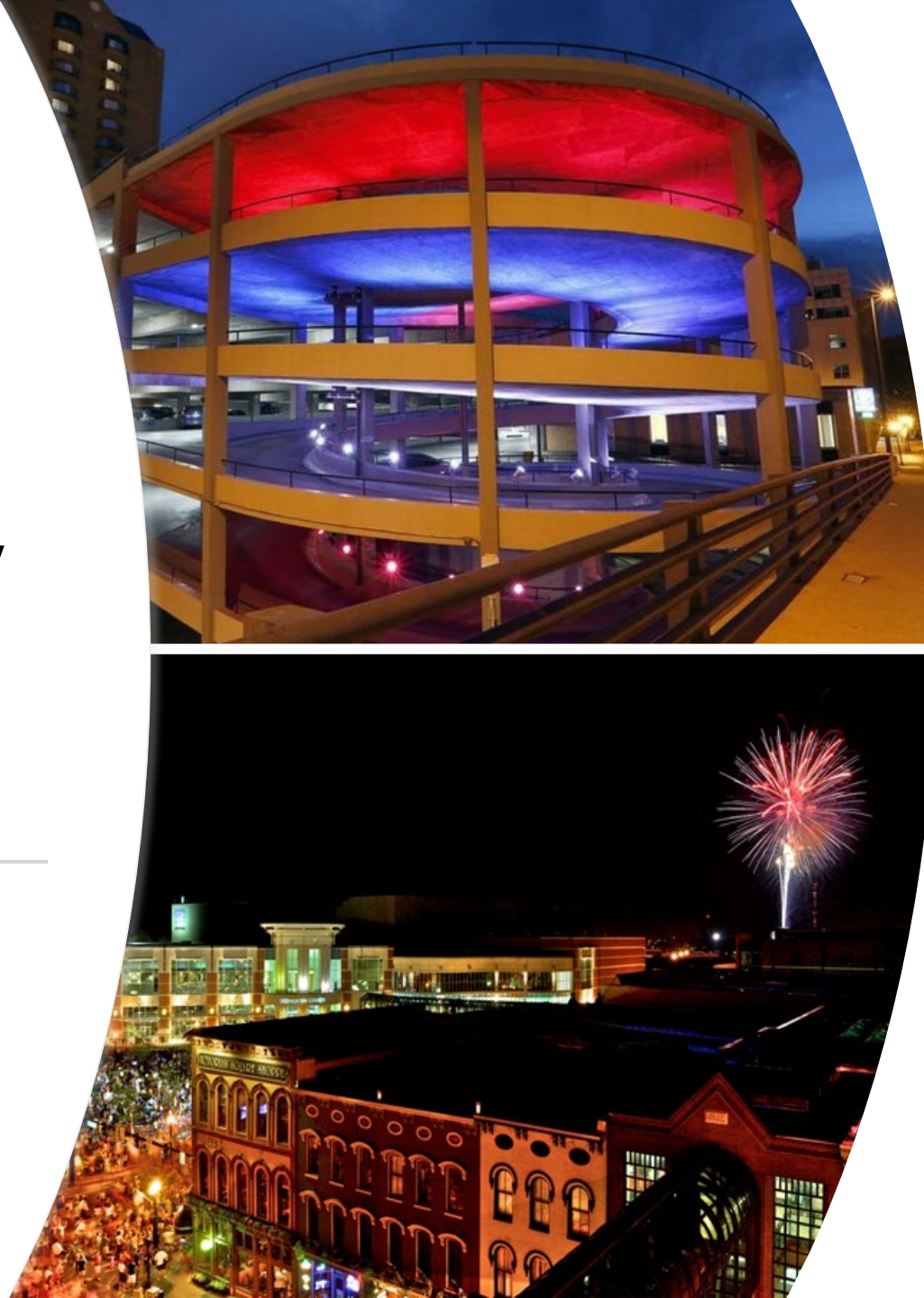


Lexington & Fayette County Parking Authority

Proposed Budget FY 2025

April 30th, 2024



Who we are...

LFCPA is part of the community providing services to enrich livability, safety, convenience and economic prosperity and mobility for all.

2006 - 2008 - Lexington & Fayette County Parking Authority (LPA) is **established.**

2012 - **LEXPARK** assumes ownership of three garages from LFUCG along with the management of a fourth.

2013 - **LEXPARK** makes **total investment of \$6M for repairs and upgrades to garages.**

2017 - **LEXPARK** became an Accredited Parking Organization with Distinction (through 2026).

2023 – **LEXPARK** engages in **\$12,000,000 Capital Program to repair aging parking structures.**





What we do...in the community

- We help keep our community affordable, safe, accessible, and a top destination for visitors.
- **Food for Fines** enters its 10th year in 2024. Program has erased \$56,000 in citation fines and provided over 35,000 pounds of food to the community.
- Wages and salaries paid in our community in the last fiscal year totaled **\$1,427,420.57**.
- We are the **highest value in parking** in the community (see attached parking surveys). Lowest price of all garages downtown.
- Provide a **\$20 monthly rate for hospitality workers** who need to park to work.

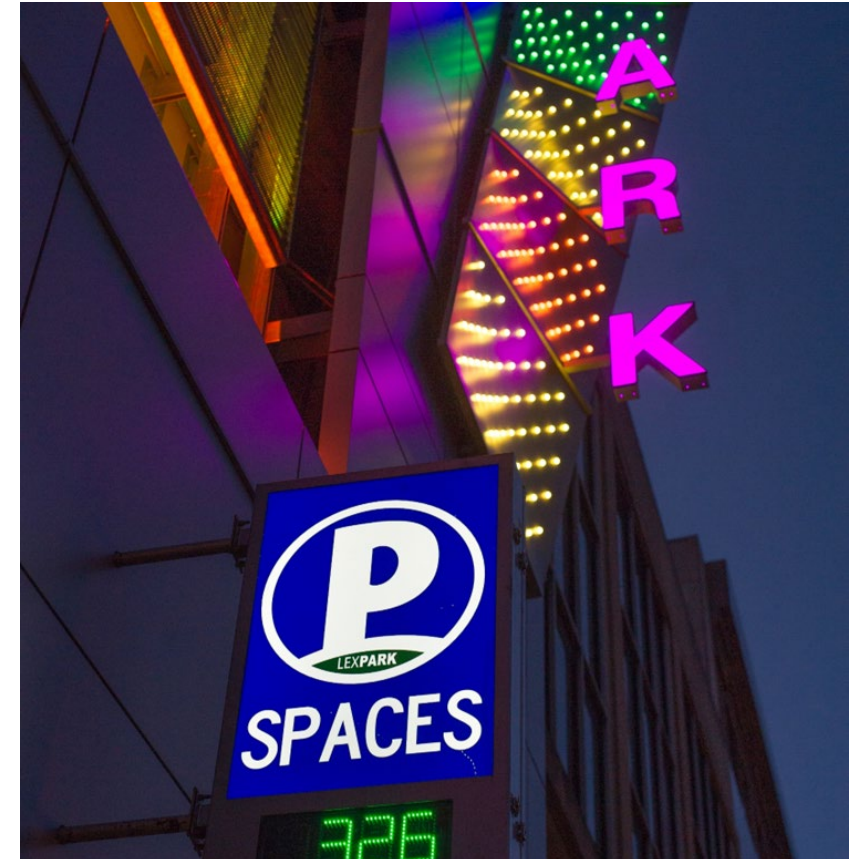
What we do...on the street

- Manage **1,206 on street** metered spaces.
- Assure access to fire lanes, ADA spaces, loading docks, valet spaces, driveways, etc.
- Curbs are for Customers! We create turn in on-street spaces for clients to **access retail and hospitality businesses.**
- Process citations for **Code Violations** and Police Department of LFUCG.
- Administer **Residential Parking Program** for LFUCG – 50 separate residential areas across community.



Where we are...garages

- 2,200 parking spots under management
 - **Helix Garage** – Placed in service 1966 (58-years-old)
 - **Transit Garage** - Placed in service 1990 (34-years-old)
 - **Victorian Square Garage** - Placed in service 1984 (40-years-old)
 - **Courthouse Garage** – Placed in service 2000 (24-years-old)
- **Average age of garages** – 39 years old
- *.¹Experts say that most parking garages were constructed during a building boom in the 1980s with an approximate 30-year life span. So many garages in our area are well past their prime and potentially developing serious, even deadly, issues if left unaddressed*



Why...does parking matter?

- Adequate parking will **increase the value** of residential, retail, multifamily, and commercial property.
- Parking is directly correlated to economic development, as one open on-street parking space is valued at **\$20,000 per year in revenue to local businesses and the local government.**¹
- As customers find it easy to park their vehicles, they are **more likely to visit and explore a business** establishment.
- Parking lots that prioritize safety and security promote a sense of trust and comfort among customers. Customers will be more relaxed knowing that their safety is a top priority if the business invests in **adequate lighting, surveillance systems, and security personnel.**²



¹ <https://www.parking-mobility.org/2016/01/19/tpp-2013-12-urban-parking-as-economic-solution/>

² <https://theenterpriseworld.com/why-is-parking-lot-important-in-business/>

Financial Investments (Current Year)



Technology: \$650,000



Structures \$500,000

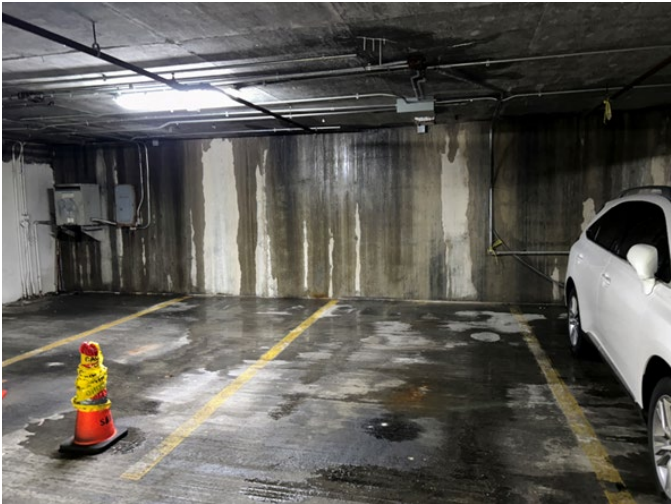
- Added smart security cameras in all structures except Courthouse.
 - FUSUS – integrated into Police Department
 - Integrating with Police Department on License Plate Recognition/ T2 platform to assist with the demands of your Residential Parking Permit Program.
-
- Fiscal 2024, approximately \$500,000 of capital investments in structures to keep them operational.
 - Majority in Transit Center.

Financial Investments (Fiscal Year 2025)

- Multi-year plan developed by structural and engineering consultants.
- Roadmap for necessary and significant repairs over and above normal ongoing improvements to structures and on-street equipment.
- **Estimated spend of \$13,500,000.**



Current Conditions



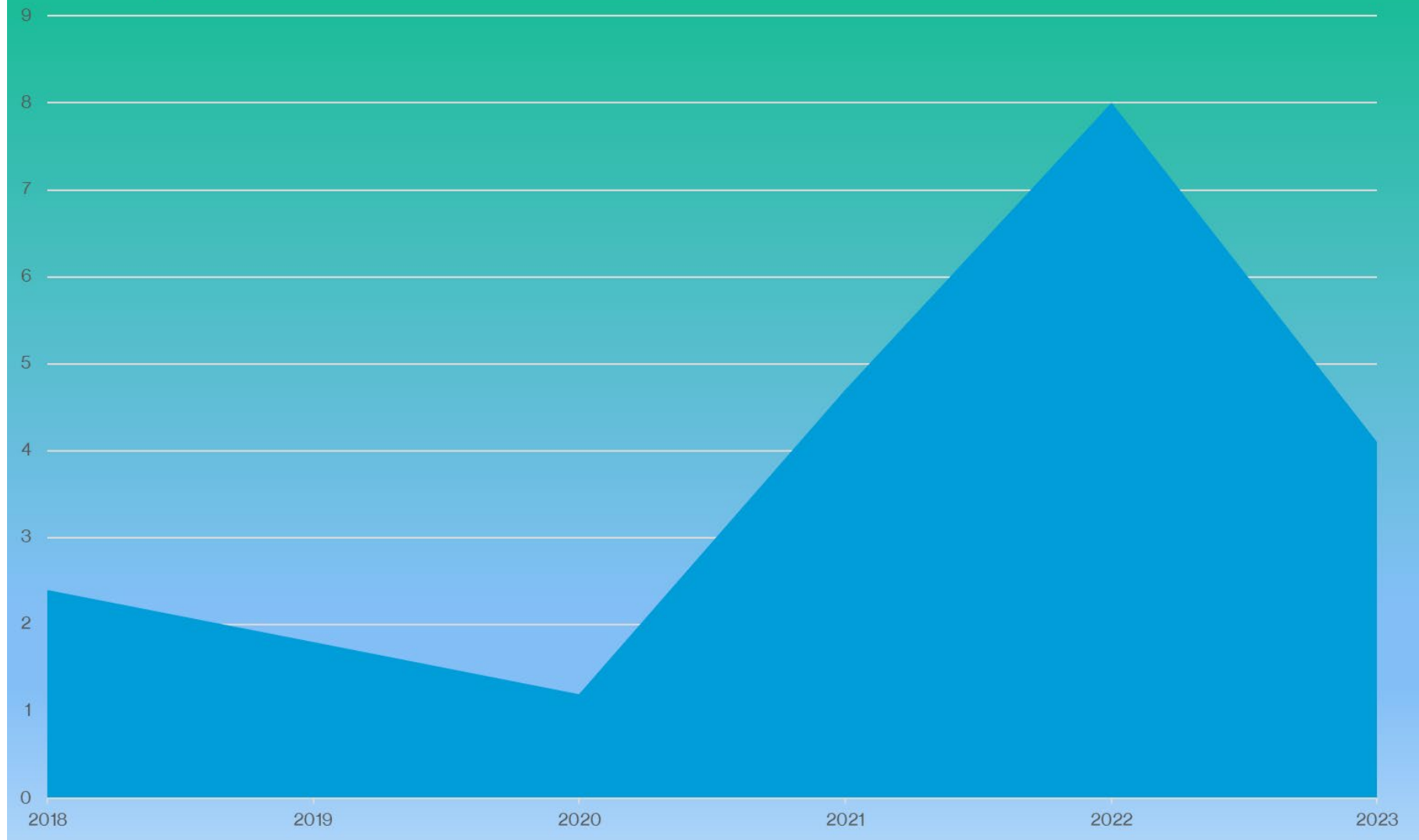
Current Conditions



Current Conditions



Inflation Rate From 2018 – 2023 Cumulative Inflation 22.2%





	FY 2024 Year End Projection	Fiscal Year 2025 Proposed Budget
Revenue		2.5% Rev. Increase
Revenue OnStreet		
1 Parking - Monthly Rental	137,381	139,759
2 Parking - Meter Collections	1,130,148	1,159,676
3 Parking - Fines	834,310	810,300
4 Overage/Shortage/Fees	-	-
5 Total Revenue OnStreet	2,101,839	2,137,454
Revenue OffStreet		
6 Parking - Monthly Rental	1,649,385	1,733,094
7 Parking - Transient Rental	974,350	975,389
8 Parking - Event	293,108	302,045
9 Parking - Validations	60,200	60,371
10 Parking - Fines	470	580
11 Overage/Shortage/Fees	-	-
12 Total Revenue OffStreet	2,977,513	3,071,479
13 Total Commercial Property Revenue Net	84,999	85,000
14 Total Revenue	5,164,351	5,293,933
Operating Expenses		
OnStreet Operating Expenses		
15 PCI Operating Expenses	1,145,165	1,273,903
16 Property & Casualty Excess Insurance	1,800	1,900
17 Bank & Credit Card Fees	115,000	115,000
18 Total OnStreet Operating Expenses	1,261,965	1,390,803
OffStreet Operating Expenses		
19 PCI Operating Expenses	1,166,315	1,412,959
20 Property & Casualty Excess Insurance	73,000	77,000
21 Bank & Credit Card Fees	45,000	47,000
22 Utilities	132,000	135,000
23 Total OffStreet Operating Expenses	1,416,315	1,671,959
24 Personnel Expenses	350,626	460,770
Administrative Expenses		
25 Property & Casualty Excess Insurance	27,000	27,800
26 Bank & Credit Card Fees	1,000	1,000
27 Other Professional Services	284,280	365,000
28 Rent/Lease Expenses	-	-
29 Landline Phones	3,200	3,500
30 Business Travel & Training	37,300	28,000
31 Dues Subscriptions & Publications	4,500	4,500
32 Office Supplies	10,800	12,000
33 Office Machines & Equipment	5,250	4,000
34 Office Repairs & Maintenance	1,500	1,500
35 Interest Expense	211	-
36 Operating Contingency	256,000	265,000
37 Total Administrative Expenses	981,667	1,173,070
38 Total Operating Expenses	3,659,947	4,235,832
39 Change in Net Position Before Interest Income	1,504,404	1,058,101
40 Interest Income	160,000	87,500
41 Change in Net Position + Interest	1,664,404	1,145,601
42 Depreciation and Amortization	(805,000)	(805,000)
43 Total Change Net Position Operating Budget	859,404	340,601
44 CAMP Expenditures	652,000	1,200,000
45 CAMP Reserve	500,000	-
46 Demands on Net Position after CAMP and Reserve Demand	(292,596)	(859,399)

Revenue Enhancements – The Ask

All implement September 01 2024 providing a 90 day notification

Citation Increase to \$25

- \$10 increase (current rate \$15)
- No increase since 2008

Expected annual increase: \$209,228

Transit and Helix Monthly Rate Increase

- Increase of \$5.00 per month (pricing remains at or below market)
- No increase in six years

Expected annual increase: \$43,749

Total Expected Revenue Increase: \$252,977

Budget with Revenue Enhancements

	FY2025 Projected
Change in Net Position Before Depreciation	\$1,145,601
Depreciation and Amortization	<u>(805,000)</u>
Net Change in Position	304,601
Repair and upgrade expenditures	<u>(1,200,000)</u>
Total Change Before Revenue Enhancements	\$ (895,399)
Recommended Revenue Enhancements	<u>252,977</u>
Net Change in Position with Revenue Enhancements	\$ (642,422)

On behalf of the Board of Commissioners of Lexington and Fayette County Parking Authority, our entire staff and the community – we appreciate your support. We invite you to join us for an hour or two and walk with one of our Parking Enforcement Officers or tour the garages.



CURRENT PRICING FOR COVERED PARKING IN DOWNTOWN LEXINGTON AND REQUESTED INCREASES FOR VICTORIAN SQUARE AND TRANSIT CENTER

Appendix 1 of 2

Market Data for Covered Parking Structures as of April 2024

Truist	\$105 – 126	
City Center	\$110.24 – 137.80	
Hilton/Lex Financial	\$84.80 – 110	
Fifth Third	\$88.40 – 105	
Chase Tower	\$90.10	
	AVERAGE	\$95.64

Proposed Increase for LEXPARK structures

Victorian Square: Increase from \$90 for unreserved and \$110 for reserved (plus tax)
to \$95 for unreserved and \$115 for reserved (plus tax)

Transit Center: Increase from \$65 to \$70 per month (plus tax)

CURRENT CITATION RATES IN COHORT CITIES and LEXPARK

Appendix 2 of 2

	Current	Escalation	Proposed
LEXPARK (56)	\$15.00	\$15.00 ADDITIONAL/ 14 DAYS	\$25.00
Louisville PARC (28)	\$30.00		
Cincinnati (64)	\$45.00	\$10.00 after 14 days Double after 21 days	
Columbus (14)	\$30.00		
Durham NC (74)	\$30.00		
University of Kentucky	\$30.00		
Cohort Average	\$33.00		
() = https://ballotpedia.org/Largest_cities_in_the_United_States_by_population Size of city by population - ranking			