

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY, SEPTEMBER 16, 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 September 16, 2010 at 10:19 a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Natalia Rudiak, Christopher D'Addario, Michael Jasper and Scott Kunka. Present from staff were: David Onorato, Anthony Boule, Jo-Ann Williams, Christopher Speers, Chris Holt, Judi DeVito, Patricia Konesky, Shonda Goldsmith, Tom Urbano and Bill Conner. Also present were Jacqui Lazo of Buchanan Ingersoll & Rooney, Bill Stewart of Strategic Communications and Thomas Tucker Sciulli of the City of Pittsburgh Controller's Office, Mark McCall of Tucker, Johnson & Smeltzer, Joe Smydo of The Pittsburgh Post Gazette and Adam Brandolph of the Pittsburgh Tribune Review were also present at the start of the meeting.

MINUTES

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

Mr. Kunka asked for approval of the minutes from the regular meeting held on August 26, 2010.

Upon motion by Mr. D'Addario and seconded by Ms. Rudiak the minutes were approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Mr. Jasper, yes; Mr. Kunka, yes.

PUBLIC COMMENT

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

RESOLUTIONS

RESOLUTION NO. 40 OF SEPTEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT BIDS FOR CONCRETE SLAB REPAIRS AT THE MELLON SQUARE GARAGE, was read by Mr. Jasper and considered by the Board.

Mr. Onorato reminded the Board members that a resolution was approved at the previous month's meeting to engage an engineer to determine the scope of repair needed and also to assist in developing the RFP to perform the work. He advised that the engineering portion has been completed and said the next step is to issue the RFP for actual bids.

Mr. Onorato advised that the condition is currently a safety issue due to cracks and loose concrete and said that the Authority has taken precautionary steps to restrict access to the affected area.

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

Upon motion by Ms. Rudiak and seconded by Mr. Jasper, Resolution No. 40 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 41 OF SEPTEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH AN INSURANCE BROKER OR BROKERS OF RECORD AS RECOMMENDED BY THE INSURANCE COMMITTEE FOR THE PUBLIC PARKING AUTHORITY OF PITTSBURGH FOR A THREE-YEAR PERIOD, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the Authority's current insurance policies are due to expire October 1, 2010 and said that the Board previously authorized solicitation of bids. He advised that our current consultant, Mark McCall of Tucker Johnson & Smeltzer, together with the Authority's Insurance committee consisting of Board Member Linda Judson, Jo-Ann Williams, Anthony Boule and himself, began the process months ago to review the existing coverage and determine future insurance needs.

Mr. Onorato advised that four proposals were received and said the committee is recommending the Smith Agency's option number two at an annual cost of \$519,000, a selection that will result in an annual savings of approximately \$95,000 per year. He noted that structural inspections of the garage facilities were performed, as required by the System Monetization process, and said the results were then shared with the insurance adjustors and used as the basis for this coverage calculation.

Mr. Onorato advised that should the System Monetization process be successful, the insurance coverage will be adjusted based on need of the Concessionaire awarded the assignment.

Mr. Onorato introduced Mr. McCall of Tucker Johnson & Smeltzer and asked if he wished to make any statement.

Mr. McCall thanked the insurance committee for their involvement throughout the entire process.

Mr. Jasper inquired if the process was the same as the one which took place last year.

Mr. Onorato advised that it was the same process but said that it last occurred three years ago, as the expiring contracts were for a three-year period.

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

Upon motion by Mr. D'Addario and seconded by Ms. Rudiak, Resolution No. 41 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 42 OF SEPTEMBER 2010, “A RESOLUTION RATIFYING THE THIRD AMENDMENT TO CONTRACT FOR THE PURCHASE AND SALE OF REAL PROPERTY BY AND BETWEEN THE PARKING AUTHORITY OF PITTSBURGH AND EAST END COOPERATIVE MINISTRY, was read by Mr. Jasper and considered by the Board.

Mr. Kunka asked the Executive Director if Resolution numbers 42 & 43 were related.

Mr. Onorato confirmed that they were related.

Mr. Kunka stated that if there were no objections, he would recommend discussing and voting on both resolutions at the same time.

Ms. Lazo advised that the recommendation would be acceptable.

RESOLUTION NO. 43 OF SEPTEMBER 2010, “A RESOLUTION RATIFYING THE FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE AND SALE OF REAL PROPERTY BY AND BETWEEN THE PARKING AUTHORITY OF PITTSBURGH AND EASTMINSTER PRESBYTERIAN CHURCH, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that both entities, East End Cooperative Ministries and Eastminster Presbyterian Church, have agreements with the Parking Authority to purchase portions of the Station Collins lot located in the East Liberty neighborhood. He added that, together, the transactions will encompass the entire lot and said the original agreement occurred in November 2007.

Mr. Onorato reported that the East End Ministry group intends to use its portion of the lot for a mixed-use campus to accommodate programs helping elderly adults and at-risk youth. He said this amendment will extend the closing window to expire no later than November 15, 2010.

Mr. Kunka stated that he recalled that the Board had approved an extension earlier this year and asked if there was an issue regarding the closing.

Mr. Onorato stated that there was an extension granted earlier this year and said it was anticipated that the closing would have occurred by now. He explained that a delay in obtaining permits through the City of Pittsburgh Zoning Board affected the closing date.

Mr. Kunka asked the sale price of the lot.

Mr. Onorato advised that it is \$300,000 for the entire lot, an amount equivalent to approximately \$23.00 per square foot.

Mr. Onorato reminded the Board that this lot is not part of the monetization process.

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

Upon motion by Ms. Rudiak and seconded by Mr. Jasper, Resolution No. 42 and Resolution No. 43 of 2010 were approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Mr. Jasper, yes; Mr. Kunka, yes.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated the Board on the Duquesne Light Energy Program which took effect on June 1, 2010. He explained that the Parking Authority and the City, PWSA and other municipalities combine to negotiate a price for electrical usage. He reported that the program covers a 35-month period and will save the Authority \$67,000 per year.

Mr. Onorato informed the Board that the Authority entered into an easement agreement with People's Natural Gas to permit the placement of a gas regulator in the Beacon Bartlett Lot. He advised that there will be no loss of parking space as the regulator will be placed in the landscaped area of the lot.

OLD/NEW BUSINESS

Mr. Kunka asked if there was any old or new business.

Mr. Kunka asked if there were any additional questions.

Ms. Rudiak questioned the timeline for Board action on the System Monetization, noting that the bids received yesterday triggered the process of best and final offers, with those bids required to be submitted on Monday September 20, 2010.

Mr. Onorato replied that, at next month's Board meeting, resolutions would be presented to award the concessionaire contract and to enter into a new amended and re-stated co-op agreement with the City.

Ms. Rudiak inquired if the Board Meeting would be on the existing scheduled date.

Mr. Onorato advised that there is a possibility of rescheduling October's Board Meeting later in the month due to the timing issues.

Mr. Jasper inquired if the new co-op agreement between the City and the Authority needed to be approved by City Council.

Ms. Lazo stated that currently there is a cooperation agreement with the City regarding the division of meter revenues and explained that, because of the System Monetization transaction, that agreement would need to be amended and reinstated.

Mr. Jasper inquired if this timeline corresponds with City Council's vote on the issue.

Mr. Kunka stated that once the process is completed, the timing of the resolutions to City Council will be known, but said at this time the date is not determined. He added that all the agreements will be presented to City Council at the same time, one of which will be entering into the amended and restated co-op agreement between the Parking Authority and the City of Pittsburgh.

Mr. Onorato noted that should the Parking Authority Board Meeting occur before City Council's vote, the Parking Authority resolution would be contingent upon Council's approval.

Ms. Rudiak asked for clarification on the language of the resolution authorizing the monetization.

Mr. Onorato stated that it would be to enter into the contract with the concessionaire.

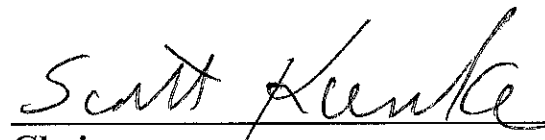
Ms. Rudiak asked for clarification on the language of the second resolution authorizing the amended co-op agreement.

Mr. Onorato confirmed that Ms. Rudiak's interpretation of the language was correct.


The next Board meeting is scheduled for Thursday October 21, 2010, 2010 at 10:00 a.m.

Upon motion by Mr. Jasper and seconded by Mr. D'Addario the meeting was adjourned at 10:43 a.m.

APPROVED TO CONTENT


Chairman

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



Approval