

Meeting Minutes

July 25, 2012

7:30 PM

Conference Room C

Mt. Lebanon Municipal Building

Parking Facility Ad-Hoc Committee

Attendees:

David Egler
William Lewis
Steve Silverman
Kristen Linfante, Commission Liaison
Daniel Deiseroth, P.E., Gateway Engineers
Evan Rowles, P.E., Atlantic Engineering Services

Absent:

Alan Kraemer
Kirsten Fudeman
Tom Kelley, Staff Liaison

Call to order: The meeting was called to order at 7:30 p.m. by Chairman Lewis.

Roll Call: Messrs. Egler, Lewis and Silverman were present; Mr. Kraemer and Mr. Kelley were out of town on business trips. Ms. Fudeman was unable to attend and will not attend the August meeting but may be able to attend the September meeting. She indicated the Commission may wish to replace her as she has made other commitments having not been informed she was being reconsidered for this appointment.

Public Comments: No members of the public were present at this meeting.

Approval of June 27, 2012 Minutes: Mr. Egler made a motion to approve the meeting minutes as presented, seconded by Mr. Lewis and approved unanimously.

South and North Garage Condition Assessment: Messrs. Deiseroth and Rowles reviewed the need for a thorough assessment of the garages as had also been expressed by Tom Kelley and supported by the Committee. They presented proposals from Atlantic Engineering for very detailed study of the structural, cathodic, electrical, plumbing and architectural (North Garage retail leased) aspects and conditions of both garages. The most critical factor facing parking operations is a determination of the useful life of the South Garage. Atlantic reports in 2010 for both Garages at the behest of the former Parking Authority were for a visual review of both garages to determine their then condition in general terms.

Following a long discussion, the Committee agreed to prepare and submit a letter of recommendation to the Commission to approve the Atlantic proposals – some \$40,000 for the South Garage, and \$42,000 for the North Garage (due to the retail space). It was recommended

that if both projects were approved they be done concurrently as the cathodic sub-contractor is based in Virginia and their equipment is required on-site.

Mr. Lewis will author and submit a letter to the Commission on behalf of the Committee, and the proposals will hopefully be scheduled for consideration by the Commission in August. The projects would take approximately 2-3 months to complete after contract award.

Old Business:

1. It appears it is the intention of the Commission to sell the 788 and 794 Washington Road properties and approve the Business Boutique Overlay zoning amendment. These are Parking Enterprise Fund assets, and proceeds would revert to the fund.
2. Mrs. Linfante agreed to request the solicitor's opinion as to whether Zamigas should be continuing to pay \$500/month under the Sixth Amendment extension of the Sales Agreement. Mr. Quealy had indicated he believed Zamigas had not continued and was not required to do so. Mr. Lewis had disagreed and said a legal opinion was required.
3. Mr. Lewis also wants to continue the discussion on the permitting and enforcement status of the Rockwood Park parking lot on Rockwood Avenue at the next meeting.

June EDC Meeting Highlights: Steve Silverman briefed attendees on parking-related aspects of the June 29, 2012 EDC meeting that he attended representing the Committee. He indicated that the Valet Parking request and petition was considered and more or less supported if certain conditions were met, chief among them PennDot approval (subsequently granted if traffic would not be impeded). This matter will be on the August 14th Commission Discussion agenda.

The EDC recommended three potential development projects out of eight proposed for consideration. Two of the three were parking-related, that being the Zamigas property and the other the South Garage. These will be submitted to Keith McGill for the 2012 Comprehensive Plan's evaluation by EPD.

TRID Project – Update & Review: Kristen Linfante summarized the recent TRID presentation to the Commission. She provided a copy of the spiral-bound AECOM engineering study of June 2012 to the Committee for review and Bill Lewis will return it next month. A platform plus garage was evaluated. The garage would be four stories, 240 spaces at a construction cost of about \$8.25 million or \$34,272 per parking space; which is about twice the R. S. Means median unit cost for a parking garage. Two additional floors are suggested for possible demand and a significant reduction in per-space cost. Adding four required elevators to the basic garage increased total construction (not total garage project) costs to \$13,460,000 in 2012 dollars.

Accounting, Financial Statement, CIP's: Dave Egler distributed June Y-T-D v. budget financials on the Parking Fund and 2013-2017 CIP's for North, South Garages and Lots without discussion, but for review next month. The Committee has requested and Mrs. Linfante will try to arrange a meeting with Commission representatives, Mr. Feller, Ms. Taylor and one or more Committee members to review Committee responsibilities in the financial area following the August 27th Commission meeting.

Adjournment: The meeting was adjourned at 9:45 p.m. The next meeting of the Ad-Hoc Parking Committee will be on August 22, 2012.