

A Review Of UPMC's Tax-Exempt Parcels Used for Parking

A Parcel Audit by

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Performed: December 17, 2022

Report Last Updated: December 19, 2022

Presented to Pittsburgh City Council on Monday, December 19th at 1:30pm

Introduction

UPMC's Corporate Real Estate division (UPMC) is the agent listed for 23 parcels¹ in Pittsburgh with a recorded purpose of parking; however, UPMC only pays taxes on the 13 parcels that represent its parking properties with the lowest assessed values.² Revoking the tax-exemption for the rest of UPMC's parking-designated parcels would bring an estimated 32 million dollars or more in property back onto the tax rolls for the City of Pittsburgh, Pittsburgh Public Schools, and Allegheny County. If all parking properties were classified as taxable, UPMC would be required to make an additional \$760,000 in annual payments. Even just one of the parcels – the private Luna parking garage restricted to employee leaseholders – would provide over \$336,000 in yearly payments if it were not classified as tax-exempt.







UPMC's 10 tax-exempt parcels for parking make up 6 distinct properties. 5 parcels make up the UPMC South Side Campus Lot and the 5 other parcels represent UPMC Luna Garage, UPMC Mercy Garage, UPMC Mercy Lot, UPMC Magee Women's Hospital Garage, and UPMC Presbyterian's Shuttle Lots. Several of these properties have a City of Pittsburgh towing license, but it is unclear if they pay the city's parking tax.

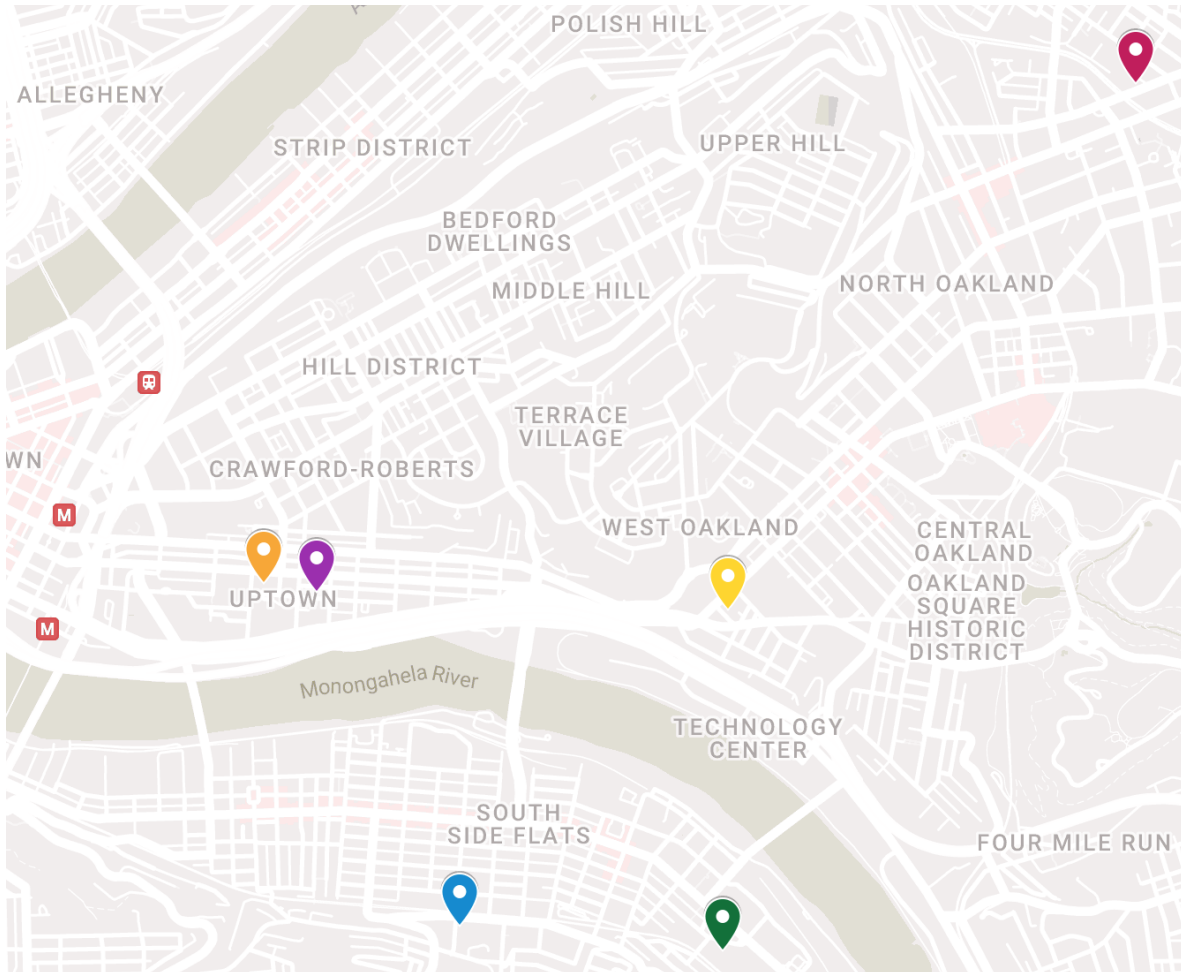
On December 17th, 2022, I visited each of these 6 tax-exempt properties to examine whether or not they passed the [HUP test for tax-exemption eligibility](#). None of these lots appear to be used for charitable purposes. Therefore, their tax-exempt status can and should easily be revoked using [existing statutory authority](#).

¹ Current as of November 1, 2022

² One of the tax-exempt properties has an incorrectly assigned property value of 0.

[Click here for a zoomable map](#) of UPMC's tax-exempt parking properties.

-  UPMC Luna Lease Garage
-  UPMC Mercy Garage
-  UPMC Magee-Womens Hosp...
-  UPMC Presbyterian Lease S...
-  UPMC South Side Lot (Closed)
-  UPMC Mercy Lease Lot



1. UPMC Luna Garage (Shadyside)



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
\$14,140,900	\$66,885	\$124,578	\$144,946	\$336,409

Luna Parking Garage is a private leaseholder-only private parking garage for UPMC employees and allegedly costs [\\$80 per month](#).

For Whom: UPMC Employee Leaseholders Only

Towing: Kendall Towing

2. UPMC Mercy Garage



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
\$8,807,500	\$41,659	\$77,592	\$90,278	\$209,530

UPMC Mercy Garage is a private garage partially reserved for UPMC physicians. The parking rate ranges from 0 to 22 dollars per day, but there is an 8 dollar validated flat-rate for patients and visitors.

For Whom: Physicians, then higher paid parking available for patients, and visitors

Towing: Kendall Towing

3. UPMC Magee Women's Hospital Garage:



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
\$8,379,700	\$39,635	\$73,823	\$85,893	\$199,352

Magee Women's Hospital Garage is a private leaseholder-only garage with towing privileges.

For Whom: Leaseholders only

Towing: Expired towing licenses displayed

4. UPMC Presbyterian Shuttle Lots



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
\$369,400	\$1,747	\$3,254	\$3,786	\$8,788

The UPMC Presbyterian Shuttle lots are two private lease-holder only lots represented by a single non-contiguous parcel.

For Whom: Leaseholders only

Towing: Kendall Towing

5. UPMC South Side Campus Lot



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
\$68,700	\$325	\$605	\$704	\$1,634
\$67,700	\$320	\$596	\$694	\$1,611
\$52,200	\$247	\$460	\$535	\$1,242
\$38,300	\$181	\$337	\$393	\$911
\$38,100	\$180	\$336	\$391	\$906
TOTAL: \$265,000	\$1,253	\$2,335	\$2,716	\$6,304

This lot is currently closed. It is represented as 5 adjacent parcels.

6. UPMC Mercy Lot (Pride Street)



Assessment	County Tax Loss	City Tax Loss	PPS Tax Loss	Total Yearly Tax Loss
0	Unknown	Unknown	Unknown	Unknown

This private leaseholder-only lot is operated by K-7 Parking Company, a domestic business corporation registered in the Commonwealth of Pennsylvania.

Additional information about K-7 Parking at Mercy is available on their website as information intended for employees. <http://k7parking.com/careers/employee/lot-lists/>

For Whom: Leaseholders Only