

**MINUTES OF THE REGULAR MEETING OF THE  
PUBLIC PARKING AUTHORITY OF PITTSBURGH  
THURSDAY NOVEMBER 15, 2012**

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 15, 2012 at 12:07 p.m., 232 Boulevard of the Allies, Pittsburgh, PA 15222-1616. The following Board members were present at the start of the meeting: Linda Judson, Gabe Mazefsky and Christopher D’Addario. Present from staff were: David Onorato, Anthony Boule, Christopher Speers, Judi DeVito, Jo-Ann Williams, Chris Holt, Wes Pollard, Patricia Konesky, Helen Kain, Bill Conner and Janet Staab. Also present were Jacqui Lazo of Buchanan Ingersoll & Rooney, Joe Smydo and Moriah Balingit of the Pittsburgh Post Gazette, Bob Bauder of the Pittsburgh Tribune Review, William Stewart of Strategic Communications, Matthew Barron of Councilman Peduto’s Office and Frederick Winkler, Architect.

Ms. Judson stated that she wanted to make the Board and those in attendance aware that the Authority received formal notification, via copy of her letter to Mayor Ravenstahl, from Natalia Rudiak indicating that she has resigned from the Parking Authority Board. Ms. Judson thanked Ms. Rudiak for her years of service and for her insight, wisdom and knowledge.

**MINUTES**

Ms. Judson asked for approval of the minutes from the regular meeting held on October 18, 2012.

Upon motion by Mr. Mazefsky and seconded by Mr. D’Addario, the minutes were approved as follows: Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**PUBLIC COMMENT**

Ms. Judson asked for public comments.

Matthew Barron, policy director for Councilman Bill Peduto’s office spoke to thank Director Onorato and Mr. Mazefsky for their assistance with Council and CMU in establishing the parking rate study which will be conducted by Carnegie Mellon University over the next year.

He also advised that Councilman Peduto will be introducing legislation asking for suspension of parking enforcement for one day, Saturday November 24, 2012, to honor and support small businesses.

Ms. Judson thanked Mr. Barron and asked the public if there were any comments or questions.

There were none.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Onorato advised the Board that the meter technology upgrade project is progressing smoothly. He advised that installation in the Downtown area is now complete, in addition to Oakland, the South Side and North Shore, and portions of Uptown. He said that approximately 350 machines have been installed to date and he advised that we anticipate installing in the Strip District starting a week from Monday. Mr. Onorato reported that the initial phase of the upgrade project is anticipated to be completed by the end of the year.

Mr. Onorato advised that more than 400,000 transactions have involved the new pay-by-plate machines and said 80 percent of the payments have been by credit or debit card. He said the average card transaction is between \$2.00 and \$3.50 while the average fee per coin transaction is approximately \$1.70. Mr. Onorato advised that the machines are being well received by the public.

Mr. Onorato advised that that once City Council approves the pilot project for an on-street metered parking study of the area around the CMU campus, the Authority is ready to move forward with signing the agreement. He advised that he had previously met with the CMU professors who will be overseeing the project and said that the Authority, in supporting their efforts, will gain insight to possibly adjusting area rates based on the study.

Mr. Onorato advised that the Mon Wharf was closed for two days in October due to flooding, bringing the total of full closure days in 2012 to five and the partial closure days in 2012 to eight. He noted that we are well below the amount factored into our budget for lost revenue due to closures.

Mr. Onorato advised that the AFSCME contract was ratified by the union's membership on November 11. He advised that this is a three-year contract that will expire on September 30, 2015. He reminded the Board that this is the second bargaining unit contract to be ratified this year, as the Teamsters contract had also been renewed for a three-year term, expiring on September 30, 2015.

Mr. Onorato advised that the monthly reports show that the revenues are on target at three percent over budget, mostly attributable to an increase in garage revenues. He noted that expenses are under budget by nine percent and said that is because the additional payment of \$1.3 million to the City is not scheduled to be made until December.

Mr. Onorato reported that an initial meeting has been set with Maher Duessel to discuss the 2012 Authority audit.

Mr. Onorato advised that the Smithfield/Liberty and Fort Duquesne and Sixth Garage revenues are affected due to the deck renovations at both locations. He said the Ft. Duquesne and Sixth repairs are on target to be completed in July 2013 while Smithfield/Liberty should be completed by the end of November 2012.

Mr. Onorato advised that meter revenues are up approximately 11 percent and said this is

due partially to the new meter technology. He advised that this increase is expected to use as more new meters are put into the field.

Mr. Onorato advised that all the monthly reports are in the Board packets and said that he would be happy to answer any questions regarding their contents.

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

There were none.

## **RESOLUTIONS**

**RESOLUTION NO. 44 OF NOVEMBER 2012, “A RESOLUTION AUTHORIZING FREE PARKING FOR TRANSIENT PARKERS ALL DAY SATURDAY AT ALL AUTHORITY GARAGES FOR THE 2012 HOLIDAY SEASON BEGINNING SATURDAY NOVEMBER 17, 2012 AND CONTINUING TO SATURDAY DECEMBER 22, 2012,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato advised that we have been working with the Mayor’s office and the Pittsburgh Downtown Partnership to reinstate the free parking program for this holiday season. He advised that this year the free parking would be for six Saturdays beginning the Saturday November 17 and continuing through Saturday December 22. Mr. Onorato advised that the Authority anticipates the program to cost approximately \$125,000 to \$150,000 in lost revenue. Mr. Onorato said that despite the loss in revenues, we wish to support the Mayor in providing this popular program. He advised that the Authority will release program details to the press after today’s meeting and will be posting appropriate signage at our parking locations.

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

There were none.

Upon motion by Mr. D’Addario and seconded by Mr. Mazefsky, Resolution No. 44 of 2012 was approved as follows: Mr. D’Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 45 OF NOVEMBER 2012, “A RESOLUTION DESIGNATING CERTAIN UNRESTRICTED NET ASSETS FOR SPECIFIC CAPITAL NEEDS PURPOSES,** was read by Mr. D’Addario and considered by the Board.

Mr. Onorato advised that the Authority employs a pay-as-you-go budget for capital repairs and said because we anticipate some major repairs to some of our older facilities in the next year or two, we would like to set aside some cash to pay for a partial amount of the repairs as they are

completed. He said the funds could be applied to a total replacement of a garage, an entirely new facility or a major reconstruction of an existing facility.

Mr. D'Addario asked if the Authority had a particular garage in mind at this point.

Mr. Onorato stated that the reserve would not be earmarked for a particular garage and reminded the Board that the Authority is in discussion with the URA on the possible construction of a new facility at the old Saks location, depending on how that proceeds. He said if the Authority is not part of that deal, we can look at the study that was completed on the four facilities mentioned in this resolution and decide to upgrade or replace one of those. He noted that Ft. Duquesne and Sixth would not be a garage under consideration as we are currently in the process of completing major repairs there, including substantial deck replacements.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No. 45 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 46 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE GENERAL FUND, THE TRUSTEE REVENUE FUND AND THE CAPITAL ADDITIONS BUDGET FOR THE 2013 FISCAL YEAR, WHICH BEGINS ON JANUARY 1, 2013 AND ENDS ON DECEMBER 31, 2013,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that he and Ms. Williams, Director of Finance, met individually with each Board member to review the proposed 2013 budget in detail and to answer any questions. He stated that they are available to meet again and are prepared to respond to any questions that may be unanswered at that time.

Mr. Onorato advised that the proposed operating budget for 2013 shows annual operating income of approximately \$41 million and operating expenses of 27.2 million, with the annual debt service obligation of 8.9 million included in that amount. He advised that the projected ending cash balance is \$1 million, down from \$7.2 million this year, and said that is a result of transferring and earmarking monies for capital repairs. Mr. Onorato advised that we anticipate \$7.8 million in repairs in 2013 to our garage facilities and an additional \$2.3 million in the meter technology program. He advised that the 2013 projected budget does meet the 1.25 debt service coverage requirement and noted that we are actually operating at a ratio of 1.58. Mr. Onorato stated that this budget also includes an additional payment to the City of \$1.3 million, which is separate from the \$1.3 million pilot payment. He also advised that the Authority anticipates a 12-percent increase in street meter revenues as a result of the installation of the new technology.

Ms. Judson asked if there were any additional questions or comments.

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 46 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 47 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE PITTSBURGH PARKING COURT BUDGET FOR FISCAL YEAR 2013 WHICH BEGINS ON JANUARY 1, 2013 AND ENDS ON DECEMBER 31, 2013,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato stated that as the resolution notes, this budget is outside the Trust and therefore required that a separate budget be created. He noted that the Parking Authority took control of the Parking Court in 2004 when the Commonwealth mandated the change. Mr. Onorato advised that the 2013 budget for Parking Court projects receipts of \$9.5 million and annual expenses of \$2.5 million. He stated that net revenue is split 90 percent to the City and 10 percent to the Parking Authority and said we estimate that in 2013 the City's share will be \$6.2 million and the Authority's share \$698,000. He reminded the Board that the projection is strictly for the operation of Parking Court and said it covers enforcement, adjudication, collection and the booting and towing of vehicles.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 47 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 48 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROVE FINAL PAYMENT TO ARCH MASONRY INC. FOR ROOF DECK REPAIRS AT THE NINTH AND PENN PARKING GARAGE,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Authority is seeking to release the full payment for the work Arch Masonry Inc. performed on the Ninth and Penn garage roof deck. He advised that both the work and the punch list items have been completed to the satisfaction of the Authority. He advised that there have been no changes to the scope of work and said the \$18,200 will be the first and final payment for this project.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 48 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 49 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SOLICIT PROPOSALS FOR PROFESSIONAL ARCHITECTURAL SERVICES,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Authority is seeking authorization to solicit proposals from architectural firms for their ideas recommendations for the redesign of the façade of the commercial space area in the Mellon Square garage. He advised that this project is cooperation with the Mayor's revitalization plan for the Smithfield Street and Fifth Avenue corridors. Mr. Onorato advised that all proposals would be evaluated and brought back to the Board for its approval before proceeding.

Mr. D'Addario asked if there were any concerns regarding the roof of the retail spaces, actually the Mellon Square park which was just recently redesigned. Mr. D'Addario stated that he recalled that there were some issues involving water leakage from the park area into the retail spaces. Mr. Onorato stated that to correct the leakage, the contractor dug up the green space and installed a new membrane before completing final work on the park surface.

Mr. Onorato advised that the Parks Conservancy recently completed a renovation of the entire park above the garage but said that there is an overhang on the Smithfield side where the Authority's renovations will occur. He said he does not believe that the façade work would even touch any of the park renovation performed by the Parks Conservancy.

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Mr. D'Addario, Resolution No 49 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 50 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO FILE A GRANT APPLICATION TO THE REDEVELOPMENT AUTHORITY OF ALLEGHENY COUNTY (RAAC) FOR IMPROVEMENTS TO THE CEDARVILLE FRIENDSHIP PARKING LOT,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that the Authority has been working with Senator Ferlo's office, which has committed securing \$125,000 in grant money from the Allegheny County's Redevelopment Authority to upgrade landscaping at the Cedarville/Friendship lot. He said the current estimates are approximately \$10,000 for the design and \$100,000 for the renovation itself

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

There were none.

Upon motion by Mr. Mazefsky and seconded by Mr. D'Addario, Resolution No 50 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 51 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RETAIN BNY MELLON CAPITAL MARKETS LLC TO SERVE AS FINANCIAL ADVISOR TO THE AUTHORITY,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that two proposals were received in response to the RFP for a financial advisor. He advised that should the Authority and Board consider building a new structure or proceeding with a complete renovation of an existing structure, we would like to be proactive and have a financial team in place. He said the team would include a financial advisor and a bond underwriter, as referenced in the next resolution.

Mr. Onorato advised that any costs associated with these services for a new project or renovation would occur only if the project materialized and an actual bond issue is closed successfully. He noted that there is the possibility of utilizing the successful bidder's services for other purposes and said the firm chosen would be paid in accordance with the hourly rate that is currently in place.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 51 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

**RESOLUTION NO. 52 OF NOVEMBER 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO RETAIN PNC CAPITAL MARKETS LLC AS BOND UNDERWRITER FOR THE ISSUANCE OF NEW BONDS BY THE AUTHORITY,** was read by Mr. D'Addario and considered by the Board.

Mr. Onorato advised that three proposals were received in response to the RFP for a bond underwriter. He again noted that retaining the bond underwriter is a proactive step to have a team in place if the Authority proceeds with a bond issuance. He also noted that no fees will be incurred unless a bond issuance successfully occurs.

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

There were none.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, Resolution No 52 of 2012 was approved as follows: Mr. D'Addario, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

## **OLD/NEW BUSINESS**

Ms. Judson asked if there were any comments in regards to the new business.

There were none.

Mr. Onorato advised the Board their packet contained two positive letters received regarding the new meters.

Mr. Onorato advised the Board that the packet also included a positive news article regarding the new bike station recently installed at our Third Avenue garage.

Mr. Onorato advised the Board that the Authority has received a few requests from municipalities regarding inquiring purchasing quantities of the single-space meters that the Authority is taking out of service when installing the new pay-by-plate technology. He said he advised these firms that the Authority would be in touch with them once a decision is made.

Ms. Judson said the Board is always happy to hear positive feedback and thanked Mr. Onorato for bringing the correspondence to the Board's attention.

The next Board meeting is scheduled for Thursday, December 20, 2012 at 10:00 a.m.

Upon motion by Mr. D'Addario and seconded by Mr. Mazefsky, the meeting was adjourned at 12:39 p.m.

## **APPROVED TO CONTENT**

  
Chairman

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

  
Approval