



MT. LEBANON
PENNSYLVANIA

Parking Facility Advisory Board Meeting Minutes
Thursday, October 22nd 2020 - 6:00 p.m.
Microsoft Teams

I. Call to Order

Mr. Egler called the meeting to order at 6:05 PM, and asked Mr. Avolio to call the roll.

II. Roll Call

The meeting was attended by board members, David Egler, Paul DiGirolamo, and Brad McKibben.

Shawn Levine was absent.

The meeting was also attended by Commissioner, Andrew Flynn, Phillip Avolio, Facilities & Parks Coordinator, the Director of Finance, Andrew McCreery, and Mark Quealy, Traffic Enforcement.

III. Citizens Comments

No Citizen Comments to Report

IV. Financial Statement Review:

Mr. McCreery reviewed the current financials with the group:

Highlights:

- **Revenue:** Down \$400,000 from NG / SG / Permitting/Transient/Lot Permits
Revenue: Down 346 permits for the quarter. Trends are obviously tied to large professional buildings working from home. Meters were down 29% and the lots were down 46%.
- Rental: Playtown Square will be leaving the rental space due to the pandemic at the end of October. There will be a decline in rental revenue going forward until the space can be filled once more.
Mr. Quealy commented that the national average for the parking industry decline during this pandemic is around 57%. He noted that even with such grim reporting, the operation is performing slightly better than the industry as a whole
Mr. Egler inquired about the length of time that free parking was available.
Mr. McCreery noted that the moratorium lasted around 2 months with both garages being free of charge.

Mr. McKibben inquired if the operation would ever reach the high revenue levels again, or if there was indication that 2019 was the peak.

Mr. McCreery replied that he felt confident that normal levels would return by 2023, as most of the large anchor tenants that utilize the facilities have not indicated that they will be leaving.

- **Expenditures:** A memo was sent to the Commission to explain the South Garage entrance sign replacement. This project should be set in motion soon.

Mr. Egler asked the group if they had any additional questions concerning the financials. Mr. McCreery added that if any questions come up at any time, to simply email him for a deeper dive into the numbers.

V. Old Business:

Overlook Lot:

Mr. Avolio asked the group for any feedback or general comments on the recent improvements to the lot

Mr. DiGirolamo noted that a new restaurant is opening up later this month, and he is interested to see the impact it has on the parking demand.

Mr. McKibben noted that he felt the project was well thought out and well done. He added that he walks his dog past the lot a few times a week, so he was able to watch the process unfold.

VI. New Business:

Future Function:

Commissioner Flynn led the conversation on the future use and focus of the Parking Facilities Board. He noted that he has noticed a lot of overlap with the Economic Development Committee (EDC) and the Parking Facilities Board. He added that now that the Vibrant Uptown Committee has been formed, there is yet another overlap. He added that he believes that the Parking Board can branch out to think about other aspects of transportation in and around the business district. He noted that there are conversations that need to happen on electric charging stations, scooters, pedestrian walkability, and other industry concepts. Commissioner Flynn asked for the group's thoughts on the potential widening of the groups focus.

Mr. DiGirolamo indicated that he would be on board with discussing mobility, connectivity, and other transportation functions, but believes the economic piece is not in his interests.

Commissioner Flynn went on to explain that he could see the group being a sub-committee to the EDC, and being brought in for items like the South Garage future use, uptown street project, and things along those lines.

Mr. Egler noted that he agrees that there is overlap among the different groups, and that there would be a huge benefit to discussing items at the same time. He also inquired about the feeling of the other Commissioners on the Parking Facilities Board's role.

Commissioner Flynn responded that so far, they are open to the discussion in general. Their main goal is to provide good engagement for issues that are important to the community, while providing consistent mechanisms to make change.

Mr. McKibben noted that this meeting is only his second one, but he would agree that looking at something fresh and new would be welcomed.

Mr. DiGirolamo added that he would like to see new paths and uses of the group as well. He also noted that a few years back there were more major parking projects happening, whereas recently it has been a routine review of finances, talks on operations, and other low-key items.

VII. Adjournment:

A motion was made by Mr. DiGirolamo and a second by Mr. Egler to adjourn the meeting. The motion passed and the meeting was adjourned at 6:51 PM.