

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
THURSDAY SEPTEMBER 15, 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 at 10:03 a.m. on September 15, 2016 at 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Cathy Qureshi, Jeff Cohen and Matt Barron. Ms. Oliphant arrived late to the meeting. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Christopher Speers, Chris Holt, Wes Pollard, Tracy Sowinski, Janet Staab, Philip Savino, and Elaine Russell. Also present were Jason Wrona of Buchanan Ingersoll; Adam Smeltz of the Pittsburgh Post-Gazette; Paul Van Osdol and Andy Cunningham of WTAE and William Stewart of Strategic Communications.

Ms. Qureshi advised that the Board conducted an Executive Session prior to today's meeting to discuss attorney client privileges.

**MINUTES**

Ms. Qureshi asked for approval of the minutes from the August 18, 2016 meeting.

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

**PUBLIC COMMENT**

Ms. Qureshi asked if there were any public comments.

There were none.

**EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato updated the Board on the Third Avenue renovation project, noting that the improvements are visible from the street. He advised that we anticipate the entire project to be completed by the end of October.

Mr. Onorato introduced Mr. John Fournier to the Board and advised that he began his service with the Parking Authority this week as the Director of Enforcement and Residential Permit Parking.

The Board members each welcomed Mr. Fournier.

Mr. Onorato discussed the Finance Report, which indicates the everything is on budget at the 67-percent mark of the year. He stated that while some line items may be higher or lower, the overall average keeps us at one percent above budget. He advised that expenses through August are approximately 10 percent under budget, which he attributed to unfilled staff positions.

Mr. Onorato discussed the Facilities Report, noting that the revenue numbers tie directly into the Finance Report, which as stated, is on target with budget projections. He noted that the Revenue by Garage results, comparing 2015's revenue to 2016's, indicates that revenues are right on target. He noted that Third Avenue saw a decline this year due to continued construction there while an increase at Smithfield/Liberty reflects the completion of work at that site.

Ms. Qureshi inquired why revenues were down at Ft. Duquesne and Sixth and Shadyside Garages.

Mr. Onorato responded that Shadyside is a timing issue due to the scheduling of events in that area.

He described the decrease in Ft. Duquesne as not substantial and said it is due to event scheduling and reduced attendance at Pirates' games. Mr. Onorato advised that the second page in the Facilities Report reflects year-to-date revenues consistent with those trends.

Mr. Onorato discussed the Enforcement Report, which shows the number of tickets issued in each category year to date and advised that meter violations account for 50 percent of all tickets issued for the month of August.

Mr. Cohen stated that this number surprises him with technology being more efficient. He stated that the increase in the public usage of the pay-by-phone application alone should result in a decrease in ticket issuance. He noted that this trend indicates that enforcement practices are more efficient.

Mr. Onorato responded that he is in agreement with this analogy and noted that the Authority is continually looking for ways to improve operations and some of those improvements are implemented by the application of meter-based data.

Mr. Cohen asked if the amount of officers from 2015 to 2016 remained unchanged.

Mr. Onorato responded that while there has been slight turnover, we are at the same level and operating at full budget capacity. He advised that the next report supports what Mr. Cohen is saying, namely that the Meter Revenue Report shows that both street and lot collections have increased both monthly and year to date.

Mr. Cohen stated that this simply indicates that enforcement efficiency has improved.

Mr. Onorato discussed the Parking Court Report, which shows an increase in revenues in all categories.

## **RESOLUTIONS**

**RESOLUTION NO. 42 OF SEPTEMBER 2016, “A RESOLUTION AUTHORIZING FREE PARKING FOR TRANSIENT CUSTOMERS ON BLACK FRIDAY AND ALL DAY FOR FIVE (5) SATURDAYS PRIOR TO CHRISTMAS AT ALL AUTHORITY-OWNED AND LEASED GARAGES FOR THE 2016 HOLIDAY SEASON,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that the Authority and the City have been offering this program for the past five years and noted that we do account for this in our budget process. He said the cost to the Authority is estimated at \$285,000.00. He advised that this program is well-received by the public and he believes that it is good for the City. He advised the Board that he received one phone call last year from a business owner thanking him and the Authority for implementing this program.

Mr. Cohen stated that the close of Macy’s most likely would have an impact on these numbers going forward.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Cohen, Resolution No. 42 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 43 OF SEPTEMBER 2016, “A RESOLUTION AUTHORIZING FREE PARKING FOR TRANSIENT CUSTOMERS ON SMALL BUSINESS SATURDAY, NOVEMBER 26, 2016 AT ALL AUTHORITY-OWNED NEIGHBORHOOD LOTS AND ON-STREET METERS,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that this is a national program that the City and the Authority have participated in for the last three years. He said its purpose is to support the small business activity in city neighborhoods and downtown as well.

Ms. Oliphant asked what this program costs the Authority.

Mr. Onorato responded that the cost has been approximated at \$73,000.00.

Ms. Oliphant asked if this was in addition to the holiday free parking revenues mentioned in the preceding resolution.

Mr. Onorato confirmed that it is in addition.

Mr. Barron asked if any type of notification would appear on the pay-by-phone application to alert patrons preparing to make payment that free parking was in effect.

Mr. Onorato responded that we will be working with Parkmobile to make patrons aware of free metered parking on that date.

Ms. Oliphant asked if the Authority could advertise and accept comments regarding free parking through social media. She stated that it would be good to get positive feedback regarding things that the Authority does, rather than just receiving complaints.

Mr. Savino responded that the Authority chose to discontinue our twitter and Facebook accounts due to the slanderous comments that were routinely posted.

Mr. Onorato added that this program is contingent on the City Finance Director approving our recommendation and said he does expect it to be approved.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 43 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 44 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE THIRTY (30) MULTI-SPACE PARKING METERS WITH PAY BY PLATE TECHNOLOGY FROM CALE AMERICA, INC.,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised the Board that the Authority currently has an inventory of approximately 10 multi-space, pay-by-plate meters and we were recently notified by the City of new meter placements that were not anticipated. He said that we anticipate a large number of those installations will occur on the new streets being developed around the old Civic Arena. He stated that the City identified other areas that would require an additional 12 meters, and we are therefore asking for approval to purchase enough meters to cover the areas already identified as well as to replenish our inventory. He noted that we are continuing to receive the purchase price negotiated in the original 2012 contract.

Mr. Cohen inquired why the City does not meet with the Authority on a regular basis to coordinate the expansion areas and the number of meters required. He asked what City department is responsible for identifying new areas.

Mr. Onorato responded that the Authority was actually contacted about the Civic Arena site by representatives of the Sports and Exhibition Authority and said the Authority directed them to the City's Public Works Department for the proper work orders. He advised that the Authority is not responsible for determining and approving the placement of meters and that we rely upon work orders from the City. He did note that the Authority does not always receive this information in a timely manner. He noted that if new streets are opened and utilized before the Authority can install meters, we can and have used the pay-by-phone method of payment until the additional meters are actually installed.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 44 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 45 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO NATHAN CONTRACTING, LP FOR STRUCTURAL STEEL FRAMING REPAIRS AT THE WOOD-ALLIES PARKING GARAGE,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that the original contract for beam repair at the Wood-Allies Garage was \$44,888.00 and there was one Board-approved change order for \$3,870, approximately nine percent of the original contract amount. He advised that the final contract amount would be \$48,758.00. He noted that there was no MBE/WBE participation in this project and he advised that the work has been completed to the satisfaction of the Authority.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 45 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 46 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO CPS CONSTRUCTION GROUP, INC. FOR THE REPAIRS OF THE FIRST AVENUE GARAGE AND STATION ROOF DECK,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato reported that this resolution requests final payment for CPS for roof deck repairs at the First Avenue Garage and Station and said that the corresponding pay application is following the resolution. He advised that there were no change orders on this contract and said MBE participation was approximately 10 percent. He advised that this project was done in coordination with the lighting upgrade project at the facility.

Mr. Holt advised that there is an error in the dollar amount listed on the Resolution and said that the correct final payment amount should be \$15,894.60.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, the revised Resolution No. 46 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 47 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE TWO (2) NEW FLEET VEHICLES, BOTH 2017 CHEVROLET CRUZE, FOR THE DEPARTMENT OF ENFORCEMENT FROM DAY CHEVROLET INC.,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised the Board that the Authority is requesting to replace two enforcement vehicles, both of which are 10 years old. He advised that while there may not be many miles on each, they are heavily used by many different drivers and incur substantial wear and tear.

He reminded the Board that the Authority is proactive in keeping its vehicle fleet in good working order and that we rotate purchasing new vehicles each year so that we do not get into the position of having to replace a large number of vehicles at any one time.

Ms. Qureshi asked for clarification that the total amount listed is the purchase price for both vehicles.

Mr. Onorato confirmed that it was the purchase price for both vehicles and said that the extra dollar cost was for the decals and GPS to be added after the vehicles are in our possession.

Ms. Qureshi asked what happens to the vehicles that we are replacing.

Mr. Onorato responded that we sell these vehicles at auction.

Mr. Barron stated that there were discussions earlier this year regarding replacing the vehicles systematically with electric-powered vehicles and asked if that was something that was still being considered or discussed.

Mr. Onorato responded that the discussion did occur internally and noted that the vehicles budgeted for enforcement in our 2017 budget are electric vehicles. He stated that these two vehicles will be equipped with the License Plate Recognition camera system and because we had some earlier issues with vehicles using the LPR system, we were concerned that combining electric vehicles with the LPR system may short out the system.

Mr. Barron asked if we believe that the specs at that time will work with the system.

Mr. Onorato responded that the Authority does not have enough LPR systems for all of our vehicles so they will not be retrofitted into the electric vehicles.

Ms. Oliphant asked how many vehicles currently have LPR systems and how the Authority determines the number of those needed in our fleet.

Mr. Onorato responded that we currently have three LPR systems in use and we are anticipating increasing that amount in 2017 as we have found them to be very beneficial and efficient. He noted that with the latest upgrade, we are able to enforce meters as well as residential permits.

Ms. Oliphant asked what was the difference in terms of revenue by using the LPR system.

Mr. Onorato stated that enforcement can cover a lot more territory in a vehicle, and typically an officer can cover a larger area or multiple areas when using a vehicle equipped with LPR as opposed to covering one area on foot or using a vehicle without LPR capability. He advised that the Authority will continue to examine the cost-effectiveness and of the system's use will make purchase recommendations based on that information.

Mr. Wrona asked if in the future the Authority could document in the resolution any governmental entity being piggy-packed for the subject purchase.

Mr. Holt responded that this particular purchase was off the Co-Stars contract.

Mr. Cohen asked who evaluates and determines which vehicles are to be replaced and asked if the Authority has considered leasing vehicles. He feels that the Authority is a large enough business that we could lease a few vehicles and do an analysis if it is cost-effective to lease rather than purchasing vehicles outright. He added that employing the leasing option could reduce or even eliminate maintenance costs.

Mr. Onorato responded that there is no formal report, but said the Authority determines the timing of purchases based on the maintenance records and the cost to maintain the vehicles throughout the year. He said condition and mileage were factors as well and noted that with these two particular vehicles being over 10 years old the Authority went seven years with no payment for their use, unlike leasing where there is always a payment.

Ms. Oliphant stated that she supports Mr. Cohen's suggestion that the Authority should look at the analysis and decide if leasing vehicles would be beneficial.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 47 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 48 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR A PARKING CONSULTANT TO PERFORM AND PROVIDE A TRAFFIC IMPACT STUDY AND SITE ACCESS FOR A PROPOSED PARKING AUTHORITY FACILITY TO BE BUILT ON THE PRESENT SITE OF THE ORGANIZATION'S NINTH AND PENN GARAGE,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised the Board that the Authority is considering replacing the existing Ninth and Penn Garage and said this would be the first step in the formal evaluation process which would show that if the Authority decides to move in the direction of replacement the street grid allow for a larger facility to be built. He advised that there are currently 586 spaces in the existing facility and it may be beneficial to increase its capacity if replacement occurs.

Mr. Barron asked if this study would be looking only at current conditions or would also take into account any major development planned for that block.

Mr. Onorato responded that the Authority will advise the consultant candidates of possible future expansion and specify that it should be included in their analysis of parking demand.

Mr. Wrona added that after talking with the Pittsburgh Cultural Trust, his understanding is that we will be working with them to connect the facilities and make sure they are included to ensure that all parties involved are on the same page.

Ms. Oliphant asked the age of this facility.

Mr. Onorato responded that it is in excess of 50 years old and closer to 60 than 50.

Ms. Oliphant asked if there was any benefit of connecting not just with the Cultural Trust but also with Traffic Twenty-One.

Mr. Onorato responded that that would be a discussion for later in the process. He stated that first there would be many options to consider, including construction type, façade type, sustainability and green building requirements, electrical vehicle accommodations, bike stations, racks and more. He stated that we would want to examine all of this.

Ms. Oliphant said she was talking about examining the need for increased parking spots for years in the future. She stated that she wanted the Authority to have the consultant contact Traffic Twenty-One, wanting the Authority to be progressive. She stated that she will reach out to that organization and ask it to get in contact with Mr. Onorato. She also asked how



the Authority chooses a contractor.

Mr. Onorato responded that the Authority will issue an RFP for this service and said that the Authority's recommendation will be brought back to the Board for consideration.

Ms. Oliphant asked if the Authority can place the directive that the contractor needs to contact both the Pittsburgh Cultural Trust and Traffic Twenty-One.

Ms. Qureshi stated that since this appears to be the very first step to undertaking this project, the topic will be included in the Executive Director's report every month following this meeting, both to promote discussion and keep the Board informed of progress.

Mr. Wrona added that there is a kick-off meeting from a legal perspective next Tuesday in order to get the real estate personnel and public finance personnel together to establish a timeline, which should be available to be reviewed with the Board at the next monthly meeting.

Ms. Oliphant stated that it would be important to get public involvement on this project.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 48 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 49 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A SUCCESSOR COLLECTIVE BARGAINING AGREEMENT BY AND BETWEEN THE AUTHORITY AND THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, DISTRICT COUNCIL 84, LOCAL 2719 (AFSCME),** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that negotiations have been on-going for some time since the current contract expired September 30, 2015. He advised that the AFSCME membership ratified the latest offer this past week, advising that the new contract runs for 63 months and expires in 2020. He advised that a financial increase of \$2.00 over the life of the contract equates to 2.1-percent wage increase. He said the employee's health contribution will increase from 12 percent to 13 percent in 2019 and then 15 percent until the end of the contract.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 49 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

**RESOLUTION NO. 50 OF SEPTEMBER 2016, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO ALLEGHENY CITY ELECTRIC, INC. FOR THE FIRST AVENUE GARAGE AND STATION LIGHTING UPGRADES,** was read by Ms. Qureshi and considered by the Board.

Mr. Onorato advised that the original contract was for \$457,000.00 and said there were no change orders involved. He noted that the MBE/WBE participation was at 47 percent, totaling about \$213,000.00. He stated that this is request for final payment on this project.

Mr. Onorato advised that there was a grant for this work and therefore the Authority should receive a reimbursement payment of approximately 60 percent of its cost as a result.

Ms. Qureshi asked if there were any questions.

There were none.

Upon motion by Ms. Oliphant and seconded by Mr. Barron, Resolution No. 50 of 2016 was approved as follows: Mr. Cohen, yes; Mr. Barron, yes; Ms. Oliphant, yes; Ms. Qureshi, yes.

## **OLD/NEW BUSINESS**

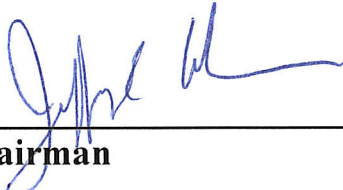
Ms. Qureshi asked if there were any new or old business items for discussion.

There was none.


The next Board meeting is scheduled for Thursday, October 20, 2016 at 10:00 a.m.

Upon motion by Mr. Barron and seconded by Mr. Cohen the meeting was adjourned at 10:48 a.m. with all Board Members in approval.

**APPROVED TO CONTENT**

  
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**Chairman**

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

  
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**Approval**