

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY JUNE 22, 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 June 22, 2023. The following Board members were present at the start of the meeting: Liz Fishback, Stephanie Turman, and Bobby Wilson. Present from staff were David Onorato, Christopher Speers, Chris Holt, Gwen Bolden, Jo-Ann Williams, David Perry, Scott McNaugher, Karla Stanger, Matt Engleson, Tracy Sowinski, and Patricia Konesky. Also present were Nathan Clark of Buchanan, Ingersoll & Rooney; Denise Moschak; Greg Shumate and Gerald Salzman of Desman Inc.; Frank Diulus and Paul Hutchinson of PSX Inc.; Alison Keating; Jim D; and an unknown caller at 317-362-3296.

PUBLIC COMMENT

Ms. Fishback asked if there were any public comments.

Ms. Keating advised that the agenda for today's meeting was not posted on the Authority's website.

Ms. Fishback asked if it was just an oversight.

Mr. Onorato responded that it was an oversight and that it would be posted to the website following the meeting.

Ms. Fishback asked if there were any additional public comments.

There were none.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato shared two positive feedback letters received regarding the excellent work performed by Authority employees. He advised that two garage attendants assisted a patron who had fallen and rendered aid and the second feedback was for an enforcement officer who assisted a patron with help at a kiosk and took the time to explain the ticketing process. Mr. Onorato reported that we advise the employees involved as well as their supervisors of the positive feedback.

Mr. Onorato updated the Board on the International Parking and Mobility Institute's annual conference which was held last week in Ft. Worth, Texas, and advised that he and staff members attended. He advised that the conference was well attended with over 2800 attendees and that he actively serves on the Board of Directors as the Past Chair. He stated that it is an opportunity to see the most current state-of-the-art equipment and to network with industry experts and colleagues on parking-related matters. Mr. Onorato thanked the Board for their flexibility in changing the June board meeting date which allowed for Authority personnel to attend.

MINUTES

Mr. Onorato asked for approval of the minutes from the May 18, 2023, meeting.

Upon motion by Ms. Turman and seconded by Mr. Wilson the minutes were approved as follows: Mr. Wilson, yes; Ms. Turman, yes; Ms. Fishback, yes.

Mr. Onorato discussed the Finance Report, stating that the revenues for May were \$1.3 million noting that parking facility receipts, on-street meter receipts and street meter receipts all increased from last year.

He advised that revenues are up approximately \$2.6 million overall from last year, however still down from 2019, which was a high of \$24.4 million. He advised that revenues year-to-date are \$18.9 million and that while we are trending higher on expenses, they are still under budget.

Mr. Onorato discussed the Monthly Operating Revenue Report, which shows that May's revenues were \$3.7 million compared to May 2019's amount of \$5.2 million, down approximately \$1.5 million from pre-covid. He mentioned that while revenues are increasing, and the gap is closing, he does not believe they will ever return to pre-pandemic levels. He noted that we are starting to see an increase in garage revenues.

Ms. Fishback asked if the Authority has received any feedback from Pittsburgh Downtown Partnership or our corporate partners as to when they anticipate more of an uptick on employees returning to in-person office work.

Mr. Onorato responded that speaking with a few banking representatives as well as Highmark representatives they are planning to bring their employees back on a partial return to work plan of either two or three days per week. He advised that we are currently seeing Tuesdays, Wednesdays, and Thursdays as the busiest days for parking Downtown, noting that Wood-Allies and Third Avenue facilities are filling most of those days.

Mr. Wilson asked how many garages leases our facilities had pre-covid compared to today's amount.

Mr. Speers responded that leases are down about forty percent from pre-covid amounts. He stated that the lost lease revenue has been supplemented in transient revenue because its more

cost effective for people that are working two to three days a week to not have a lease which has 24-hour in and out access, and those people are paying the daily rate.

Mr. Wilson asked if the Authority has a lease that could be used for parking on only two or three days per week.

Mr. Speers replied that we do not currently have that capability with our existing revenue control equipment, but with the resolution being presented later in the board packet, if approved, with the type of equipment scheduled to be installed, will give us the ability to do a short-term lease.

Mr. Onorato discussed the Facilities Report, which he stated follows the same path as the Finance Report, reporting that in May of 2023 there was just over \$2 million dollars in revenue recorded. He advised that Forbes/Semple and Wood Allies are the two locations that have a significant reduction in revenue and stated that this is directly due to the on-going construction at each facility. He advised that there was a drop in Shadyside which he stated is due to the activity on Walnut Street, and at the Grant Street Transportation Center Garage with the red garage remaining closed due to a decline in activity at the Convention Center.

Mr. Onorato discussed the Facilities Yearly Report, which he stated shows Wood Allies is down about 23 percent, which is due to the construction, and which is scheduled to be complete by the end of June.

Ms. Fishback asked if there was a known reason for the large jump in revenues at the Mon Wharf.

Mr. Onorato responded that he believes that with the reduction of available spaces in Wood Allies the Mon Wharf is seeing an increase.

Mr. Onorato discussed the Enforcement Report, which shows the top three categories for revenue are meters, residential permit parking and street cleaning violations. He advised that ticket issuance is approximately 15,000 more than this time last year and commended the enforcement staff for their work.

Mr. Onorato discussed the Meter Revenue Report, which shows revenues of \$1.4 million for the month of May 2023 compared to 2022's \$1.2 million and prior to Covid was \$1.7 million. He advised that the report display was changed so that the graphs were easier to see.

Ms. Fishback stated that it appears that the Smart Loading Zones are being utilized.

Mr. Onorato confirmed that they are being utilized and enforced. He noted that once we have the ability to enforce automatically utilizing the ticket by mail process, it will increase compliance and revenues. He advised that enforcement is currently being done manually by enforcement officers while we have been working with the Authority's Solicitor to get the necessary legislation passed that allows ticket-by-mail to be legally utilized. He advised that the City of Philadelphia currently has such legislation, which they are in the process of renewing, and we will try to piggy-back off their bill. He advised that they are permitted to issue tickets by mail

because they are a First-Class City. He also advised that we have been working with legal representatives at the City of Pittsburgh on an indemnity policy to be in place should the right to issue tickets by mail be granted.

Mr. Onorato discussed the Parking Court Report, stating that due to the increase in the number of tickets being issued, through May of 2023 revenues are \$4.3 million, almost \$1.1 million more than this time in 2022.

Ms. Fishback stated that she recalls an increase in ticket fines recently and asked when we anticipate seeing an increase in revenues from that change.

Mr. Onorato responded that the increase of rates was for on-street meters, surface lots and select bands in the garages and that that increase will be effective July 1, 2023.

RESOLUTION NO. 20 OF JUNE 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO NATHAN CONTRACTING, LP FOR THE REHABILITATION OF THE BROOKLINE LOT PARKING DECK PHASE II, was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that the original contract amount was \$241,888.00 and there was one change order for a deduct of \$16,941 due to a reduced scope of work. He advised that the new contract amount is \$224,947 with ten percent MBE participation amounting to \$22,400, one and a half percent WBE participation amounting to \$3,469 and nine-percent MBE/WBE payroll of \$20,000. He advised that we are seeking approval to issue final payment to Nathan Contracting in the amount of \$57,236.50.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Turman, Resolution No. 20 of 2023 was approved as follows: Mr. Wilson, yes; Ms. Turman, yes; Ms. Fishback, yes.

RESOLUTION NO. 21 OF JUNE 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEDITE AN EMERGENCY PROCUREMENT FOR CONTRACTING

SERVICES NEEDED TO REMEDIATE/REHABILITATE THE DETERIORATED CONCRETE AND STEEL BEAM REPLACEMENT AT THE SMITHFIELD-LIBERTY PARKING GARAGE, was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that three bids were received with the low bid being received from Carl Walker in the amount of \$45,257.83. He advised that as the Resolution noted, repairs were being done to the restrooms at the facility and once the beam was exposed it was determined that it was significantly deteriorated. He advised that the engineers recommended shoring up the beam until a replacement beam could be installed. He advised that if the work on the restroom was not being done, which exposed the deteriorated beam, the condition of the beam would not have been found. He also advised that attached to the Resolution is an emergency procurement memo.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Turman, Resolution No. 21 of 2023 was approved as follows: Mr. Wilson, yes; Ms. Turman, yes; Ms. Fishback, yes.

RESOLUTION NO. 22 OF JUNE 2023, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO PSX, INC. FOR PARKING ACCESS AND REVENUE CONTROL SYSTEM (PARCS) FOR FIVE (5) AUTHORITY-OWNED GARAGES, was read by Ms. Fishback and considered by the Board.

Mr. Onorato advised that this item was on last month’s Board agenda and the Board asked that we make some additional requests from the potential bidder and that the work is for replacement of the revenue control equipment at five of our garage locations. He advised that this is a professional services contract, and a committee was formed to evaluate the bids on ten different categories that were outlined in the RFP. He advised that four firms were short-listed and completed in-person interviews and recommends awarding a contract to PSX, Inc. in the amount of \$1,346,478. He advised that since the last board meeting PSX representatives included a twenty-six percent MBE/WBE participation, one firm will be purchasing the hardware equipment for \$145,016.31 and a WBE company for electrical work for \$112,419.30 for a total MBE/WBE participation of \$257,435.61 a twenty-six percent MBE participation.

Ms. Fishback and Ms. Turman thanked Mr. Onorato for getting the additional information requested by the Board.

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

There were none.

Upon motion by Mr. Wilson and seconded by Ms. Turman, Resolution No. 22 of 2023 was approved as follows: Mr. Wilson, yes; Ms. Turman, yes; Ms. Fishback, yes.

OLD BUSINESS

Mr. Onorato advised the Board that we are still working on the City-Wide Parking Demand Study that was tabled at the last meeting.

NEW BUSINESS

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

There were none.

The meeting was adjourned at 10:32 a.m. with all the Board expressing their approval.

APPROVED TO CONTENT

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Kim Lucas

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Assistant Secretary

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES

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Approval