

Lexington & Fayette County Parking Authority

Annual Budget Presentation and Approval

Presented to Lexington and Fayette County City Council

22 April 2025

James H. Frazier III, Chair

Laura Boison, Executive Director





LEXPARK History and Financial Investments



2009

LEXPARK established - on street meter role only — *“DOWNTOWN MERCHANTS SAY ENFORCEMENT IS LAX...CITY IS OWED NEARLY ONE MILLION IN TAXES...”*
DOWNTOWN BUSINESS OWNERS DO NOT THINK SYSTEM HAS ANY TEETH — *Fort Worth World Leader* July 15, 2007



2012

Acquired 3 garages from LFUCG and began Courthouse Garage management

\$8M invested in structures and technology



2025 and Forward

\$14M necessary financial investment over next 7 years for garage stabilization in addition to up to \$1M per year improvements and repairs

\$2M for technology upgrades



Our Responsibilities



On-Street Management

Non - moving violations, safety enforcement

Meter maintenance

Parking Enforcement officers M - F 9am – 7pm;



Residential Parking

Managing 51 permit areas; two additional under study; Seeking support to modernization of program written in 1990



Garage Management

Responsible for ownership of 3 garages and management of 4th providing superior value for community



Community Partnership

Free LFUCG holiday parking at all garages and on street, annual public arts contribution, affordable weekend rates as low as \$3 per full night, Nationally recognized Food for Fines, known now in 10th year as CONNECT FOR COMMUNITY program



Community Contributions



Connect to Community

10 years of this program - formerly known as Food for Fines - contributions to choice of five charities to pay citation. Program has touched approximately \$65,000 in citation value.



Garbage Corral

Downtown trash management solution - provided 8 highly valued metered spots for garage corral; provide space at Victoria Square for trash bins and grease collection all without charge.



FUSUS Support

\$650,000 camera system enhancing public safety. Only provider in downtown area to have full connection to Police Department of cameras from three garages.



Public Art Support

Provide funding annually for downtown public art projects. 2024 funded the renovation of Sound Scapes for the 250 Celebration of Lexington



Free Holiday Parking

Free LFUCG Holiday Parking at all garages and on street meters to support the viability of downtown and our businesses.



Staff CPR Training

All staff are annually trained in CPR in recognition of being a public community member.



Garage Age and Maintenance Realities

40 yrs

Average Age

Facilities exceed industry standard life

30 yrs

Standard Life

Expected useful life for structures

6 yrs

Tech Lifespan

Average life of parking systems

\$1M

Annual Maintenance

Yearly investment required

On-Street Parking Challenges

Limited Space

1,210 metered spots mostly downtown corridor

Increasing levels of safety concerns: issues with ADA access, commercial loading areas, fire hydrants, blocking flow of traffic, overall public safety concerns.

High Demand

Commercial loading areas congested

No additional ability to add linear curbs for added parking, parklets or loading areas

Two new residential areas requesting permits; finite amount of curb space and increasing residential density

Rising Costs

Technology costs increasing

Efficiency limitations from state statutes



Current Challenges

Inflation Impact and Rising Demand of Maintenance

25.93% inflation since 2019

Rising costs with suppressed pricing; no ARPA funds thus loss of financial momentum

Accelerating cost to maintain properties and address age of structures; spend in maintenance up to \$1,000,000 per year

Revenue Loss

\$350,000 reduction from land swap; loss of key on street for Garbage Corral on Market Street

Full replacement of lost revenue, including citation value, not in place

Static Pricing

Victoria Square Garage rates not increased since February 2018

Safety violation citation rates on street not modernized since pre - 2016

Resource Limitations

Technology costs rapidly increasing

Limited space for expansion - curb space is finite; no added garages

Aging infrastructure requiring more expensive and frequent maintenance - membranes, air handlers, sprinkler systems, faulty facility construction





NATIONAL TREND – Rising Traffic Violations: City Streets at Risk

Traffic violations are increasing across our cities. Both moving and **non-moving infractions** have risen sharply since 2019.

Driver impatience, entitlement, smartphone distractions, and reduced enforcement are key contributing factors.

LEXPARK met with industry consultants – majority of cohort cities are moving to \$50 minimum for any safety violation; trend is across nation. Cost of citation must be at level to encourage correct behavior.



The Deadly Consequences of Lax Enforcement

60%

Enforcement Decline

Officers less likely to stop traffic violations compared to 2019

7,522

Pedestrian Deaths

Fatalities from traffic incidents in 2022 alone

1/70min

Death Frequency

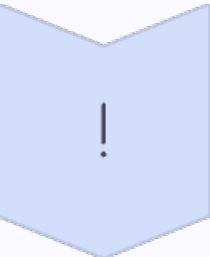
Rate of pedestrian traffic fatalities nationwide

Reduced enforcement creates a cycle of worsening behavior. Drivers feel entitled to break rules when they see no consequences. National Highway and Traffic Safety Administration - NHTSA supports increased enforcement to protect pedestrians and restore order to our streets.



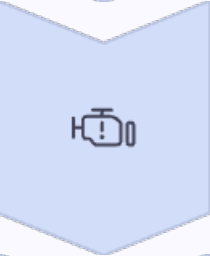
On-Street Safety Citation Rates Request–

Your support is needed to help drive safer behaviors



Safety Violations Citation Rate Increase

Minimum \$50 for all safety violations



Severe Violations

\$100 for most egregious safety issues



Implementation Date

July 1, 2025



No Changes Since 2016

First increase in over 9 years



Proposed Citation Changes — Full Schedule Attached

Violation Type	Current	Proposed
Parking in fire lane	\$50	\$100
Parking in intersection	\$50	\$100
Obstructing traffic	\$50	\$100
Within 20ft of fire station	\$100	\$100
Within 15ft of hydrant	\$100	\$100

Violation	Regular Fine	Fine After 10 Days	Proposed Regular Fine	Proposed Fine after 10 days
Loading Zone	\$30	\$45	\$50.00	\$65.00
Double Parking	\$35	\$50	\$50.00	\$65.00
Not Parallel to Curb	\$35	\$50	\$50.00	\$65.00
In Bus Zone or Taxi Cab Stand	\$30	\$45	\$50.00	\$65.00
Headed in the Wrong Direction	\$20	\$35	\$50.00	\$65.00
Within 20' of Crosswalk	\$35	\$50	\$50.00	\$65.00
In Fire Lane	\$50	\$65	\$100.00	\$115.00
Parking on Sidewalk or Curb	\$35	\$50	\$50.00	\$65.00
Truck in Residential Area (2hr. limit)	\$20	\$35	\$50.00	\$65.00
Parking Prohibited by Signs	\$35	\$50	\$50.00	\$65.00
Parked Within Intersection	\$35	\$50	\$100.00	\$115.00
Within 15' of Fire Hydrant	\$100	\$115	\$100.00	\$125.00
Blocking Drive-Way	\$35	\$50	\$50.00	\$65.00
In Crosswalk	\$35	\$50	\$50.00	\$65.00
Blocking Alley	\$35	\$50	\$50.00	\$65.00
Yellow Curb	\$35	\$50	\$50.00	\$65.00
In Space Designated for Government	\$35	\$50	\$50.00	\$65.00
Other	\$35	\$50	\$50.00	\$65.00
Not Parked within Marked Space	\$25	\$40	\$50.00	\$65.00
On the Planting Strip/Median	\$30	\$45	\$50.00	\$65.00
Within 20' of Fire Station	\$100	\$115	\$100.00	\$125.00
Within 30' of STOP Sign	\$35	\$50	\$50.00	\$65.00
Street Sweeping	\$25	\$40	\$50.00	\$65.00
Over 12" from Curb	\$35	\$50	\$50.00	\$65.00
Parking Obstructing Traffic	\$35	\$50	\$100.00	\$115.00
RPP Violation	\$30	\$45	\$50.00	\$65.00
Accessible Parking Violation	\$250	\$265	\$250.00	\$265.00

Victorian Square Garage Monthly Parking Rate Increase Proposal

Effective July 01, 2025

First increase since February 2018 (7 years)

Current vs. Proposed Rates

General: \$90 → \$105

Reserve Restricted Area: \$110 → \$130

Hospitality: \$20 → \$25

Market Realities

80+ person waiting list for monthly parking

Local comparables:

- Truist Garage: Up to \$120
- City Center: Up to \$130
- Surface lots: Up to \$100



VICTORIAN SQUARE REQUEST

Comparable City Pricing (Monthly Rates)



City	General	Reserved
Louisville	\$115	\$145
Cincinnati	\$125	\$155
Nashville	\$140	\$175
Indianapolis	\$110	\$135
Columbus	\$120	\$150



FY 2026 Proposed Budget

	FY25 Year-End Projection	Proposed FY2026 Budget
Revenue		
Revenue OnStreet		
1 Parking - Monthly Rental	127,285	130,779
2 Parking - Meter Collections	1,200,006	1,251,729
3 Parking - Fines Violations and Booting	961,960	943,406
4 Total Revenue OnStreet	2,289,251	2,325,914
Revenue OffStreet		
5 Parking - Monthly Rental	1,760,038	1,926,287
6 Parking - Transient Rental	984,599	1,077,782
7 Parking - Event	336,305	376,054
8 Parking - Validations	70,526	74,948
9 Parking - Fines	180	16,630
10 Over/Short	-	-
11 Total Revenue OffStreet	3,151,648	3,471,701
12 Commerical Property Revenue Net	61,620	73,620
13 Total Commercial Property Revenue Net	61,620	73,620
14 Miscellaneous Income	-	-
15 Total Revenue	5,502,519	5,871,235
Operating Expenses		
OnStreet Operating Expenses		
16 PCI Operating Expenses	1,267,718	1,377,965
17 Property & Casualty Excess Insurance	2,600	3,500
18 Bank & Credit Card Fees	110,000	125,000
19 Total OnStreet Operating Expenses	1,380,318	1,506,465
OffStreet Operating Expenses		
20 PCI Operating Expenses	1,381,135	1,555,368
21 Property & Casualty Excess Insurance	135,000	95,000
22 Bank & Credit Card Fees	55,000	60,000
23 ROU Lease Interest Expense	247,467	279,600
24 Repairs and Maintenance	1,500	1,500
25 Utilities	85,963	90,261
26 Total OffStreet Operating Expenses	1,906,065	2,081,729
27 Personnel Expenses	460,682	488,120
Administrative Expenses		
28 Property & Casualty Excess Insurance	31,000	35,000
29 Bank & Credit Card Fees	2,850	4,000
30 Other Professional Services	212,915	210,000
31 Landline Phones	3,499	4,500
32 Business Travel & Training	9,000	9,000
33 Dues Subscriptions & Publications	3,000	3,000
34 Office Expense	12,000	13,200
35 Office Machines & Equipment	2,000	2,000
36 Office Repairs & Maintenance	3,000	3,000
37 ROU Lease Interest Expense	416	624
38 Operating Contingency	240,000	250,000
39 Total Administrative Expenses	519,680	534,324
40 Total Operating Expenses	4,352,708	4,700,899
41 Change in Net Position Before Depreciation	1,088,191	1,170,336
42 Depreciation & Amortization	850,000	850,000
43 ROU Lease Amortization	390,000	390,000
44 Total Expenses For Capital Assets	1,240,000	1,240,000
Other Financing Sources		
45 Interest Income	225,000	175,000
46 Lease Interest Income	3,000	4,000
47 Unrealized Gain (Loss) Investments	-	-
48 Total Other Financing Sources	228,000	179,000
49 Total Change Net Position Operating Budget	76,191	109,336
50 CAMP Expenditures Estimate		1,800,000
51 Contribution to Reserves		-
52 Parking Repairs and Maintenance Regular Estimate		750,000
53 Total Use of Cash		2,550,000
54 Non-Cash Expenses		1,240,000
55 Net Adjustment to Cash Position		(1,310,000)