

PARKING UTILITY APRIL 2012 ACTIVITY REPORT & REVENUE/EXPENSE NARRATIVE

Parking Operations Manager Replacement and Double-fill: Bill's final day is scheduled for June 1st. Tom's first four weeks of training has included: New Employee Training, serving on three interview panels, meeting staff within several City agencies, attending TPC, BOE and Common Council meetings; meetings with DMI, BID, UW Athletics, large long-term lease customer, City of Madison meetings with the Judge Doyle Square Team, Street Use Staff Team, Hovde development of 305-309 W. Johnson, Outer Loop construction, and Parking Council for People with Disabilities; overviews with key Parking Utility personnel, weekly Traffic Engineering staff meetings, and review of relevant ordinances, Residential Parking (RP3) materials, finance and budget related items and reports, etc.

MMB/GE Parking Garage: The Kimley-Horn master plan for Judge Doyle Square, which includes reports from City staff, will go to the Common Council for action at the May 15th meeting.

Judge Doyle Square Staff team meetings included a study review of the Government East garage. This estimated the deferred maintenance costs at about \$1.8M. This does not include costs to upgrade the mechanical/electrical systems. A decision has been made to move ahead with some of these repairs to maintain the garage in a serviceable condition while the new garage is contemplated. The cost to replace Gov East is currently estimated at \$41,618 per stall or \$25.4 million for 600 stalls. It will be a significant challenge to the utility to replace Gov East at this price regardless of what happens to the next oldest facilities.

Facility Management is assisting the Parking Utility in developing an RFP to hire a consultant to address the Utility's long-term financial sustainability. The report will be a critical element in moving forward with many projects and programs. We have obtained three "Financial Stability" RFP's from other cities and are working on melding them together.

Multi-space meters: The multi-space meters opened at Buckeye Lot on September 15, 2010. The machines have conducted about 675,000 transactions with over 52% charged to credit cards. The average recent cash transaction was \$1.09 and the average credit card transaction was \$2.09. We have put 77 meters in operation including the meter in State Street Capitol Garage. Eight additional meters have been delivered and are being wired and tested. We plan to test a pay-by-cell operation in the Buckeye lot starting in May. We've been working with the vendor "ParkNOW!" on signs and/or stickers which will be displayed in the test area. This feature will allow parkers to top-up their meter remotely, but only to the extent of unused time (someone at a 2-hour meter could top-up their meter by one hour remotely), which should help reduce the potential to top-up all day in the same meter space. An additional 15 meters will be installed in 2012 bringing the total to 100. This will complete the initial multi-space contract. The MPD is developing an RFP for the replacement of this entire enforcement system. Bill Putnam of the Parking Utility is on this team.

Revenues (Finance Dept. Figures) and Occupancies: YTD revenues were \$135K (4.75%) below previous year's revenues; with revenues at attended facilities \$221K (11%) below previous year's revenues. (Last year, many protests and activities were held during the 1st quarter of 2011). Peak occupancies were between 49% - 85% YTD at all structures in 2012. Cap Sq North is a still a little higher than we would like to see it (but down 8% occupancy compared to YTD 2011 figures), and others are lower than we would like to see (State St Capital @ 49% and State Street Campus @ 55%).

Operating Expenses (Finance Dept. figures): Expenses through March were \$104K (7%) lower than 2011 levels mainly due to payroll and supply items. Expenses were substantially below budget; however recorded first quarter expenses are often not indicative of later year performance.

Operating Bottom Line: (Finance Dept. figures): Operating income results are about \$31K (2.2%) below the 2011 results through the end of March. History tells us that 1st quarter results can be a poor indicator of full-year results, and should not be relied upon for future planning.

Capital Expenses: The Utility's entire financial picture cannot be analyzed without an assessment of capital expenditures. All capital and operating expenses are paid for by the same source – fees paid by customers (plus interest income). Capital expenses are important and costly. Examples from 2012 will include remediation projects on aging structures (including Gov East), planning for the Judge Doyle Square project, Brayton Lot resurfacing, purchase of enforcement equipment for the MPD, and the final phase of the multi-space project. Capital costs through March are approximately \$142,000.

Rate proposal: The TPC approved a modified rate structure at its April 11th meeting; and the related ordinance modifications passed unanimously through the Board of Estimates (April 23rd meeting) and the Common Council (May 1st meeting). As a result, the new rates can go into effect June 1st. We are making preparations to update our customers (monthly parkers have already been notified) and make all equipment and sign-related updates, which will be phased in over the next couple months.

Partners: We will partner again with Art Fair sponsors in offering the reserved section of Brayton Lot on a reserved basis to Art Fair participants for \$40 for the weekend. We sold out last year and expect to do the same this year. Parkers feel this is a big advantage for long-term parkers with large vehicles.

Electric Charging Stations: MG&E has installed electric vehicle charging stations at several of our facilities including Wingra Lot and Overture Center Garage. Additional locations will be coming on line soon. MG&E has informed us that there will no be cost for the electricity at these stations through 2013. We are studying the Overture Center garage location for possible changes in the signage.

Facilities: The Utility is investigating the sale of the Wingra Lot. We will be removing the meters in Brayton Lot that are in the aisle adjacent to the monthly stalls. There is heavy demand in this lot for monthly parking (we are full) and little demand for the meters since there is ample space in the adjacent automated gated facility. The free stalls reserved for people with disabilities at the street end of this row of meters will remain. There are other stalls for people with disabilities within the gated facility.

-Prepared by Tom Woznick, Parking Operations Manager

CITY OF MADISON PARKING UTILITY
COMPARISON OF ACTUAL TO BUDGET
For the Three Months Ending March 31, 2012

Percent of Fiscal Year Completed:			25.0%
	<u>2012</u> <u>BUDGET</u>	<u>ACTUAL</u> <u>YTD</u>	<u>PERCENT</u> <u>OF BUDGET</u>
REVENUES:			
Parking & Other Revenue	\$ 12,041,916	\$ 2,671,980	22.2%
Interest on Investments	<u>145,000</u>	<u>35,015</u>	24.1%
TOTAL REVENUES	<u><u>\$ 12,186,916</u></u>	<u><u>\$ 2,706,995</u></u>	22.2%
EXPENDITURES:			
Permanent Wages	\$ 3,448,509	\$ 649,238	18.8%
Hourly Wages	214,463	29,451	13.7%
Overtime Wages	30,638	4,559	14.9%
Benefits	<u>1,280,408</u>	<u>221,354</u>	17.3%
Total Payroll	4,974,018	904,602	18.2%
Purchased Services	1,380,235	289,244	21.0%
Supplies	314,600	43,007	13.7%
Payments to City Depts.	1,093,058	0	0.0%
Reimbursement from City Depts.	(93,350)	(297)	0.3%
Debt Service	0	0	0.0%
Payment in Lieu of Taxes	1,192,919	0	0.0%
Transfers Out	195,953	0	0.0%
Capital Assets	111,000	2,987	2.7%
State & County Sales Tax	<u>655,432</u>	<u>140,335</u>	21.4%
TOTAL EXPENDITURES	<u><u>\$ 9,823,865</u></u>	<u><u>\$ 1,379,878</u></u>	14.0%
OPERATING INCOME (LOSS)	<u><u>\$ 2,363,051</u></u>	<u><u>\$ 1,327,117</u></u>	56.2%

CITY OF MADISON PARKING UTILITY
STATEMENT OF REVENUES AND EXPENDITURES
For the Three Months Ending March 31, 2012 and 2011

	Actual 2012	Actual 2011
	<u> </u>	<u> </u>
REVENUES:		
Attended Facilities	\$ 1,788,007	\$ 2,009,441
Metered Facilities	150,677	145,600
Monthly Parking	220,922	180,146
Street Meters	446,213	352,199
Parking Revenue	<u>2,605,819</u>	<u>2,687,386</u>
Residential Permit Parking	8,885	8,798
Miscellaneous	57,276	122,369
Interest on Investments	<u>35,015</u>	<u>23,418</u>
TOTAL REVENUES	<u><u>\$ 2,706,995</u></u>	<u><u>\$ 2,841,971</u></u>
EXPENDITURES:		
Permanent Wages	\$ 649,238	\$ 640,317
Hourly Wages	29,451	27,500
Overtime Wages	4,559	6,475
Benefits	221,354	272,924
Total Payroll	<u>904,602</u>	<u>947,216</u>
Purchased Services	289,244	308,740
Supplies	43,007	60,419
Payments to City Depts.	0	0
Reimbursement from City Depts.	(297)	(180)
Debt Service	0	0
Payment in Lieu of Taxes	0	0
Transfers Out	0	0
Capital Assets	2,987	19,234
State & County Sales Tax	<u>140,335</u>	<u>148,787</u>
TOTAL EXPENDITURES	<u><u>\$ 1,379,878</u></u>	<u><u>\$ 1,484,216</u></u>
OPERATING INCOME (LOSS)	<u><u>\$ 1,327,117</u></u>	<u><u>\$ 1,357,755</u></u>

**CITY OF MADISON PARKING UTILITY
STATEMENT OF REVENUES AND EXPENDITURES**

For the Month of March, 2012 and 2011

	Actual 2012	Actual 2011
REVENUES		
Attended Facilities	\$ 691,034	\$ 824,346
Metered Facilities	56,674	59,690
Monthly Parking	80,144	62,700
Street Meters	170,222	140,286
Parking Revenue	998,074	1,087,022
Residential Permit Parking	2,805	3,286
Miscellaneous	26,367	26,976
Interest on Investments	13,891	11,572
TOTAL REVENUES	\$ 1,041,137	\$ 1,128,856
EXPENDITURES:		
Permanent Wages	\$ 231,906	\$ 232,545
Hourly Wages	10,869	10,862
Overtime Wages	626	1,683
Benefits	84,410	102,891
Total Payroll	327,811	347,981
Purchased Services	118,247	180,029
Supplies	32,230	16,017
Payments to City Depts.	0	0
Reimbursement from City Depts.	0	(180)
Debt Service	0	0
Payment in Lieu of Taxes	0	0
Transfers Out	0	0
Capital Assets	0	11,177
State & County Sales Tax	53,390	58,925
TOTAL EXPENDITURES	\$ 531,678	\$ 613,949
OPERATING INCOME (LOSS)	\$ 509,459	\$ 514,907

YEAR-TO-DATE REVENUES: 2011 vs 2012					
Through MAR		PRE-CLOSING		2012 +/- 2011	
		2011 YTD	2012 YTD	Amount	%
Permits					
74281	RP3 (Residential Parking Permits)	8,798.00	8,885.00	87.00	0.99
74282	Motorcycle Permits	401.00	801.00	400.00	99.75
74283	Residential Street Construction Permits	-	-	-	n/a
Total-Permits		9,199.00	9,686.00	487.00	5.29
Awards and Damages		58.81	1,039.71	980.90	1,667.91
Advertising Revenue		-	-	-	n/a
Cashiered Revenue					
	All Cashiered Ramps	-	-	-	n/a
#4	Cap Sq North	247,978.38	197,835.03	(50,143.35)	(20.22)
#6	Gov East	388,337.07	350,182.32	(38,154.75)	(9.83)
#9	Overture Center	217,220.72	220,045.49	2,824.78	1.30
#11	SS Campus-Frances	191,386.67	164,751.22	(26,635.45)	(13.92)
#11	SS Campus-Lake	549,822.39	506,728.97	(43,093.42)	(7.84)
#12	SS Capitol	414,719.12	350,648.41	(64,070.71)	(15.45)
Total-Cashiered Revenue		2,009,464.34	1,790,191.44	(219,272.90)	(10.91)
Off-Street Meters (non-motorcycle)					
#1	Blair Lot	670.08	1,021.17	351.09	52.40
#7	Lot 88 (Munic Bldg)	2,530.57	2,519.85	(10.72)	(0.42)
#2	Brayton Lot-Machine	97,995.46	81,248.77	(16,746.69)	(17.09)
#2	Brayton Lot-Meters	695.34	209.11	(486.23)	(69.93)
#2	Brayton Lot Multi-Space	-	-	-	n/a
#3	Buckeye/Lot 58	-	-	-	n/a
#3	Buckeye/Lot 58 Multi-Space	28,957.88	45,227.19	16,269.31	56.18
	Evergreen Lot	9,399.64	10,234.29	834.65	8.88
	Wingra Lot	1,911.43	1,850.46	(60.97)	(3.19)
#12	SS Capitol	6,702.13	8,555.60	1,853.47	27.65
	Subtotal-Off-Street Meters (non motorcycl	148,862.53	150,866.44	2,003.91	1.35
Off-Street Meters (motorcycles)					
	All Cycles	22.15	122.01	99.86	450.84
Total-Off-Street Meters (All)		148,884.68	150,988.45	2,103.77	1.41
On-Street Meters					
	On Street Multi-Space	293.25	-	(293.25)	(100.00)
	Capitol Square Meters	10,250.42	5,327.58	(4,922.84)	(48.03)
	Capitol Square Multi-Space	-	7,756.15	7,756.15	n/a
	Campus Area	44,990.08	22,221.46	(22,768.62)	(50.61)
	Campus Area Multi-Space	7,278.11	43,646.95	36,368.84	499.70
	CCB Area	33,159.57	15,994.19	(17,165.38)	(51.77)
	CCB Area Multi-Space	8,027.57	30,853.44	22,825.87	284.34
	East Washington Area	18,776.98	10,945.23	(7,831.75)	(41.71)
	East Washington Area Multi-Space	-	3,321.91	3,321.91	n/a
	GEF Area	19,569.89	10,856.21	(8,713.68)	(44.53)
	GEF Area Multi-Space	7,529.30	23,124.85	15,595.55	207.13
	MATC Area	16,814.53	3,846.53	(12,968.00)	(77.12)
	MATC Area Multi-Space	11,823.10	28,987.28	17,164.18	145.17
	Meriter Area	32,044.80	16,822.28	(15,222.52)	(47.50)
	Meriter Area Multi-Space	-	15,923.31	15,923.31	n/a
	MMB Area	26,457.19	12,645.14	(13,812.05)	(52.21)
	MMB Area Multi-Space	12,173.37	31,235.82	19,062.45	156.59
	Monroe Area	24,838.98	30,272.98	5,434.00	21.88
	Schenks Area	4,770.45	5,981.72	1,211.27	25.39
	State St Area	33,016.34	9,528.65	(23,487.69)	(71.14)
	State St Area Multi-Space	2,440.80	25,000.42	22,559.62	924.27
	University Area	63,809.69	42,311.07	(21,498.62)	(33.69)
	University Area Multi-Space	-	29,891.69	29,891.69	n/a
	Wilson/Butler Area	20,121.86	15,677.25	(4,444.61)	(22.09)
	Wilson/Butler Area Multi-Space	-	4,041.25	4,041.25	n/a
	Subtotal-On-Street Meters	398,186.28	446,213.36	48,027.08	12.06
On-Street Construction-Related Meter Revenue					
74284	Contractor Permits	15,246.00	20,015.00	4,769.00	31.28
74285	Meter Hoods	58,390.89	11,109.00	(47,281.89)	(80.97)
74286	Construction Meter Removal	-	-	-	n/a
		73,636.89	31,124.00	(42,512.89)	(57.73)
Totals-On-Street Meters		471,823.17	477,337.36	5,514.19	1.17
Monthly Permit & Long-Term Parking Leases					
	Brayton Lot	-	28,253.35	28,253.35	n/a
	State St Campus	-	4,059.38	4,059.38	n/a
#1	Blair Lot	14,154.96	12,810.10	(1,344.86)	(9.50)
	Wilson Lot	15,042.29	17,687.38	2,645.09	17.58
#13	Cap Square No	52,843.89	54,239.93	1,396.04	2.64
#6	Gov East	52,518.55	50,343.81	(2,174.74)	(4.14)
#9	Overture Center	11,332.31	23,225.55	11,893.24	104.95
#12	SS Capitol-Monthly (non-LT Lease)	34,254.53	35,169.48	914.95	2.67
	Subtotal-Monthly Permit Parking	180,146.53	225,788.98	45,642.45	25.34
	Overture Center (#9)	15,714.25	18,003.30	2,289.05	14.57
#12	SS Cap-Long Term Lease	29,166.75	-	(29,166.75)	(100.00)
	Subtotal-Long Term Parking Leases	44,881.00	18,003.30	(26,877.70)	(59.89)
Totals-Monthly Permit & Long-Term Leases		225,027.53	243,792.28	18,764.75	8.34
Miscellaneous Revenues					
78220	Operating Lease Payments	-	916.44	916.44	n/a
78310	Property Sales	-	-	-	n/a
78890	Other	3,391.76	525.34	(2,866.42)	(84.51)
	Subtotal-Miscellaneous	3,391.76	1,441.78	(1,949.98)	(57.49)
Summary - RP3 and Misc Revenue (incl's Cycle Perms)		12,649.57	12,167.49	(482.08)	(3.81)
TOTALS		2,867,849.29	2,674,477.02	(193,372.27)	(6.74)

02/23/2011 thru 03/14/2011 protests : use of meters near the square were restricted by Madison PD.
Ramp occupancies increased over the expected use as well to accomodate protesters.

Meter Hood Revenue in 2011 included \$40,046 payment from the UW on 02/28/2011