

PARKING AUTHORITY OF THE CITY OF LANCASTER
MINUTES

For the Regular Board Meeting held

December 14, 2006

The Parking Authority of the City of Lancaster held its regularly scheduled meeting on November 9, 2006 in the Authority Office at 111 North Prince Street, Lancaster, PA.

Members present were: Mark Vergenes, Chairman; Chip Kirchner, Vice Chairman; Cindy Stewart, Secretary; Lisa Riggs, Assistant Secretary/Treasurer and Deno Mandros, Treasurer.

Also present were: Thomas Matthews, Executive Director; Grant Hummer, ELA Group, Inc.; John Kenneff, Goodman & Kenneff; Mary Dougherty, Financial Manager.

The Lancaster Parking Authority Board Meeting was called to order at 4:35 P: M. by Mark Vergenes.

Motion to approve the minutes of the December 14, 2006 board meeting was made by Chip Kirchner and seconded by Lisa Riggs. Minutes were approved without objection.

Public Comments

- There were no public comments.

Reports of Committees

Personnel, Wage & Salary Committee - (Regis Kirchner, Chair, Deno Mandros)

- Chip Kirchner brought to the board his meeting with union negotiator Kristy Wolf, from the state and mediator, Richard Stover regarding union negotiations.

Negotiating items were as follows:

- a. Fair Share, which LPA will reject.
- b. Part time employees to bid on full time positions. LPA has no opposition to this but it would be based on the employees work record.
- c. Part time employees to be paid time and a half for holidays. This will not be granted by LPA.
- d. The union would like to have employees be able to switch hours with other employees. LPA will allow with a two weeks notice.

- e. Sick leave at 10 years of service at 100% to be paid by LPA. LPA states that sick leave shall remain at 75% after 20 years of service.
- f. LPA to offer part time employees, part time benefits. LPA recommends that compensation may be some sort of payment based on years of service and hours worked.
- g. The Lancaster Parking Authority has not yet received the proposal on Article 8 wages.

Finance Committee – (Cindy Stewart, Chair, Chip Kirchner)

- Mr. Matthews reported to the board that the loss of 58 spaces with Educators may be recovered from Spectra and the parking agreement with Penn Square Partners.

Marketing Committee- (Lisa Riggs, Chair, Cindy Stewart)

- Tom Matthews, Cindy Stewart and Lisa Riggs met with Val Moul from Godfrey Advertising on elevating the positive position that LPA has taken within the community. A proposal was provided to the board on basic marketing and communications tools and suggesting using the redesigned website as a major means of communication to our customers.
- Mark Vergenes recommended to the board that Mr. Matthews make arrangements and present to City Council all of the accomplishments LPA has done in the past year and what our goals are for the future.

Facilities & Security Committee – (Deno Mandros, Chair, Lisa Riggs)

- Deno Mandros reported that major maintenance and the Helix drains have been completed in the Prince Street garage. Surtreat has been applied.
- Concrete repairs have also been completed on the Orange Street ramp.
- Concrete repairs and caulking around the drains is continuing in the King Street garage.
- Tom Matthews reported that lighting changes, painting of the floors, and repainting of the elevators has been done in the Prince Street garage.

Other Business Items

- Mr. Vergenes reported to the board, a mural is under consideration for the side of the King Street garage. The Live Foundation may be assisting in seeking funds or assisting in underwriting the project. Lisa Riggs will be formulating a committee of interested parties, while Tracey Beal from PCAD has agreed to be on the sub-committee.

- Mr. Vergenes introduced Kathy Gray who is LPA Bond Council from Barley Snyder. Ms. Gray was requested to examine all factors surrounding the purchase of the Laundry site and the ordinance relating to the rate structure.

Both Lancaster Newspapers and LPA have retained Kathy Gray as Bond Council. Lancaster Newspapers has waived any conflict of interest and Mr. Kenneff also does not see any conflict of interest. A motion was brought forth with Mr. Mandros first, and Mr. Kirchner, seconded. All were in favor and motion carried.

Ms. Gray reported that there was no practical way to purchase the Laundry Site as to how the Trust Indenture reads. An alternative way would be ; An Installment Sales Agreement would be formed between LPA and Lancaster Newspapers with Penn Square Partners making the improvements. Payment would be \$3,000,000.00 at the end of 3 years and a covenant that LPA will issue bonds by the end of 3 years. An agreement has been drawn up in draft form.

- In order to have parking rates entrusted to LPA, Ms. Gray reported that the documents would need to be amended between the City of Lancaster and LPA.

- A motion was made to retain Kathy Gray as Bond Council to investigate the Installment Sales Agreement and Rate Structure. Mr. Mandros first and Ms. Riggs seconded. All were in favor and motion was carried.

- Mr. Matthews reported that Mr. Hummer is in the process of obtaining approval from PennDot to create an exit as well as an entry at the Northeast entrance to the King Street garage.

Executive Directors Report

- Mr. Matthews informed the board of an accident in the Prince Street garage while the contractor Caretti, Inc. had been doing repairs to the stairwell. Assistance was offered by members of our staff but was declined. LPA received a letter from the injured party's attorney a few days later asking LPA to forward the letter to Caretti, Inc.

- Mr. Matthews reported working on the King Street ramp issue with the Convention Center and Penn Square Partners to modify, add and move parking control equipment. Mr. Matthews and CTR Systems reviewed the work required.

- CTR is developing pricing to install new equipment and developing a new sign at the bottom of the King Street ramp.

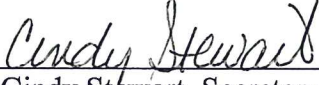
Miscellaneous Business

A motion was made by Mr. Vergenes to adjourn the Public Board meeting at 5: 25 P.M.

Motions:

At 5:45 P.M., Ms. Stewart made a motion to adjourn and Mr. Kirchner seconded. The motion passed unanimously.

Respectfully submitted,



Cindy Stewart, Secretary