to make the decision of paying for their home utility bills or buying groceries and putting food on the table. Ms. Liu stated they are here today to appeal to the Board to make sure that the jobs that are created or maintained through the next security RFP are good jobs that are the result of a transparent process that produces a best-practices outcome for everyone involved. She thanked the Board for allowing her to address today's meeting.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated that Board on the Third Avenue repair project, noting that the contractor is on schedule with completion due early in the third quarter of this year. He advised that the power washing and painting portions of the project are underway to be followed by exterior façade repairs.

Mr. Onorato updated the Board on the Pay-by-Phone report, stating there was an 11-percent increase in transactions over March and noting that over 22 percent of the month's parking transactions employed the pay-by-phone app. He stated that over 500,000 transactions have been recorded, since the program's inception, with the average price of app-based purchases 51 cents higher than parking brought through the meters.

Mr. Onorato advised the Board that the Authority presented a contract offer to the AFSCME Union that was voted down by the membership.

Mr. Onorato advised the Board that the Authority was notified of a change in federal law that credit bureau reporting will no longer be permitted and stated this will have an effect on the collection process at Parking Court.

Mr. Onorato advised the Board that the Authority is engaged with the North Side Leadership Conference, which recently purchased the property adjacent to our Observatory Hill surface lot, and is working with them on an easement for a restaurant. He advised that the outcome will not involve the loss of any parking spaces but relates only to the walkway to the lot.

Mr. Onorato advised the Board that he, Mr. Speers and Mr. Conner attended the International Parking Association's Annual Conference last week, the event was attended by 3,000 participants from 55 countries, and featured more than 300 exhibitors and 50 educational sessions.

Mr. Onorato did not discuss the monthly reports in detail, stating that they are all within budget and contained nothing out of the ordinary. He offered to answer any questions the Board may have on any of these reports.

There were no questions on the reports.

OLD/NEW BUSINESS

Ms. Qureshi asked if there was any old or new business.

Mr. Onorato advised the Board that the Authority's 2015 Annual Report was included in their Board Packet. He stated that he was pleased with the design and layout and asked for their feedback.

Ms. Qureshi stated that she wanted to recognize the service of Ms. Jacqui Lazo, who has been the Authority's Solicitor since the late 1990s. Ms. Qureshi stated that Ms. Lazo has been a friend to the Authority, great counsel to the Director and the Board, and said her fingerprints are all over the good work that the Authority has done for decades. Ms. Qureshi stated that Ms. Lazo is not retiring but is focusing her work in the Washington DC area to now leave us in the capable hands of Mr. Wrona.

Ms. Lazo stated that it goes without saying that the Parking Authority has been her favorite client over the years. She noted that it is very bittersweet to be transitioning but the fact is that Mr. Wrona has been working closely with her and the Authority for a long time and is quite capable of leading the charge here. She said she feels very good about that and believes the Authority is in good hands. Ms. Lazo said that it has been a wonderfully interesting and important experience, stating that the Authority has a great Executive Director and Board and said she will miss being in contact on a daily basis. She summarized that working with the Authority has been a very meaningful and a great adventure of her life and thanked the organization for its cooperation and support.

Mr. Onorato thanked Ms. Lazo for all she has done for the Authority and told her that she will be greatly missed on both a professional and personal friendship level.


Ms. Qureshi asked if there were any additional new or old business items for discussion.

There was none.

The next Board meeting is scheduled for Thursday, June 16, 2016 at 10:00 a.m.

The meeting was adjourned at 10:36 a.m. with all Board Members in approval.

APPROVED TO CONTENT



Chairman

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

A handwritten signature in blue ink, appearing to read "Yam R.", is written over a horizontal line.

Approval