



Ted Zeller – Chairperson
Candida Affa – Vice Chairperson
Santo Napoli – Treasurer
Daryl Hendricks – Secretary
Seth O’Neill- Member

John N. Morgan – Executive Director
Dan McCarthy, Davison McCarthy – APA Solicitor

ALLENTOWN PARKING AUTHORITY BOARD OF DIRECTORS MINUTES

A regular meeting of the Allentown Parking Authority Board of Directors was held at 12:00 p.m. on Wednesday, September 22, 2021 at the Office of The Allentown Parking Authority, located at 603 W. Linden Street, Allentown, PA 18101.

The following attended:

Ted Zeller – Chairperson
Candida Affa – Vice Chairperson
Daryl Hendricks – Secretary
Santo Napoli – Treasurer
Dan McCarthy – APA Solicitor
John Morgan – Executive Director
Jon Haney – Deputy Director
Christina Dayton – Deputy Director
Connie Abercrombie – Finance Manager
Janet Canevari – Minutes
Vicky Kistler, Alliance Hall-Guest
Kelly McEllroy, Alliance Hall-Guest
Charles Dinofrio, Alliance Hall-Guest
Tom Gibson, 7th St Resident-Guest
Diane Gibson, 7th St Resident-Guest
Brigitte Park, 7th St Resident-Guest
Hal Thomas, Subcontractors-Guest
Tatiana Alici, Suncontractors-Guest

Seth O’Neill - Member (Absent)

Mr. Zeller called the meeting to order at 12:19pm.

COURTESY OF THE FLOOR

Ted Zeller introduced himself to the 8 guests that were attending. He started from the left with the Alliance Hall Matters (3 Guests).

1. Vicky Kistler- She is here today to make the board aware of the circumstances going on in the alliance hall parking lot. She states the lot used to be owned by the city but was sold years ago to APA for \$2. Parking authority has assumed the responsibilities of the parking lot. She states within 2 days' notice it changed. The parking lot attached to the building has the city's largest low-income day care. It also had the food bank but as of 9/21/21 moved to a new location. The parking lot is a social service hub. As many of the attendees know since they have been in the building and lot, they advocated to the APA a number of things. First, for decades they paid full rate for 10 visitor spots. So that families coming to the daycare, literally dropping their children off for 6 minute intervals. When they approached the APA about the visitor spots being gone the daycare families have no way to drop their kids off, the response was, "Let them pay to park. No visitor parking, no grace period but we wont start ticketing till 9am because of the fact that we understand this goes on between 7:30am and 8:30 am." Mr. Zeller then asks when was that? Ms. Kistler proceeded about 2 months ago. That was a fair and reasonable solution. Now they are ticketing starting at 7 am and sometimes even earlier. One of our own staff who woke up in the morning and his car was dead decided to bring his wife's car. He arrived at 7:27am, he went into the building to get on the computer and log in to change his license plate to reflect his wife's car. By the time he did that he had a \$35 ticket. He contacted the parking authority and they said too bad, we ticket 24/7 and there are no accommodations. Ms. Kistler states between 7am and 8am the parking authority is there waiting to ticket daycare parents. They often park between 2 larger vehicles, so they aren't seen. Sometimes they park in the handicap spaces at which point I kindly ask them to move. Ms. Kistler says they lie and wait for the drop offs. They ticket the families that have a baby in one hand and a baby in a carrier in the other if they don't stop to pay for a 7 minute drop off. This is new, for decades they did not have this. Ms. McElroy will talk about her physical changes which are different then these issues. But Ms. Kistlers issues are we can no longer have a community meeting where we invite citizen input because we use to offer to pay the parking authority to no ticket during that time to bring the citizens in to get their opinions or to do a mass clinic, no longer an option. No business can go on in their parking lot unless people are willing to sit and pay to park. They don't know how long their visit is going to be so in some case its 2 minutes and in some cases its 15 minutes. But it has totally changed the environment. More than changing the environment the relationship between Alliance Hall and the APA has changed. We were a team, we worked together to

clean up the lot, the staff used to be able to come in to use the restroom, they were invited to holiday parties. Now it is a different relationship. And when she heard people come before council and say the APA is driving behind delivery trucks, she felt obligated to say that she 100% believe that. She feels that as a representative of the city she is obligated to say that. Ted Zeller states he will look into. It is the first time he is hearing any of this.

2. Kelly McEllroy- she is with the city of Allentown; she was previously with the redevelopment authority. Their office is at the Alliance Hall building. When she first started, they had to get permits for \$35. Then there was a transition going from the permit parking to the meter parking. Before that happened there was a space where a house was demoed there was an area to get out of the parking lot. Now it has a guardrail there, so it is enclosed, if there is a truck blocking the parking lot you are unable to get into or out of the parking lot until the truck moves. She states with the guard rail being up it doesn't go with the true zoning of the parking lot because you must have multiple entrances/exits. When there is a truck there for delivery they have to sometimes wait 15 minutes. Ms. McEllroy proceeds to talk about a parking meter map on the city's website. She wants to know was a traffic control map updated or a survey done that showed this lot that privately owned by the parking lot now needed to be meter parking. Because she thought all that had to go in front of city council for that change. Mr. Zeller proceeds to say these issues are the first he is hearing about them and that they take these issues seriously and will look into it. He asks if the parking meters are in the parking lot. Kelly states yes, Mr. Zeller then states that takes it out of the city ordinance because it is a private lot, so anything that is on the street the city ordinance is going to control. Mr. Zeller also states the APA has no control over the deliveries. It's an issue that the city needs leadership on. Ms. Kistler states the day care gets a food delivery every morning, and in order to park to deliver they had to get a monthly permit. There are 2 contractors doing renovations and have to pay for a permit to park in the lot in order to avoid the daily permit charge. Mr. Zeller states the vendors are different and Ms. Kistler states she understands. Ms. Kistler continued stating the food bank truck is a delivery truck and she hopes there will be some provision in the future for deliveries that lots or business' near lots will have a 15 minute drop off. Vicky states these issues were brought up to the parking authority on numerous occasions. Mr. Zeller states he was not aware and Vicky states that's why we are coming to the board about the numerous issues going on at the Alliance Hall Lot. Ms. Kistler starts stating the city hall deck never works and they have a backup of their employees trying to leave and they have had chronic problems. Ms. Kistler also states she waited 5 minutes for the meter in front of Johnny's to work. There was a network drop preventing you from using a credit card, during that time there was meter reader

standing there waiting to see if they were going to pay. Mr. Zeller assures Ms. Kistler that the APA does not have sufficient amount of employees to be waiting. Mr Zeller states that what occurs in a lot of these instances its never an issue until it happens to you, and it is now happening to you. Mr. Zeller states he will look into it though.

3. Charles Dinofrio-president CEO of Lehigh Valley Children's Center, their concern is more of the health and safety concern of the children being dropped off. Since 1989 they have used that parking lot as a pickup and drop off point. Now they are needing to use the street. That's the problem for the parents to have to pay for the meter since they service a lot of low income families. As well as the issue of the children getting out of the vehicle on the street side. Also, with the visitors' spaces being taken away they have IE personnel come in and visit anywhere between 20-30 minutes to provide services to children and they have to find parking. He has come in at times and the kiosk is not working, its not bilingual and a lot of the parents are bilingual. So, with all of that said taking away the visitor spaces from a business standpoint makes no sense because we were automatically given that money monthly and now if someone doesn't park there, we are losing the money. Ms. Kistler starts stating they offered to pay more for those spaces to be able to keep them. Mr. Zeller tell them he appreciates them coming in and letting him know about it. Ms. Affa states its upsetting to hear the children can be in jeopardy and asks how long ago the lot was sold. Ms. Kistler states it was when Larry Hilliard was the president of the board. Mr. Hilliard was the one that decided to sell the lot for \$1. Ms. Kistler states the reason was because it was an increased burden for the parks department to maintain the lot. Ms. Kistler thanks everyone for allowing them to come in and speak and for moving it to the top of the meeting. Mr. Dinofrio proceeds to tell everyone how much they are trying to do in the lot to help as far as safety and looking better. Ms. Affa states we need to figure this out and get something in place because this is an important part of the community. Mr. Zeller asked what is the most number of parents dropping off at one time. Mr Dinofrio states they have about 146 children in childcare and at any given time it could be around 30-40 parents for drop off. The other issue with that is with the bus picking up school aged children, the parents are parked where the bus would need to pick up. There is discussion about pick up which ranges from 3pm-6pm. Ms. McElroy provided a copy of the agreement from when the lot was sold which was November 2002. Mr. Zeller thanks them for coming in and expressing their concerns/issues.

Ms. Kistler, Ms. McElroy, & Mr. Dinofrio left the meeting at this time.

4. Tom Gibson- resident of N 7th Street, states he was a letter from the APA that as of 10/1/21 they would not be able to park in the area where they live and that they would need to find a parking lot. His concern is that the residents were not

spoken to about anything that is going on with the new proposal. His main concern is they would like APA to push it off for a year to allow the residents and business owners of the 400,500,600 blocks of N 7th St to come up with a plan with the APA to help everyone.

5. Diane Gibson- resident of N 7th Street, she is talking on behalf of the residents of N 7th St. (she handed out statement w/ petition signed by approximately 36 people). She states that they would have to park on other blocks instead of in front of their home or purchase a monthly parking pass for a lot which is unfair and a hardship. The suggestion of trying to find parking in other Zone blocks is truly unrealistic and to pay a monthly parking fee is a hardship. There are other residents in this block with health issues and financial issues. They respectfully request that the plan to implement the revision be delayed for one year for community participation to try and explore creative alternatives such as park & shop. The residents are asking simply to be able to park in the street they live in at an affordable fee.
6. Brigitte Parks-7th St Resident, parking is a challenge with the influx of business'. She states for years there has not been enough parking for both residents and business'. She respectfully asks the APA to reconsider making it so very difficult for the people that live on this very busy street. Mr. Zeller shares this has been something they have been working on for years and mentions that the residents that there was no community participation. The city has a parking plan dealing with mixed use communities that have commercial and residential. There are laws in place that guide exactly what occurs when business' overtake residents. What the city tried to do instead was they took input from CACLV. They have tried enforcing more in this area to correct the issue. They decided to buy the property in the 500 Blk of N 7th St to try and allow people an outlet to help with the parking. Mr. Zeller states by the statues that's in place they aren't enforcing the law if they don't proceed with this. Mr. Gibson asks what the law is. The law is the block has to have 50% or more street level front footage residential use. In other word more then half the block on the street level front has to be residential in nature. The numbers were an average of 70-75 % of business', the 400 block is 56%. Mr. Zeller let the residents know that the plan wouldn't be put in place till at least 11/1/21. Ms. Gibson states the 300 Blk of N 7th street is far for her to walk since she uses a cane which is the closest area for her to park with the new provisions which is usually parked full. Mr. Hendricks states that times are changing so therefore what has been done in the past has to be changed now to go with the ordinance that requires once we reach 50% or more that the residential parking goes away. Mr. Zeller states that is a rule around the city. APA intentionally invested in that neighborhood to put in an extra 53 parking spots in hopes to alleviate the parking issues. Ms. Affa proceeds to say times

have changed immensely and when you chose to live in the city you either live with the aggravation or don't. We can't change progress. They try the best they can as city council and APA. Mr. Zeller states he wants to relook at the numbers for the 400 Blk of N 7th St.

Mr. Gibson, Ms. Gibson & Brigitte Park left the meeting at this time.

7. Hal Thomas- Manager of operations for Ceren Delivery Inc. & Tatiana Alici owner of Orian Delivery Inc, subcontractor for Fedex Ground. The reason they are here is because they were invited by city council during the last meeting they had, and they also wish to discuss with the issue they are having with receiving and enormous amount of double parking tickets. The issue being the amount of the fine and the time/resources utilizing and cost of disputing the tickets. They believe that with the exemption of delivery vehicles under ordinance 532.04. The problem for them is obviously they are attempting to deliver to residential and business and will double park somewhere between 30 seconds-5 minutes depending how many deliveries there are to one location. The state of the pandemic with parking in the city has magnified. Mr. Zeller asks how much the business volume has increased with in the last year. Mr. Thomas answered with an average of 27,000 packages/day pre-pandemic and now it is now over 50,000+/day. Then for peak season they are going to be anywhere between 70,000 & 80000/ per day from around November to beginning of January. They deliver to Allentown & Bethlehem. The problem for them is because of the increased volume they have also increased probably more than 50% the size of the packages. For example, years ago a package may have weighed 1 pound and now some packages might weigh up to 150 lbs. Its not possible for them to park 2 blocks down and deliver 80 packages to a business or 50 packages to a resident. The city must recognize they have windows that they have to maintain for a delivery service. Where the customer wants us to pick up/deliver between a certain window so that is all part of the consideration in their delivery. Mr. Thomas proceeds to state the fees of the double-parking fines/escalations and what they are asking from the APA is did they believe that when they wrote the ordinance it gave an exception to delivery vehicles. They have large vehicles. There's virtually no place for them to park in the city. The other problem is that when they do appeal a ticket, they have to go to 5 different magistrates. Each magistrate is interpreting the city ordinance differently. Ms. Affa asked if they have any problems in Bethlehem and Mr. Thomas stated they have no problems there. The ordinance is reviewed, and it states they can park between the hours of 7am to 8pm at the curb but double parking is not allowed. Mr. Thomas proceeds to talk about the tickets he is appealing and asks how is any delivery service supposed to deliver in the city of Allentown? The answer is cities have to adapt and re-create delivery zones. Mr. Zeller states there are 2 issues, 1 is the

ordinance code (city council issue) and 2 Allentown is deficient with loading zones. Mr. Thomas just states he is looking for guidance, where do they go from there? Ms. Affa states she would like to try and make it a priority of hers to fix it. She would like to find out how Bethlehem and Easton are dealing with this. The times are changing, more and more people are ordering from online, and it is going only to get worse. Ms. Affa states she thinks we need to revisit the ordinance. Then it is suggested to check with Bethlehem to see their ordinance for double parking. Mr. McCarthy tell Mr. Thomas should connect with a member of city council and see if they want to put together some relief to the situation and then it can be sent to the solicitor's office to draft an ordinance or an amendment to the ordinance. Mr. Thomas thanked everyone for their time and left the meeting.

Mr. Napoli made a motion to approve the August minutes. Mr. Zeller seconded it. The Board voted and approved the August meeting minutes.

The Board broke for an Executive Session

EXECUTIVE DIRECTOR'S REPORT

Mr. Morgan states they have had 3 meetings now with Lauren. He has called the person in Harrisburg to find out if there is going to be another opportunity in this calendar year for submission which Mr. Morgan & Mr. Young are working on right now. Lauren has cautioned us repeatedly, not to be too optimistic. They have looked at everyone who has applied and most if not, all get a million dollars. APA is asking for 15 million. Meeting and phone calls are being done as well as outlines. Should be ready to submit in November.

Construction update- the contractor showed up. They picked up half of Penn St Lot. The concern was a sink hole or just settling, it turns out it is just settling. Depending on the weather it should continue then move on to N 7th Street. Davinci is eager to start the process. Ms. Abercrombie is getting a copy of the agreement. They would like to close the first of the year and get construction started in March. Dan & Mr. Morgan are working on the agreement with 500 Railroad so hopefully that will be finalized. Bus depot is now 90%. The 3 bus stalls on Church won't be in until the building and sidewalk are finished which could be a year from now. Spiral engineering review, we review the first bill from them, the field work is now done. They have done core borings that are being analyzed for the strength of the concrete that is there. Hopefully we will know by October's meeting that we will have a definitive that it is not falling down and what repairs will need to be done. We know that the garage continues to need repairs.

Mr. Morgan is turning it over to Mr. Haney for the August Enforcement results. Mr. Haney states August Double Parking results dropped to 60. There were 95 the month

before. That still leaves us with 840 issued in that corridor this year. As a whole through September 21st, we have issued 2394 double parking tickets city wide for 1st offense, 213 were issued for 2nd offense, 85 for 3rd offense and 215 of lazy double parker tickets issued city wide. One issue Mr. Haney wants to mention is Mr. Napoli and him have been trading some thoughts back and forth on a review on the Blues, Brews & Barbeque event. That event did not work out the best for the APA. There were some technical issues on our end but the worse of it was the amount of clean up and damage that we brought in from that. There was about \$6000 in revenue and about \$5000 in repairs.

This meeting was adjourned at 3:20 pm

The next Board Meeting will be held on Wednesday, October 27, 2021