

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
THURSDAY, NOVEMBER 18, 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 November 18, 2010 at 10:11a.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Linda Judson, Natalia Rudiak, Christopher D'Addario, Michael Jasper and Scott Kunka. Present from staff were: David Onorato, Christopher Speers, Judi DeVito, Patricia Konesky, Shonda Goldsmith, Bill Conner, Tom Urbano, Janet Staab, Jerry Kurzawski and Matt Jendrzejewski. Also present were Bill Stewart of Strategic Communications, Thomas Tucker Sciulli of the City of Pittsburgh Controller's Office, Joe Smydo of The Pittsburgh Post Gazette and Bill Vidonic of the Pittsburgh Tribune Review.

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 September 16, 2010.

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

PUBLIC COMMENT

Mr. Kunka asked for public comments.

There were none.

RESOLUTIONS

RESOLUTION NO. 46 OF NOVEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT PROPOSALS FROM QUALIFIED PARKING ACCESS AND REVENUE CONTROL EQUIPMENT VENDORS TO REPLACE/UPGRADE TWO (2) EXIT STATIONS AT THE NINTH & PENN GARAGE, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that two vendors, CTR and PSX, service the revenue control equipment in our facilities. He said that of the seven garages that CTR services, six already have the ability to

accept credit cards at the exit stations and said this resolution would allow the Ninth & Penn facility to have this ability as well. Mr. Onorato advised that the upgrade would entail replacing the components inside the casing of the exit station equipment.

Mr. Jasper asked if all of the garages downtown have this capability.

Mr. Onorato advised that all of the CTR-serviced facilities do have this capability: he said he anticipated adding the PSX facilities in the near future.

Mr. Jasper asked the life expectancy of revenue control equipment.

Mr. Onorato advised that the Authority's equipment, with regular maintenance, has been lasting approximately 10 years, which is above the industry norm.

Mr. Kunka asked if there were any additional questions.

There were none.

Upon motion by Ms. Judson and seconded by Mr. D'Addario, Resolution No. 46 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 47 OF NOVEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT PROPOSALS FROM QUALIFIED PARKING ACCESS AND REVENUE CONTROL EQUIPMENT VENDORS TO REPLACE TWO (2) ANTIQUATED PAY STATIONS AT THE OLIVER GARAGE, was read by Mr. Jasper and considered by the Board.

Mr. Onorato distributed a photo of the pay stations currently in the Oliver Garage, which are older than 10 years, and for comparison purposes, photos of the new pay stations located in the Mellon Square Garage to demonstrate the difference in design, capabilities and technology between the new and the older models.

Ms. Judson asked what happens to pay stations when they are retired or taken out of service, and if there is a recyclable value.

Mr. Onorato advised that we do scrap the units.

Mr. Speers added that we receive salvage money, adding that some small parts from the older pay stations generally can be salvaged and reused but said that, in most cases, the entire machines are usually junked.

Mr. Jasper inquired if the more modern systems are easier to maintain.

Mr. Onorato advised that the maintenance would be covered by the warranty and maintenance

agreement put into effect at the time of purchase. He acknowledged that there are more services calls on older units and said replacing them would reduce the number of calls required.

Mr. Speers advised that the newer pay stations also lower Authority expenses because of such new technology as note recyclers. He explained that the older styles we are proposing to replace have dispensers for the one dollar bills, five dollar bills and the note safe where the money deposited by the patrons is collected. Mr. Speers reported that each dispenser is taken into the money room to be counted individually at a cost of \$3.00 per dispenser per day. He said with the recyclers, the customer's money is directed into the appropriate slot and the currency is recycled.

Mr. Kunka asked if there were any additional questions.

Upon motion by Ms. Judson and seconded by Mr. Jasper, Resolution No. 47 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 48 OF NOVEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT PROPOSALS FOR THE PURCHASE OF ADDITIONAL VEHICLES AND EQUIPMENT NECESSARY FOR ON-GOING OPERATIONAL MAINTENANCE AT ITS GARAGE FACILITIES AND LOTS, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised the Board that we are asking to purchase of additional equipment such as snow brushes, snow blowers and a floor buffing machine to remove snow at Authority facilities. He said we are also requesting the purchase of a golf cart which can be used to transport supplies but also to be used outside of the snow removal season to provide customer assistance within the garage. He advised that we already have this type of equipment at some facilities and they have proven to be very useful in assisting attendants with their jobs during the winter.

Mr. Jasper asked if this equipment was to be used when the snowfall is under the three-inch limit when the snow removal contractor is called.

Mr. Onorato confirmed that snowfalls of three inches and below is the Parking Authority's responsibility to clear and remove.

Mr. Kunka asked if there were any additional questions.

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Jasper, Resolution No. 48 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 49 OF NOVEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE SPECIALIZED PARKING MANAGEMENT OPERATING SYSTEM SOFTWARE NECESSARY TO INCLUDE THE NINTH & PENN GARAGE FACILITY IN THE PARKPGH PILOT PROGRAM, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised the Board that the Authority has been involved in a pilot program with the Cultural District, Carnegie Mellon and Deep Local, a software engineer, to develop a website which identifies real time parking availability within the Cultural District. He advised that this program is still in the developmental stages and is not available for public use at this time. Mr. Onorato said that five private garage operators are currently involved and said the Authority's Ft. Duquesne & Sixth Street, Smithfield Liberty and Grant Street Transportation Center

Garages are also participating. He said the three facilities were incorporated into the program at no cost to the Authority, explaining that CTR developed the software programming for the Theater Square garage, the initial garage in the pilot program, and all garages with CTR revenue control equipment were able to use their product. Mr. Onorato advised that the Authority's remaining garage located within the Cultural District, the Ninth & Penn Garage, has revenue control equipment designed and maintained by PSX. He said the development of the new software will allow the PSX equipment to join in the program. Mr. Onorato showed the Board members the pilot website, which as a participant in the development of the program, he is able to access on his mobile device. He advised that the website updates parking availability every two minutes and allows the user to navigate deeper into the program by selecting a specific facility, which will then expand to provide further information such as the parking availability at surrounding venues. He stated that this is just the beginning of the program and said because of the potential for its expansion is great, the Parking Authority would like to be involved from the onset. Mr. Onorato also mentioned the various advertising opportunities that could be realized from the program.

Mr. Kunka asked if the data was triggered by the number of tickets being dispensed.

Mr. Onorato advised that its software is located on the PPAP servers in our garages and said a broadcast is sent from our servers every two minutes to servers hosted by Deep Local.

Mr. Kunka asked how the number of available spaces are determined.

Mr. Speers replied that this is part of our management software and said capacity counters in the hardware and the software actually collects that information and broadcasts it to Deep Local's servers, which immediately updates their websites.

Mr. Kunka asked if the technology is in place or if it's being developed to advise where within the facility, on which floor, the open spaces are located.

Mr. Onorato replied that this capability does exist and may be implemented further into the program, but said it is currently not part of the pilot program.

Mr. Jasper asked how the revenue control equipment keeps count of the vehicles within the facility.

Mr. Onorato advised that our internal revenue control equipment is capable of keeping count of the number of vehicles, including lease spaces, and said this information can be released straight from our servers to Deep Local.

Ms. Rudiak inquired when this program is going to be introduced to the public.

Mr. Onorato advised that he believes that Deep Local anticipates introducing this program by the middle of December.

Mr. Speers advised that Deep Local is currently completing the patent process and has experienced a delay that affected the start of the program. He said it was originally intended to be identified as Park Smart but due to patent issues it is now identified as ParkPGH. He also advised that Deep Local is building the program to scale and said that, while this program is beginning in the Cultural Trust area, it has the capabilities to add Mellon as well as other PPAP garages with CTR equipment. Mr. Speers said the resolution presented today will allow PPAP garages with PSX equipment to participate as well.

Mr. Kunka asked how Deep Local is prioritizing garages.

Mr. Onorato advised that the program was developed to begin with Cultural District garages and branch out from there.

Mr. Jasper asked if all garages participating in the program would be shown or would the program identify the closest facility with parking availability.

Mr. Onorato offered the example of a user driving into downtown and opening the icon for the program to choose a parking destination. He said once the destination or facility is chosen, the program expands to include surrounding venues. He added that the program has the ability to refer drivers to other facilities should the garage chosen already be at capacity.

Mr. Speers advised that all of these options can be explored to expand the program but said these enhancements not included at this point. He advised that he recommends that each Board Member visit the website and explore the program, and said he would forward the website address to the members although it is currently not in operation.

Ms. Rudiak asked that, other than this initial up-front cost for the software, if there were any on-going costs required to maintain this website.

Mr. Onorato advised that there are no additional costs or on-going monthly fees other than the development of the software.

Mr. Jasper asked if the program would possibly be ready for release for First Night.

Mr. Onorato advised that he could not speak on behalf of the Pittsburgh Cultural Trust, the creators of this program, but said he didn't anticipate that it would be ready for use on First Night, January 1st.

Ms. Rudiak asked if the Pittsburgh Cultural Trust contracted with Deep Local for the development of the program and software.

Mr. Onorato said it had.

Mr. Kunka asked if there were any additional questions.

Upon motion by Mr. Jasper and seconded by Mr. D'Addario, Resolution No. 49 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 50 OF NOVEMBER 2010, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO GOLON MASONRY RESTORATION INCORPORATED FOR CONCRETE REMOVAL AND REPAIRS AT THE MELLON SQUARE PARKING GARAGE, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that the Authority requested bids for repair of a crack in a beam at the Mellon Square garage and said that six bids were received. He said the problem was discovered during a routine walk-through and advised that this being a structural safety issue the 15 spaces below the beam are currently blocked from use. He advised that photos of the affected beam are included in each board packet for reference.

Mr. Jasper asked if the danger was just that the masonry cement could break loose.

Mr. Onorato confirmed that at this point the problem is just loose concrete.

Mr. D'Addario asked if there were steel beams under this concrete and if this crack was caused by rust on the steel.

Mr. Onorato advised that the Authority did hire an engineering firm to assist in identifying the source of the crack, but said he did believe that the age of the facility and the moisture from the area above the garage contributed to the deterioration of the cement.

Mr. Kunka asked if there were any additional questions.

Upon motion by Ms. Judson and seconded by Ms. Rudiak, Resolution No. 50 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D'Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

RESOLUTION NO. 51 OF NOVEMBER 2010, “A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH DESMAN ASSOCIATES FOR ENGINEERING SERVICES AT THE FT. DUQUESNE & 6TH STREET GARAGE, was read by Mr. Jasper and considered by the Board.

Mr. Onorato advised that during the system monetization process reports circulated in the media regarding the physical condition of some of the facilities. He advised that the City of Pittsburgh Bureau of Building Inspections contacted him regarding inspection of those facilities. Mr. Onorato reported that BBI was furnished copies of the most recent annual inspection reports and said that after their review BBI had concerns regarding three issues identified in the Ft. Duquesne & Sixth Garage report. He advised that we met with BBI inspectors and an engineer on-site and reviewed the three beams in question. Mr. Onorato said that both BBI and the engineering representative were satisfied that the appropriate repairs were made. He stated however, that during the walk-through for this inspection, one additional beam needing repair was identified and said we agreed to have this repair completed. Mr. Onorato reported that bids were solicited, three proposals were received and Desman Associates was the low bid. He said that, as a safety precaution, the area under this beam is currently blocked off and no parking will be permitted until the repair is completed.

Mr. Kunka asked if there were any additional questions.

Upon motion by Ms. Rudiak and seconded by Mr. D’Addario, Resolution No. 51 of 2010 was approved as follows: Ms. Rudiak; yes, Mr. D’Addario; yes, Ms. Judson, yes; Mr. Jasper, yes; Mr. Kunka, yes.

EXECUTIVE DIRECTOR’S REPORT

Mr. Onorato advised that the BBI report was just discussed in the preceding resolution and that they were satisfied with the current condition of the beams and the recent repairs.

Mr. Onorato advised that he received a letter from National Public Finance Company, an insurer company for FIGC who has concerns regarding the recent news articles regarding the Parking Authority issuing a \$220 million bond. He advised that he will be preparing a response and will share it with the Board before it is sent.

Mr. Onorato advised that the Station Collins lot has been under agreement for sale and the closing was scheduled to occur on 11/15/10, however due to its funding status, EECM asked for the closing to be delayed until 9/30/2011. He advised that the officer’s certificate was completed and said it showed that it would not be a negative impact on our debt service. Mr. Onorato reported that the certificate is good for the current fiscal year and if the closing would be beyond that date, another certificate would need to be completed.

Mr. Jasper asked if this was the firm that was discussed in the past as having internal financing issues.

Mr. Onorato confirmed that this was correct and that we have delayed the closing in the past.

Mr. Onorato advised that on Friday of last week that a tractor trailer erroneously entered the Mon Wharf ramp, and the driver, in an attempt to back the tractor trailer up the ramp, ran over a bollard which ruptured his gas tank and caused a gasoline spill. He said the City closed both Fort Pitt Boulevard and the entrance to the Mon Wharf as a safety precaution while the truck and the spill were removed, causing the Authority to lose the majority of one day's revenue. Mr. Onorato reported that there were 54 vehicles parked at the Wharf and said our staff worked with the Police and Public Works in the cleanup efforts and will file an insurance claim that will include the lost revenue.

Ms. Judson suggested that signage be placed identifying this ramp as a parking area and not a through-way.

Mr. Onorato advised that there is already signage clearly identifying the ramp entrance as access for Mon Wharf parking only.

Mr. Onorato advised that the Art Institute is asking for permission to use the Parking Authority land beside the First Avenue Garage for developing a garden space, which would be maintained totally by the Art Institute and its students. He said that if they are permitted to use this area for a garden, they will also maintain our shrubbery and perform grass cutting in that area. Mr. Onorato advised that it will cost the Authority no money and he is recommending participation as it is a good program for the school and the community.

Mr. Onorato shared two letters of appreciation received on behalf of Parking Authority employees who went above and beyond in performing their duties.

Ms. Judson added that she experienced good customer service from an employee at the Grant Street Transportation Center on a recent visit when she encountered a problem obtaining a receipt from the automated machine.

Mr. Onorato asked if there were any questions regarding the monthly reports.

Mr. Jasper asked a question regarding the facilities report's reference to Grant Street. He mentioned that there was concern in the past that Grant Street's utilization was not increasing as quickly as projected. Noting that some of the other Downtown facilities utilization numbers were down, he said he wanted to know if there was any evidence that Grant Street is cannibalizing some of the other facilities.

Mr. Onorato replied that while there are no definitive reports to confirm a trend, he said he does believe that patrons are utilizing Grant Street rather than Mellon, Smithfield Liberty and Oliver due to the lower all-day rate.

Mr. Speers added that the Authority has signage displayed at these garages when they are full to direct vehicles to Grant Street and its guarantee of an available space. He said that once they have done so customers may well continue to park there because of the lesser all-day rate.

Mr. Onorato advised that Wood/Allies and Forbes/Semple revenues were up compared to last year strictly because of the construction work which eliminated 180 spaces at each facility while work was being completed. He said the other garages showing slight decreases were Oliver, Mellon and Smithfield/Liberty and said the declines were possibly due to the all-day rate being higher in those garages. He mentioned that while we do not have evidence to confirm this reasoning, it may be due to the lower daily rate being offered at Grant Street.

OLD/NEW BUSINESS

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

Ms. Rudiak inquired about the increase in revenue collected on the Parking Court report and asked if it was a direct result of the fine increase recently enacted.

Mr. Onorato advised that a majority of the increase is attributed to the fine increase. He stated that this month's increase was approximately \$93,000. Mr. Onorato explained, however, that the increase is not for tickets issued just in October but for fines collected in October, which could have been for tickets issued in previous months.

Mr. Kunka asked that Ms. Rudiak keep in mind that the \$93,000 average per month increase in revenues equates to less than 1.2 million per year.

Mr. Jasper said he recalled that last year there was an opportunity given for people to pay outstanding tickets without penalty.

Mr. Onorato advised that this program was through the City and the Municipal Courts for police -issued tickets, but said that the Parking Authority also benefited from the response as people didn't differentiate between the two types of tickets.

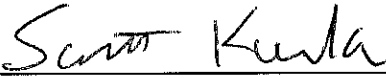
Mr. Kunka asked if there was any additional new or old business.

There was none.

The next Board meeting is scheduled for Thursday December 16, 2010 at 10:00 a.m.

Upon motion by Mr. D'Addario and seconded by Mr. Jasper the meeting was adjourned at 10:42 a.m.

APPROVED TO CONTENT



Chairman

ACCEPTED FOR FILING IN THE AUTHORITY'S BOOK OF MINUTES



Approval