

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY JANUARY 21, 2010**

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 January 21, 2010 at 11:09 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Michael Jasper, Linda Judson, Natalia Rudiak, Christopher D'Addario and Scott Kunka. Present from staff were: David Onorato, Anthony Boule, Judi DeVito, Christopher Speers, Chris Holt, Patricia Konesky, Norma Patton, Janet Staab, Bill Conner, Tom Vennero, Tom Urbano, Shonda Goldsmith, Philip Savino, Jana Williams, Maureen Demus-Lewis and James Wilson. Bill Stewart of Strategic Communications, Rich Lord of the Pittsburgh Post Gazette, Adam Brandolph of the Pittsburgh Tribune Review, Patti Prebish of X-Celic Corporation and Jacqui Lazo of Buchanan Ingersoll & Rooney were also present at the start of the meeting.

ELECTION OF OFFICERS

Mr. Kunka advised that the first order of business for the meeting was the election of Officers for the 2010 Board.

Mr. Kunka asked if there were nominations for the Chairman position.
Ms. Judson nominated Mr. Kunka and the motion was seconded by Mr. Jasper.

Mr. Kunka mentioned at this point that he would accept nominations for each position and have Board Members vote on confirmation as a whole.

Mr. Kunka asked if there were nominations for the Vice Chairman position.
Mr. Kunka nominated Ms. Judson.

Mr. Kunka asked if there were nominations for the Treasurer position.
Ms. Judson nominated Mr. Jasper.

Mr. Kunka asked if there were nominations for the Secretary position.
Mr. Jasper nominated Ms. Rudiak.

Mr. Kunka explained that the Assistant Secretary and the Assistant Treasurer position should not be held by Board Members according to the Pittsburgh Parking Authority by-laws. He therefore nominated Patricia Konesky as Assistant Secretary and Jo-Ann Williams as Assistant Treasurer.

Mr. Kunka asked for a vote confirming all of the individuals. The Board members and their positions were approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

MINUTES

Mr. Kunka asked for approval of the minutes from the regular meeting held on December 17, 2009. The motion was approved by Ms. Judson and seconded by Mr. Jasper.

Mr. Kunka asked for comments or questions. There were none.

The minutes were approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, Mr. Kunka, yes.

Mr. Kunka stated that the next order of business was the acceptance of the audited statements. It was determined that Mr. Kunka was referring to the first preliminary agenda which was distributed to Board Members a week ago. Mr. Onorato advised the Board that the agenda and the Board Packet does change periodically from the preliminary copy which is distributed approximately one week prior to the Board Meeting. He said, however, that the copy contained in today's binder is the final copy and the one that should be followed. Mr. Onorato advised that acceptance of the audited statements were delayed and would be presented at the February Board Meeting.

PUBLIC COMMENT

Mr. Kunka also asked if there is a time limit allotted for public comments.

Mr. Onorato advised that there is a three-minute time limit for public speaking.

Mr. Kunka asked for public comments. There were none.

RESOLUTIONS

RESOLUTION NO. 1 OF JANUARY 2010, "A RESOLUTION APPROVING THE PUBLIC PARKING AUTHORITY OF PITTSBURGH'S BANK ACCOUNTS FOR 2010, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the bank accounts remained largely the same as in 2009 with only a few changes. He said the JP Morgan Chase account was created for the Pittsburgh Parking Court and said the account held by Dwelling House was closed due to the bank's having ceased operations. Mr. Onorato reported that the money that was held in the

Dwelling House account was transferred to a new PNC account and he asked the Board members if they were aware of another minority-owned bank in which this money could be deposited. He said that if the Authority cannot identify another minority organization the money currently in this account would be rolled over to an existing PNC account. Mr. Onorato also advised that an additional account was created specifically for the funds for the HRA insurance account.

Mr. Kunka asked if the HRA account was a flexible spending account.

Mr. Onorato advised that it is not a flexible spending account. He explained that it is a reimbursable account.

Mr. Kunka asked if there were any questions. There were none.

Upon motion by Ms. Judson and seconded by Ms. Rudiak, Resolution No. 1 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Kunka, yes, Mr. Jasper abstained.

Mr. Kunka said the Board was implementing a change in the reading of each resolution beginning with Resolution No. 2 and applying to all resolutions at Board meetings in the future. He noted that only the summarization of the resolution will be read by a Board member and said the Executive Director will explain the contents of the resolution.

RESOLUTION NO. 2 OF JANUARY 2010, "A RESOLUTION ADOPTING THE REGULARLY SCHEDULED PUBLIC PARKING AUTHORITY OF PITTSBURGH'S BOARD OF DIRECTORS' MEETING DATES FOR 2010, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the Board meetings are scheduled for the third Thursday of each month and said that there is a change from past policy regarding the start time of the meetings. He noted that all future Board meetings will begin at 10:00 a.m.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Ms. Judson and seconded by Mr. Jasper, Resolution No. 2 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 3 OF JANUARY 2010, "A RESOLUTION ACKNOWLEDGING MRS. NORMA PATTON FOR HER 40 YEARS OF PROFESSIONAL AND EXEMPLARY SERVICE IN HER EMPLOYMENT WITH THE PUBLIC PARKING AUTHORITY OF PITTSBURGH SINCE MARCH 16, 1970, was read by Mr. Jasper and

considered by the Board.

Mr. Kunka inquired if Mrs. Patton was present at today's meeting.

Mr. Onorato confirmed that she was and introduced Mrs. Patton, who was greeted with applause by all those present.

Mr. Onorato then explained that Jo-ann Williams, Director of Finance and Mrs. Patton's direct supervisor, was unable to attend today's Board meeting but had prepared a letter of recognition. Mr. Onorato read the letter on her behalf.

Mr. Onorato presented Mrs. Patton with a framed signed copy of the resolution recognizing her service.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Jasper, Resolution No. 3 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 4 OF JANUARY 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO AM-GARD, INC. FOR ON-SITE SECURITY GUARD SERVICES AT ALL AUTHORITY-OWNED GARAGES, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that as required by City ordinance, the Authority is required to have security at all its facilities and explained that the security personnel are not permitted to be Authority employees.

Mr. Onorato advised that 11 proposals were submitted in response to the issued RFP and said that a committee was formed to evaluate the proposals and interview prospective firms, five of which were short-listed. Noting that members of this committee included Board member Linda Judson and past Board Member L.C. Greenwood, Mr. Onorato advised that a scoring system was developed and used during the evaluation process. He said the scoring system was based on the executive summary submitted, financial statements, security officers services and other information considered to be key performance indicators.

Ms. Judson commented that she was extremely impressed with the objectivity that was brought to the table by the members of the committee and said that all 11 firms that submitted proposals were given a fair opportunity to present their credentials. She also acknowledged Mr. Speers for his outstanding leadership, from the reviewing of all proposals and his development of a detailed scoring sheet and through to the interviews

of the individual vendors interviewed. Ms. Judson stated that in her many years as an attorney she felt that the process developed and followed by Mr. Speers was the most fair and objective approach to evaluating vendors that she had experienced.

Mr. Jasper asked the yearly cost of the contract.

Mr. Onorato advised that the cost for the first year of this contract was \$1,568,602.88.

Mr. Jasper asked the current cost of this service.

Mr. Onorato stated that the current yearly cost is approximately \$1,400,000.00 and noted that all the bids received this year were in a competitive range with the winning amount.

Mr. Jasper asked if this contract would be on the basis of the calendar year.

Mr. Onorato advised that the contract runs parallel to the Authority fiscal year but said the current contract expired in November 2009 and the current firm agreed to stay on a month-to-month basis.

Ms. Rudiak inquired if Am-Gard is the same vendor currently contracted by the City and County.

Mr. Onorato advised that he believes that Am-Gard is the City's security firm, but he is not positive if it is the County's.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Ms. Judson and seconded by Mr. Jasper, Resolution No. 4 of 2010 was approved as follows: Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes, Ms. Rudiak abstained.

RESOLUTION NO. 5 OF JANUARY 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE CHANGE ORDERS TO WALLER CORPORATION FOR THE SMITHFIELD-LIBERTY GARAGE STAIRWELL REHABILITATION, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the first change order is for a lighting fixture revision that is a change to the original scope of work. He said it was determined that the ballast should be located inside the fixture, not on the outside as originally designed. Mr. Onorato reported that the second change order resulted from a condition that was discovered when the existing stairwell was being removed and said it was determined that additional steel would be needed when attaching the stairwell to the wall.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Ms. Judson and seconded by Mr. Jasper, Resolution No. 5 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 6 OF JANUARY 2010, "A RESOLUTION APPROVING CHANGE ORDERS TO LIGHTHOUSE ELECTRIC FOR THE ELECTRICAL SERVICES BID PACKAGE AT GSTC, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that change order No.13 is for a lobby heater breaker wiring upgrade that will prevent the wiring from shorting and tripping the breaker.

Mr. Onorato advised that change order No.14 is for two switches that allow at least one elevator to function completely in the event of a power failure. He said the change is required by City code.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Ms. Rudiak and seconded by Ms. Judson, Resolution No. 6 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 7 OF JANUARY 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD ANDREWS TECHNOLOGY A CONTRACT TO PURCHASE A TIME AND ATTENDANCE ACCESS SYSTEM, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the Authority's current time and attendance reporting system is over 12 years old and said we are currently experiencing issues with it. He advised the Board that the system links directly to our payroll system. Mr. Onorato said the Authority received three bids for this service and said a committee composed of Authority employees and a consultant firm, X-celic represented by Ms. Prebish, was formed to evaluate and interview potential vendors. He added that, during the interview stage, one of the vendors withdrew its bid.

Mr. Onorato advised that the contract is for five years and includes the software component.

Mr. Jasper asked about cost of ownership, questioning if after the five year period, the Authority would own the system.

Mr. Onorato confirmed that it would.

Ms. Rudiak inquired if there will be an additional cost for maintenance.

Mr. Onorato advised that the Authority would not be responsible for maintenance until after the five-year contract expires, at which time a maintenance contract will be negotiated.

Mr. Jasper inquired about the anticipated life expectancy of this system.

Mr. Onorato advised that the current system is just over 12 years old and said we will evaluate the new system's condition after the five-year period. He said that technology changes make it hard to predict the life expectancy of software and hardware.

Ms. Prebish added that the RFP and contract were written specifically to require the selected vendor to supply software updates over the course of the five-year contract. She said the intent was to insure that the Authority had the most up-to-date system at the end of the contract period.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Mr. D'Addario and seconded by Ms. Judson, Resolution No. 7 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 8 OF JANUARY 2010, "A RESOLUTION TO SOLICIT BIDS FOR ELECTRICAL SERVICES FOR AUTHORITY-OPERATED GARAGES AND SURFACE LOTS, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the current electrical contract is due to expire and said the Authority is asking for permission to solicit bids for this service.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Mr. Jasper and seconded by Ms. Rudiak, Resolution No. 8 of 2010 was approved as follows: Ms. Rudiak, yes; Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 9 OF JANUARY 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD KATTEN MUCHIN ROSENMAN LLP AND K&L GATES TO PROVIDE LEGAL SERVICES TO THE PITTSBURGH PARKING AUTHORITY WITH RESPECT TO THE

MONETIZATION FOR SOME OR ALL OF THE PITTSBURGH PARKING AUTHORITY SYSTEM COMPRISING OF VARIOUS GARAGES AND SURFACE PARKING LOTS , was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that this is the final consultant contract for the system monetization process. He said 22 proposals were received and seven firms were short-listed for interviews. Mr. Onorato advised that a committee was formed consisting of himself and Morgan Stanley, Scott Balice Strategies and City of Pittsburgh representatives to interview the firms involved. He said the committee decided it was in the Authority's best interest to hire two legal consultants, one a national firm with expertise in the system monetization process and a local firm expert in local law, real-estate and tax matters. Mr. Onorato advised that a breakdown of each firm's billable rates accompanied the resolution and said that both firms agreed not to submit invoices until November 2010, when we will know if the deal is successful. Mr. Onorato advised that if the deal is not successfully completed, the Authority's out-of-pocket costs are capped at \$350,000.00.

Ms. Judson asked if both of these firms have been involved in monetization.

Mr. Onorato advised that the history of Kutten Muchin Rosenman, LLP includes experience with the monetization process.

Mr. Kunka addressed the Board, the Executive Director and the Authority employees present regarding employment questions and speculations that have arisen as the monetization process moved forward. Mr. Kunka stated that the Mayor of Pittsburgh has pledged that no employee of the Pittsburgh Parking Authority will lose his or her job should the monetization initiative be successful. He said the employment issue will be addressed in the concession agreement.

Mr. Kunka asked if there were any additional questions. There were none.

Upon motion by Mr. Jasper and seconded by Ms. Judson, Resolution No. 9 of 2010 was approved as follows: Mr. D'Addario, yes; Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes, Ms. Rudiak abstained.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated the Board on the sales agreement for the Centre/Craig Lot and advised that a second amendment was signed extending the closing term until the end of calendar year 2010. Mr. Onorato advised that the Authority will retain \$100,000 if the deal does not materialize.

Mr. Onorato advised that the Authority renewed the contract of the Bike & Blade Station for another year explaining that the facility is located on the trail beside our First Avenue Garage.

Mr. Kunka asked for confirmation that the reports on the daily utilization of the First Avenue Garage was at 98 percent.

Mr. Onorato confirmed that the occupancy rate is correct.

Mr. Onorato advised the Board that we have recently had interest in the retail space at the Grant Street Transportation Center from a small grocery store owner. He said this prospect currently has another location in Squirrel Hill. Mr. Onorato advised that, together with our real estate advisor, we will be pursuing the inquiry

Mr. Onorato advised the Board that we will be presenting the Authority audit and the Pittsburgh Parking Court agreed-upon audit procedures at the February Board meeting. He advised that the actual audit itself is completed and said the Auditor is finalizing the report.

Mr. Onorato advised that the Housing Authority has contacted the Parking Authority regarding easement rights at our Brookline Blvd. Lot, which is located beneath the Housing Authority's Mazza Pavilion Housing Unit. He said the Housing Authority is currently evaluating the renovation of this building and is asking the Parking Authority to work with them in updating the façade and the subsequent availability of spaces. Mr. Onorato stated that he has advised the Housing Authority that the Parking Authority's responsibility is below ground and that, while we cannot contribute towards the façade upgrade, we will work with them regarding spaces that may be needed for the renovation.

Mr. Kunka advised that we should keep in mind the amount of lost revenue resulting from spaces being out of service during renovation and try to recoup any losses that occur.

Mr. Onorato advised the Board that this lot is currently under-utilized.

Mr. Onorato asked the Board if there were any questions and/or comments on the monthly or quarterly Board reports included in their packet.

Mr. Jasper asked for confirmation that Scott Balice Strategies was an MBE/WBE.

Mr. Onorato advised that Scott Balice Strategies is a woman-owned business. He explained that Scott Balice is not an individual but the last names of the owners, Scott & Balice.

Ms. Rudiak introduced herself at this time and advised that she is a current member of the Pittsburgh City Council and advised that she is looking forward to serving on the Parking Authority Board.

on the Parking Authority Board.

Mr. Onorato thanked Ms. Rudiak and welcomed her and the other members to the Board. He introduced Mr. D'Addario and advised that he is a North Side businessman and owner of Just Ducky Tours.

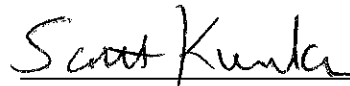
Mr. Kunka asked if there were any questions and/or comments. There were none.

OLD/NEW BUSINESS

Mr. Kunka asked if there was any old or new business. There was none.

The next Board Meeting is tentatively scheduled for February 18, 2010 at 10:00 a.m. Upon motion by Ms. Judson and seconded by Ms. Rudiak the meeting was adjourned at 11:42 a.m.

APPROVED TO CONTENT



Chairman

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



Approval