

**MINUTES OF THE REGULAR MEETING OF THE
PUBLIC PARKING AUTHORITY OF PITTSBURGH
FRIDAY, MARCH 30, 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 March 30, 2012 at 9:34 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, Linda Judson and Gabe Mazefsky. Fauna Solomon participated via phone. Present from staff were: David Onorato, Anthony Boule, Christopher Speers, Judi DeVito, Jo-Ann Williams, Chris Holt, Janet Staab, Bill Conner, Shonda Goldsmith, Wes Pollard and Patricia Konesky. Also present were Jacqui Lazo of Buchanan Ingersoll & Rooney, Joe Smydo of the Pittsburgh Post Gazette, Bill Vidonic of the Pittsburgh Tribune Review, Nathan Wildfire of East Liberty Development Inc. and Halle Stockton of Public Source.

MINUTES

Ms. Judson asked for approval of the minutes from the regular meeting held on February 16, 2012.

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

PUBLIC COMMENT

Ms. Judson asked for public comments.

There were none.

RESOLUTIONS

RESOLUTION NO. 8 OF MARCH 2012, "A RESOLUTION ACKNOWLEDGING METER REPAIR TECHNICIAN MR. ELBERT KENNEDY JR. UPON HIS RETIREMENT FOR HIS 26 YEARS OF SERVICE, was read by Ms. Rudiak and considered by the Board.

Mr. Onorato advised the Board that Mr. Kennedy was not able to attend today's Board Meeting. He stated that Mr. Kennedy retired effective March 26, 2012 and said the Authority wanted to recognize him for his 26 years of service to the Parking Authority. He stated that the Authority will be presenting Mr. Kennedy with a retirement gift as well as a certificate and copy of today's Board resolution as a remembrance.

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

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. D'Addario, Resolution No. 8 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 9 OF MARCH 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO AWARD A CONTRACT TO WALKER PARKING CONSULTANTS TO ANALYZE AND RECOMMEND A PARKING RATE STRUCTURE FOR THE AUTHORITY'S GARAGE FACILITIES, NEIGHBORHOOD SURFACE PARKING LOTS AND ON-STREET PARKING METERS, was read by Ms. Rudiak and considered by the Board.

Mr. Onorato advised that after public advertisement of the RFP, 16 firms attended the pre-bid meeting and three firms submitted bids. He advised that the scope of work includes evaluation of the current rates and the recommendation of rate levels that will be both competitive and sufficient to cover the Authority's operating and capital needs expenses. Mr. Onorato advised that the low bid received was \$24,000, with the funds to be taken from the Capital Improvement Fund.

Ms. Judson asked if this type of evaluation has been performed previously.

Mr. Onorato advised that he does not believe that an evaluation of this size and scope has ever been completed. He advised that we have had consultants do a rate analysis when a new facility was built in order to help determine the rate structure for its operation. He noted that he believed a similar evaluation was done during the monetization process but said that it was not contracted through the Authority.

Ms. Rudiak asked that, in looking at the submitted bids, if there was any explanation for the large dollar difference between the three companies' submissions.

Mr. Onorato stated that he did anticipate the first two companies being competitive in their estimates because Walker Parking and Desman both participated in the monetization process and therefore should have some understanding of our market and the work involved. He advised that the Authority contacted the firms that did not submit bids and found that some of them were teaming up with the three bidding firms or simply did not have the manpower available to meet the Authority's deadline or turn-around requirement. Mr. Onorato advised that the requirement for the report to be completed was six weeks.

Ms. Rudiak stated that looking just at the benchmark market survey, Walker Parking's estimate of \$4,000 represented a large difference from the two others priced at \$15,000 and \$18,000.

Mr. Onorato stated that the Authority will seek confirmation from Walker Parking that they are able to meet the scope of work at the submitted price.

Ms. Rudiak stated that such a large difference in price is almost disturbing and said it is something that she would be concerned about.

Mr. Onorato stated that staff would verify that Walker Parking can meet the requirements at this price and said, should any issues arise, he will present them to the Board. He said he felt that the Authority should not approach the firms to reopen negotiations prior to Board approval.

Mr. Onorato advised that Walker Parking and Desman Associates both completed a study for the Grant Street Transportation Center during the time it was being built.

Ms. Rudiak asked if they worked together on that study.

Mr. Onorato stated that they did not work together but said they were both familiar with our market.

Ms. Rudiak asked if the study will include street meters and off-street parking as well as the parking garages.

Mr. Onorato confirmed that the scope of work will include evaluating the on-street meters.

Ms. Rudiak stated that one of the topics that arose at a recent Council meeting was the fact that the URA owns various garages, such as the one in the South Side Works, that are still public garages but are not operated by the Parking Authority. She asked that when the Authority looks at the rates from the report, if we will adjust our rates in accordance with their recommendations. Mr. Onorato advised that we will take the recommendations, analyze them, and present rate options to the Board. He said those options will be developed with our future capital needs requirements firmly in mind.

Mr. Onorato stated that we will instruct the contracted bidder to look at the rates of competing facilities surrounding our own locations.

Ms. Rudiak stated that the URA garages are still public facilities and said that on-going action was asked how Council can be certain that the public parking process is working cohesively, specifically if Council can be sure that the URA is keeping its rates in line with other public garages.

Mr. Onorato advised that the Public Parking Authority has no control over the rates in URA facilities.

Ms. Rudiak asked if the Parking Authority has any idea who sets the rates at those facilities.

Mr. Onorato stated that he is aware that those URA facilities are operated by a private operator but said that he believes that the URA sets its own rates.

Ms. Rudiak stated that Council wants to make sure that all garages are working together and said that the URA was not aware that this rate study was being conducted.

Mr. Onorato advised that this rate study would not include those facilities but said that the Authority would be willing to share its findings with the URA. He added that it would be up to the URA to employ the data in any way it chose.

Mr. Onorato advised that the rates of both the URA and SEA facilities rates, including those for special events, are higher than the Parking Authority's, and again noted that we have no role in the establishment of their rates. He said both are independent of the Parking Authority and said they will not be part of this analysis, other than our sharing the information with them when the evaluation is completed.

Ms. Lazo stated that the mission of the Parking Authority, to provide affordable low-cost parking, is different than that of the SEA and the URA. She said the mission of the URA, as she understands it, is to facilitate additional development, a function that could well drive rates in a different direction.

Ms. Rudiak stated that the Saks parking garage came into question and asked if it was going to be owned by the URA and if its operations would be in sync with our parking garages downtown. Ms. Rudiak stated that the more parking assets that the URA owns and operates, the more our missions are going to be intertwined.

Mr. Mazefsky asked the timeframe of the project once the contract is awarded.

Mr. Onorato advised that the timeframe is six weeks for completion of the study.

Mr. Mazefsky asked if, at that point, will there be a set of recommendations presented to City Council.

Mr. Onorato advised that if there are any recommendations resulting from the analysis, they would be presented to the Parking Authority Board for consideration. He said the findings would be shared with Council at a later date.

Mr. Mazefsky advised that there are a number of different bodies that have control over parking assets in the City and said that talks involving all of those entities will need to take place with Council.

Mr. Onorato advised that the Parking Authority's discussions would be strictly informative.

Ms. Rudiak said that a previous conversation took place regarding parking time limits and looking at rates that are increasingly dependent upon the length of time a vehicle is in a space. She asked if the contracted consultant was going to look at that rate structure or if the analysis would be limited to the time structure that exists now.

Mr. Onorato responded that the consultant will be reviewing that data based on the areas where the new meter technology will be installed. He advised that he believes that

Council agrees that we should control the space through the rate structure and not the limits on the signage.

Ms. Rudiak asked if the consultant would be looking at the pricing in the evening and on weekends.

Mr. Onorato confirmed that they would include weekends and holidays in their analysis.

Mr. Mazefsky asked if adding meters would be an issue they would explore.

Mr. Onorato advised that this is not part of the scope of work.

Mr. Mazefsky said that looking at the market, we would not looking for a price of what the rates should be increased to.

Mr. Onorato advised that the consultant would compare our pricing against the private market and also give consideration to our capital needs, operating expenses and future growth projections, then take them all into consideration in making a recommendation. He advised that the consultant will also get input from neighborhood groups across the city.

Ms. Rudiak mentioned that the mission of the Authority is to provide low-cost, affordable parking throughout the city and, citing her knowledge that the URA is considering developing a parking structure on the former Saks site, her question is at what point does a garage become an economic development generator or a location for affordable parking. She said that she believes that, as new parking garages develop, it is difficult to determine where that new parking structure should be located. Ms. Rudiak said she cannot imagine that in 20 to 30 years half of the garages located downtown will be owned and operated by the URA and the other half owned and operated by the Parking Authority. She said she feels strongly that this is an issue that needs to be addressed and resolved now.

Mr. Onorato reminded the Board that the Parking Authority currently controls 25 percent of the downtown garage space. He noted that the Authority talks to the URA but said it is hard for us to develop partnerships with them due to our restrictions under state statute. Mr. Onorato said he believes that the URA does not have the same restrictions as the PPAP.

Ms. Rudiak asked what restrictions applied.

Mr. Onorato advised that once an Authority garage is built there are restrictions on who it can be leased to. He said we can only lease parking spaces to the public only on a first-come first-serve basis and, under conditions that seem to be a conflict with today's development strategies, we cannot exclusively accommodate real estate additions, existing or planned, located near to our facilities.. He advised that if a new development occurs downtown and a business tenant knocks on our door asking for a specific number of spaces in order to close the deal, the Authority is prohibited from accommodating the request.

Ms. Rudiak asked if a specific development, such as condo, was developed, if a specific amount of parking for condo owners could be provided.

Mr. Onorato stated that we could not make that type of agreement.

Mr. Mazefsky asked if the parking rate study would be looking at potentially where we would need to develop new neighborhood public parking assets.

Mr. Onorato advised that the study's focus will be on current and proposed future rates of existing facilities and meters.

Ms. Lazo stated that the scope of work is contained in the RFP and thought that it might be helpful for the Board members to have copies.

Mr. Onorato advised that he will have the RFP distributed to the Board members following the meeting.

Ms. Rudiak stated it would be helpful to see the RFP, but noted it would be equally as helpful to see the responses.

Ms. Judson asked if the Parking Authority has identified the respective contacts within the neighborhood communities.

Mr. Onorato advised that the community points of contact have not yet been identified but said that the Authority will assist the consultant at the time it is necessary to make contact. He stated that we will coordinate with the Mayor's office as it has all of the community connections on file.

Ms. Rudiak asked if the respondents have any sub-contractors to do that community outreach work.

Mr. Onorato stated that he believes that the consultants do have sub-contractor services included in their proposals.

Ms. Rudiak asked if we know if there will be community meetings scheduled.

Mr. Onorato stated that there was no plan to hold community meetings and said he did not believe that the timeframe would permit them. He said that we would arrange individual meetings with neighborhood organizations.

Mr. Mazefsky asked what would happen if the Board was to look at changing the scope of work.

Mr. Onorato advised that a change in scope would require going out to bid again.

Mr. Onorato advised that the intention was to look at our existing system and see if our rates are where they should be, both as they related to the market and also to both our current capital needs going forward and the possibility of issuing new debt for new garages.

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

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No. 9 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. Mazefsky, yes; Ms. Judson, yes.

RESOLUTION NO. 10 OF MARCH 2012, "A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE FIRMWARE UPGRADES TO THE ENTRY STATIONS AND PAY STATIONS AT THE FIRST AVENUE GARAGE NECESSARY TO ENABLE PREPAY AT THE REVENUE CONTROL EQUIPMENT FOR SPECIAL EVENT PARKING, was read by Ms. Rudiak and considered by the Board.

Mr. Onorato advised that with the expansion of the Port Authority's T-Station to the North Shore, First Avenue Garage will be marketed for event parking during the Pirates' and Steelers' seasons. He said the Authority has been working with both organizations to encourage patrons to park in the First Avenue Garage, pay the \$5.00 weekend rate and take the "T" from First Avenue directly to the North Shore.

Mr. Onorato advised that the Authority wanted the ability to have patrons prepay at the entry and exit stations as well at the pay stations, a practice that would make us more efficient and better able to assist the public entering and exiting the facility. He noted that our Ft. Duquesne and Sixth Street garage already has this capability.

Mr. Onorato advised that this upgrade will not exceed \$6,000.00 and said the funds will be taken from the 2000 Construction Fund.

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

There were none.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Resolution No. 10 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. Mazefsky, yes; Judson, yes.

Mr. Onorato noted that Resolution No. 9 had an error in its reference to the funding source.

Ms. Judson asked Mr. Onorato to restate the corrected component and said the Board would take an additional vote on the resolution as it is amended.

Mr. Onorato noted that the resolution identified the funding source as the Capital Improvement Fund but said the funds will be taken from the General Fund.

Ms. Rudiak made a motion to change the funding source portion of Resolution No. 9 from the Capital Improvement Fund to the General Fund.

Mr. Mazefsky seconded the motion.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky, Amended Resolution No. 9 of 2012 was approved as follows: Ms. Solomon, yes; Ms. Rudiak, yes; Mr. Mazefsky, yes; Judson, yes.

EXECUTIVE DIRECTOR'S REPORT

Mr. Onorato updated the Board on the usage numbers for the City residents who utilized the free parking at Second Avenue while attending their reassessment meetings and hearings. He advised that we are averaging eight vehicles per day at the site.

Mr. Onorato advised the Board that the Authority had a request for temporary parking at the Second Avenue lot for City employees who were being relocated due to maintenance work by Penn Dot on the bridges above the lot they currently use. Mr. Onorato advised that there is a slight conflict as we have also been in touch with Derry Construction, the contractor who will be completing the repaving of the Boulevard of the Allies. He said that company requested use of the Second Avenue lot for a two-week period in April to store its heavy equipment during the day when it is not being used. Mr. Onorato advised that the City employees' vehicles have been directed to park at Grant Street until the construction project involving the heavy equipment is completed, at which time if any City employee may transfer back to Second Avenue if he or she prefers. He also noted that the City is asking for a discounted parking rate of \$30.00 per month per vehicle, the same discount that was given to those City employees the last time they used the Second Avenue lot. Mr. Onorato stated that we do plan to honor the commitment made to the construction company and noted that the timeframe for its use of the lot is two weeks.

Mr. Mazefsky asked what was the timeframe requested by the City for parking.

Mr. Onorato advised that it will begin in April and continue through November.

Mr. Onorato advised that the Authority has been working with Bethany Tucke of the Pop-Up Project and Bike Pittsburgh regarding the Third Avenue garage being utilized for a commuter bike station similar to the one located at the Century Building on Seventh Street. He said the site would provide secure parking for both public and private use with the public area providing approximately 20 spaces and a "fix-it" station for riders to perform minor repairs to their bicycles. Mr. Onorato said there would be lockable lockers for the storage of helmets and other riding gear. He explained that the paid 16-space private area would be fenced in and accessed electronically. He said a seasonal or annual fee would be charged for bicycle parking in the private area. Mr. Onorato reported that the design of the space includes interlocking slip resistant flooring that will enhance the space on the ground level of a garage that already offers bicycle parking. Mr. Onorato advised that there will be no or very minimal cost to the Authority for the expansion work, with the majority of the costs being incurred by Bike Pittsburgh through a grant which they received. He advised that the City and the Mayor's office is in support of this project and that we anticipate proceeding in the very near future.

Mr. Onorato distributed to the Board Members a copy of Duncan Solutions year-end review brochure. Duncan Solutions manages the Pittsburgh Parking Court for the Authority.

Mr. Onorato advised the Board that the PPAP annual audit is currently being completed and that an audit report will be presented to the Board next month.

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

There were none.

OLD/NEW BUSINESS

Ms. Judson asked if there were any questions.

Ms. Konesky addressed the Board and advised that there is a member of the public who arrived late to today's Board meeting and would like to address the Board.

Mr. Nathan Wildfire thanked the Board for allowing him to speak. He said he works for East Liberty Development Corporation as its planning director, adding that his organization represents the East Liberty neighborhood. Mr. Wildfire stated that he is here today to bring the Board up to date on activity that they have working with closely with the Parking Authority to complete. He advised that he believes in the past 10 years East Liberty has been one of the most rapidly developed neighborhoods and said that as a result of that progress, they are beginning to experience a parking squeeze. Mr. Wildfire stated they are trying to find ways to release some of those pressures by thinking outside the box with regards to parking. He stated that they started to realize that the PPAP lots hold the key to enabling the development to continue at its current pace, noting that after the arrival of Google, Target, Whole Foods and Trader Joes, now every startup tech company out of CMU wants to be in East Liberty. Mr. Wildfire said every new addition will require and desire reliable and affordable parking and said his organization is excited to work with the Authority in bringing the new technology to the area through the adoption of two different pilot projects that included the application of variable rates; pay and enforce by license plate, pay by phone and pay for parking duration. Mr. Wildfire stated that parkers are starting to realize that technology can enable them to pay with a card, can pay for the time they park and realize that parking for the time closest to the lease rate will result in a parking experience very similar to enjoying the benefits of having a parking lease. He advised that the tenants and businesses in East Liberty are very excited about this opportunity and said he just wanted to give the Board a heads-up that in the coming months they would be working with staff to try to bring on some of these different pilot efforts online. He noted that the East Liberty Development Company is willing to pay for some of these initiatives and assume some of this risk to see if these programs actually work. Mr. Wildfire said the data can then assist the Parking Authority in deciding if these types of projects are worth being implemented throughout the city. He stated he hoped a proposal to try one of these proposed projects will be ready to present to the Board the Board's next meeting.

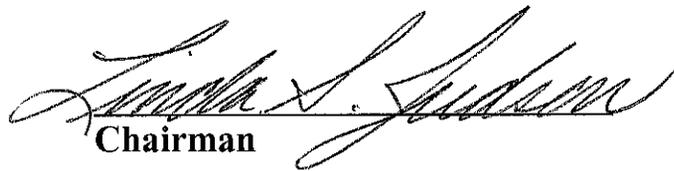
Ms. Judson thanked Mr. Wildfire for his input and advised if there were any questions

There were none.

The next Board meeting is scheduled for Thursday, April 19, 2012 at 10:00 a.m.

Upon motion by Ms. Rudiak and seconded by Mr. Mazefsky the meeting was adjourned at 10:15 a.m.

APPROVED TO CONTENT


Chairman

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

Approval

