

Work Session: Public Parking

October 13, 2020

Work Session: Public Parking

**Address the requirement for an annual
working session**

Discuss changes to the parking system

Work Session: Public Parking

Changes to Parking: COVID Impacts

A New
Reality... but
the basics
remain the
same



Decisions Grounded in the
Development Plan



Understand Revenue Impacts



Develop Expenditure Response

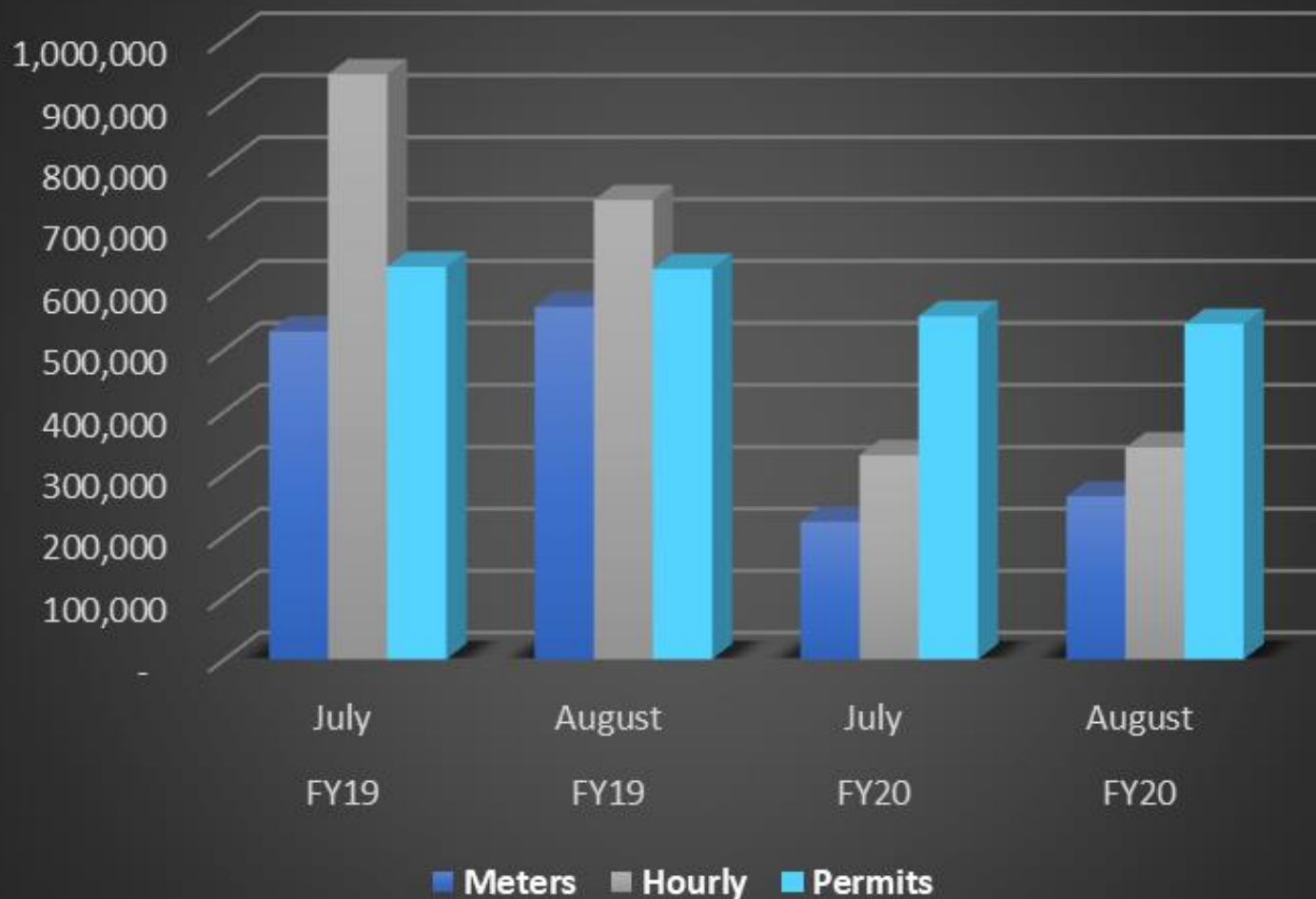
Parking System

Budget to Actual FY20



Revenues	FY18 Actual	FY19 Actual	FY20 Budget	FY20 Actual	Budget to Actual Variance	%
Meters	5,216,645	5,836,693	5,970,369	4,816,813	(1,153,556)	-19%
Hourly	9,370,416	9,288,489	7,981,302	6,726,246	(1,255,056)	-16%
Permits	7,281,009	7,662,186	8,924,491	7,629,312	(1,295,179)	-15%
Other Revenue	285,484	543,476	219,000	292,066	73,066	33%
Total Revenues	22,153,554	23,330,844	23,095,162	19,464,437	(3,630,725)	-16%
Expenditures	FY18 Actual	FY19 Actual	FY20 Budget	FY20 Actual	Budget to Actual Variance	%
Debt Service	4,362,079	4,268,041	3,437,300	3,432,240	(5,060)	0%
City 20% Payment	4,315,378	4,538,604	4,870,000	3,892,383	(977,617)	-20%
Credit Card Charges	811,267	1,070,861	1,210,000	975,080	(234,920)	-19%
Capital Improvements	3,777,894	1,917,526	2,451,336	1,828,210	(623,126)	-25%
Operations	7,634,782	7,690,781	8,816,300	7,003,277	(1,813,023)	-21%
Administration	1,560,049	1,490,794	1,766,672	1,157,897	(608,775)	-34%
Total Expenditures	22,461,449	20,976,607	22,551,608	18,289,087	(4,262,521)	-19%
Fund Balance	FY18 Actual	FY19 Actual	FY20 Budget	FY20 Actual	Budget to Actual Variance	%
Beninning Fund Balance	9,790,887	9,482,998	11,837,238	11,837,238		
Net of Rev/Exp	(307,895)	2,354,237	543,554	1,175,350		
Ending Fund Balance	9,482,992	11,837,235	12,380,792	13,012,588	631,796	5%

Parking Fees July & August FY19 vs FY20



- Meters– On street parking fees.
- Hourly – Parking in structures on an hourly basis
- Permits – Monthly permits for in structure parking
- Change – Overall revenue loss of 44%

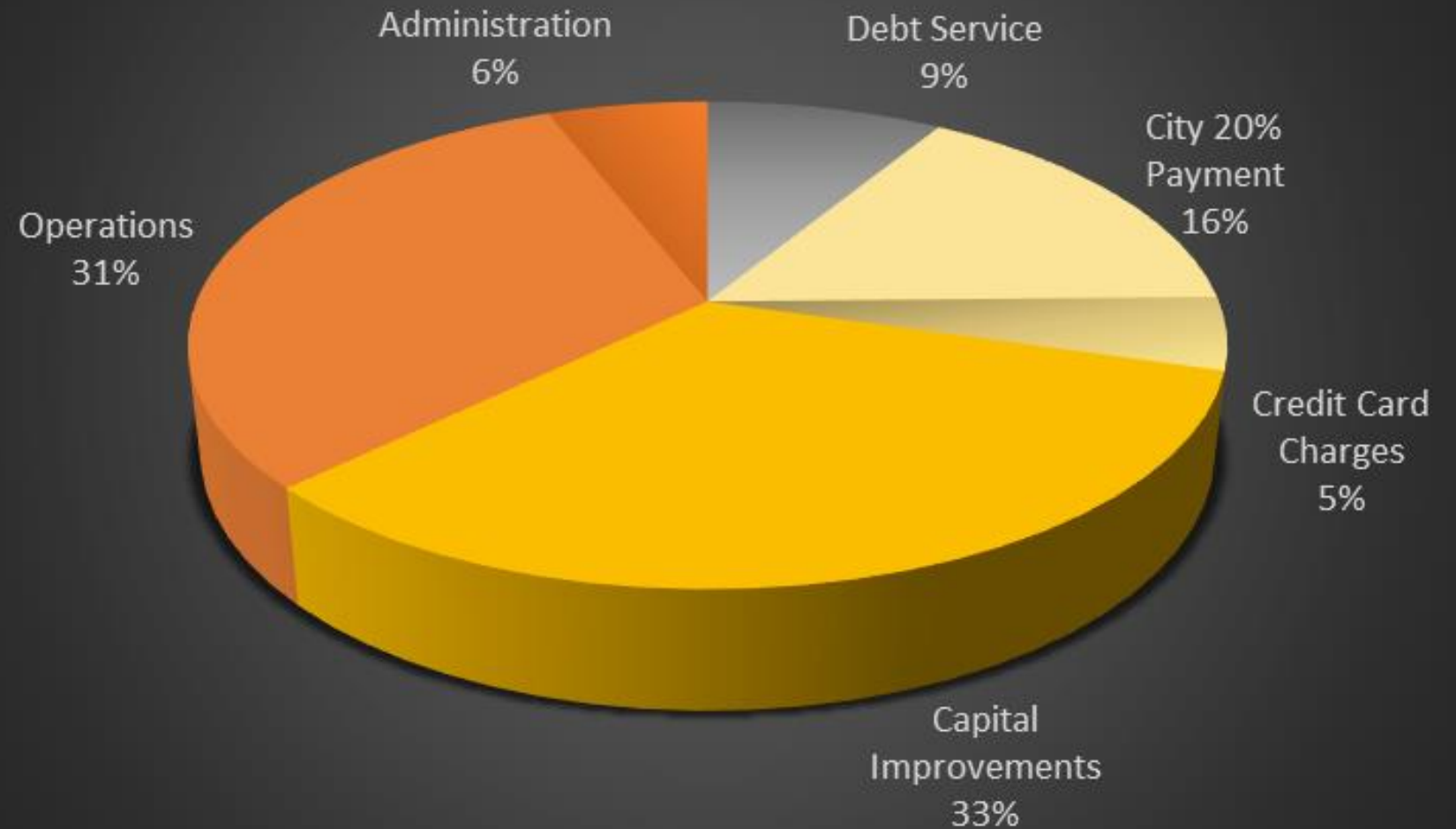
Parking Fees	FY19 July	FY19 August	FY20 July	FY20 August	% of Change
Meters	529,639	569,237	222,192	263,078	-56%
Hourly	944,866	741,691	329,713	342,101	-60%
Permits	633,954	630,350	554,109	541,721	-13%
Total Parking Fees	2,108,459	1,941,278	1,106,014	1,146,900	-44%

Parking
System FY21
Budgeted
Expenditures

	FY21 Budget		
	Category	Amount	%
	Debt Service	2,728,900	9%
	City 20% Payment	4,980,000	16%
	Credit Card Charges	1,500,000	5%
	Capital Improvements	10,395,000	33%
	Operations	9,760,300	31%
	Administration	1,855,200	6%
	Total	31,219,400	100%

Parking
System FY21
Budgeted
Expenditures

FY21 Budget



Parking System FY21 Expenditures Capital Improvements

Annual work is based on 20-year plan of repairs recommended by WGI Inc.

FY21 restoration and maintenance work was budgeted at \$3.4M

Worked with engineers to identify elements that are critical/urgent vs. those that can be delayed/deferred to future years.

Parking Capital Improvements	Original FY21 Budget	%
Carbon Neutrality	2,000,000	19%
Parking Equipment	3,500,000	34%
RPS office	500,000	5%
Software	50,000	0%
Restoration Various Structures	3,102,000	30%
EVCS	30,000	0%
Fiber	30,000	0%
Energy Assessment	200,000	2%
Curb Study	150,000	1%
Lighting Study	20,000	0%
Elevator Repairs	300,000	3%
Fencing	450,000	4%
General Repairs	63,000	1%
Total	10,395,000	100%

Capital Improvements Expenditures

Annual Restoration FY21 budget \$3,102,000

- **Potential Adjustment (\$1,802,000)**
- Based on 20-year plan of repairs recommended by WGI Inc.
- WGI identified elements that are critical for structural integrity and safety vs. those that can be deferred to future years.

Elevators FY21 budget \$300,000

- **No adjustment**
- Includes elevator repairs at 4th & Washington and Ann Ashley

Capital Improvements Expenditures

Parking Equipment FY21 budget \$3,500,000

- **Potential Adjustment (\$1,915,000)**
- Board approved project budget of \$1,584,500 in January 2020
- Critical/urgent to maintain operations
- Installation underway
- Will add automation and payment options across the system

Fencing FY21 budget \$450,000

- **No adjustment**
- Anticipated work- no cost estimates yet
- Forest structure levels below rooftop
- System wide check for additional needs

Capital Improvements Expenditures

Studies FY21 budget \$370,000

- **Potential Adjustment (\$350,000)**
- Move forward with lighting study \$20K
- Defer curb management study \$150K
- Eliminate energy assessment \$200K

Other CIP FY21 budget \$2,673,000

- **Potential Adjustment \$2,600,000**
- Move forward with software (\$10K) and general repairs (\$63K)
- Defer/reduce carbon neutrality, (\$2M), RPS office (\$500K), EVCS (\$30K), Fiber (\$30K)

Parking System Capital Improvements Potential Adjustments

Parking Capital Improvements	Original FY21 Budget	Potential Adjustments			Adjusted Expenditures
		Reductions	Deferrals	Total	
Parking Equipment	3,500,000	(1,915,000)		(1,915,000)	1,585,000
Software	50,000	(40,000)		(40,000)	10,000
RPS office	500,000	(500,000)		(500,000)	-
Energy Assessment	200,000	(200,000)		(200,000)	-
Carbon Neutrality	2,000,000		(2,000,000)	(2,000,000)	-
EVCS	30,000		(30,000)	(30,000)	-
Fiber	30,000		(30,000)	(30,000)	-
Curb Study	150,000		(150,000)	(150,000)	-
Restoration Various Structures	3,102,000		(1,802,000)	(1,802,000)	1,300,000
Lighting Study	20,000			-	20,000
Elevator Repairs	300,000			-	300,000
Fencing	450,000		-	-	450,000
General Repairs	63,000		-	-	63,000
Total	10,395,000	(2,655,000)	(4,012,000)	(6,667,000)	3,728,000

Parking System FY21 Expenditures Operations

FY21 Budget \$9,760,300

- RPS Personnel cost reduction of 31%
- Other RPS expenses reduced 20%
- Maintenance and Professional Services reduced 25%
- Overall reduction 22%

Potential adjustment \$2,140,000

Parking Operations	Original FY21 Budget	Potential Adjustments	Adjusted Activities
RPS Personnel	5,107,900	(1,560,000)	3,547,900
RPS Administration	628,300	(94,200)	534,100
RPS Maintenance	1,353,000	(203,000)	1,150,000
RPS Management	175,000	(26,300)	148,700
RSP Sub Contractor	545,000	(81,800)	463,200
RPS Equipment	145,000	(21,800)	123,200
Tally Hall	212,500		212,500
Rent/Utilities/Insurance	823,000		823,000
Maintenance/Supplies	198,400	(49,600)	148,800
Professional Services	415,000	(103,800)	311,200
Software Maintenance	157,200		157,200
Total	9,760,300	(2,140,500)	7,619,800

Parking System FY21 Expenditures Administration

FY21 Budget \$1,855,200

- Overall reduction 18%
- Anticipate reduced GoPass reimbursement
- Reduced Payroll Contingency by 50%

Potential adjustment \$324,800

Parking Administration	Original FY21 Budget	Potential Adjustments	Adjusted Activities
DDA Personnel	648,000	(50,000)	598,000
Other Personnel	68,000	(17,000)	51,000
Grants	879,100	(220,000)	659,100
Professional Services	88,600	(17,700)	70,900
Rent & Utilities	42,000		42,000
Software Maintenance	29,000		29,000
Misc	100,500	(20,100)	80,400
Total	1,855,200	(324,800)	1,530,400

Parking System

FY21 Net COVID-19 Impacts

	FY21	Impacts/Adjustments			FY 21		
		Budget	Reductions	Deferrals	Total	Projection	%
	Total Revenues	25,006,600	(11,670,400)		(11,670,400)	13,336,200	53%
	Potential Expenditure Adjustments						
	Debt Service	2,728,900			-	2,728,900	100%
	City 20% Payment	4,980,000	(2,334,080)		(2,334,080)	2,645,920	53%
	Credit Card Charges	1,500,000	(583,520)		(583,520)	916,480	61%
	Capital Improvments	10,948,700	(2,655,000)	(4,565,700)	(7,220,700)	3,728,000	34%
	Operations	9,760,300	(2,140,500)		(2,140,500)	7,619,800	78%
	Administration	1,855,200	(324,800)		(324,800)	1,530,400	82%
	Total Expenditures	31,773,100	(8,037,900)	(4,565,700)	(12,603,600)	19,169,500	60%
	Net	(6,766,500)			933,200	(5,833,300)	-86%
	Beginning Fund Balance	13,012,544				13,012,544	
	Net	(6,766,500)				(5,833,300)	
	Ending Fund Balance	6,246,044				7,179,244	115%

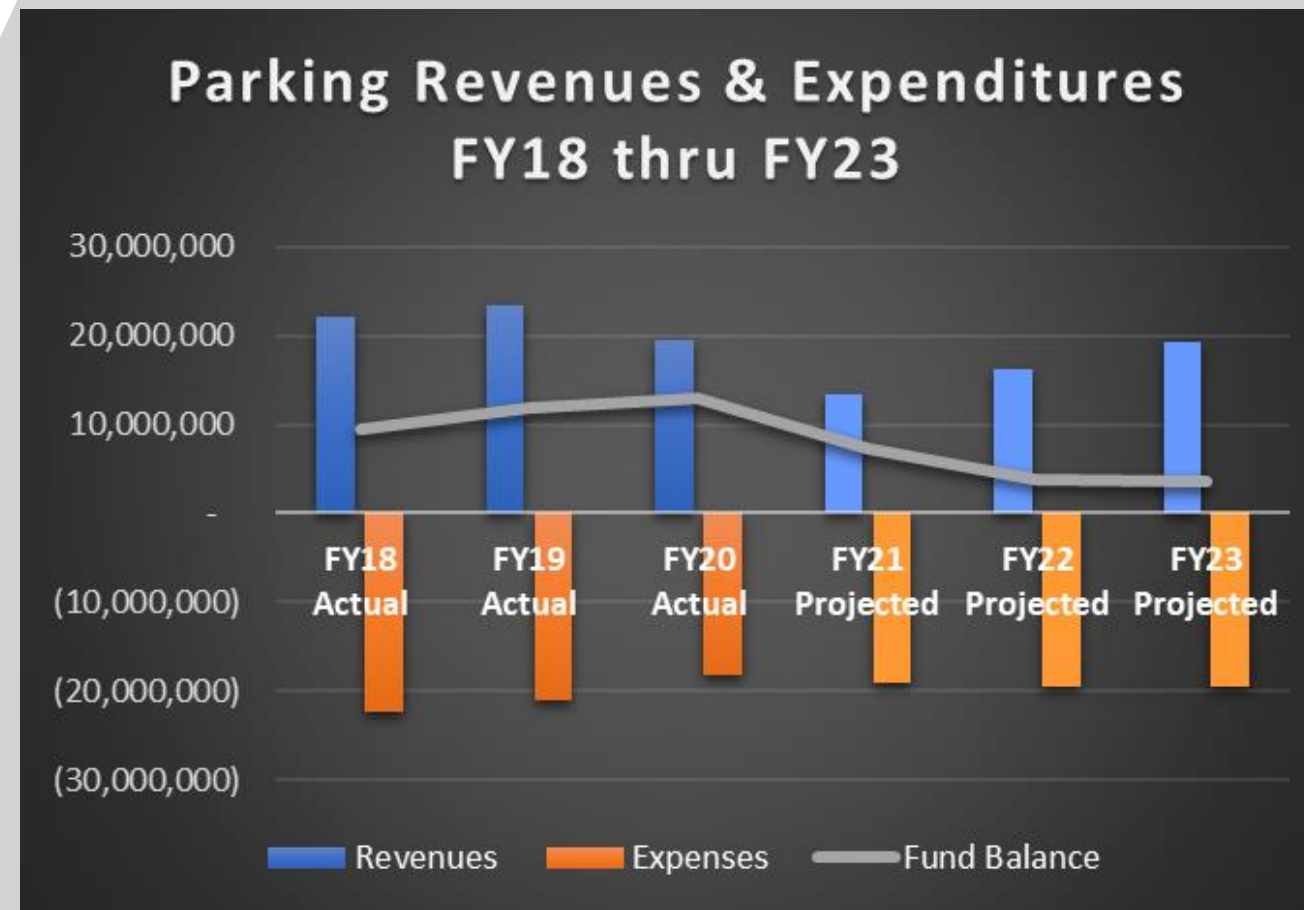
	FY18 Actual	FY19 Actual	FY20 Actual	FY21 Projected	FY22 Projected	FY23 Projected
Revenues	22,153,554	23,330,844	19,464,400	13,336,200	16,158,700	19,273,300
Expenses	(22,461,449)	(20,976,607)	(18,289,085)	(19,169,500)	(19,500,000)	(19,500,000)
Fund Balance	9,482,992	11,837,229	13,012,544	7,179,244	3,837,944	3,611,244
FB % of Revenue	43%	51%	67%	54%	24%	19%

Parking System Actual & Projected Fund Balances FY18-FY23

- FY21 Revenues are projected at 53% of budget
- FY21 Expenditures are projected at 60% of budget
- FY22 & FY23 Revenues are projected at an increase of 20% over the prior year.
- FY21-FY23 Expenditure projections include \$3.7M in Capital Improvements/Maintenance per year.

Parking System Actual & Projected Fund Balances FY18-FY23

- FY18, FY19, FY20 represent actual activities of the parking system
- FY21, FY22, FY23 represent projected activities of the parking system
- Values herein have been pulled from previous slide



Business Support – Parking Related COVID Response Strategies



Over 150 curbside carryout parking spaces



Pilot parking space reuse program to expand restaurant/retail operations



Meter bag management for weekly street closure program

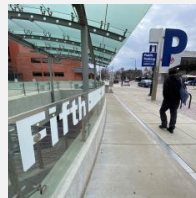
Business Support – Parking Related COVID Response Strategies



Fee waiver for one monthly permit per account



Late fee waiver for all accounts from March to June



Payment plans established as needed

Parking & Affordable Housing



Funded parking study necessary to inform impacts of redeveloping City owned surface parking lots



Funded community engagement efforts related to redeveloping City owned surface parking lots