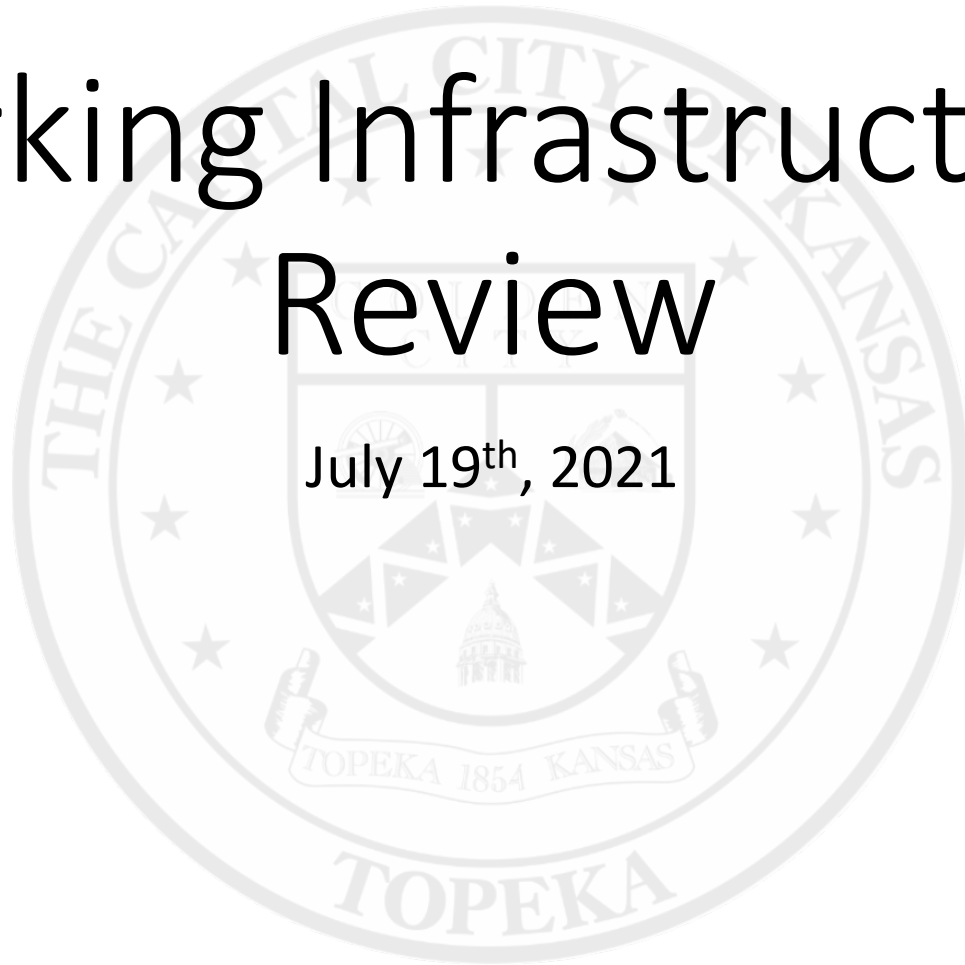




Parking Infrastructure Review

July 19th, 2021





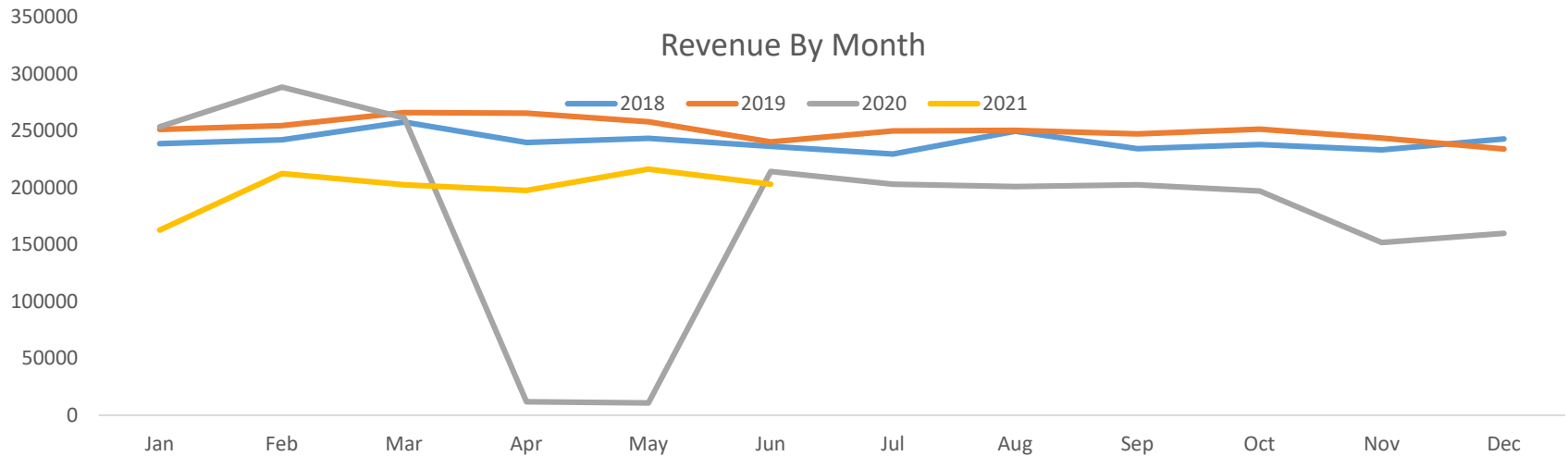
Agenda

- I. Budget Overview (Pandemic Impact)
- II. Recent Changes
- III. Proposed Budget
- IV. Garage Assessments
- V. Funding Options for Repairs
- VI. Future Improvements



Budget Overview

- For April and May 2020, the Parking Department made the decision to Forego Revenue for 2 months, resulting in \$500,940 in lost revenue

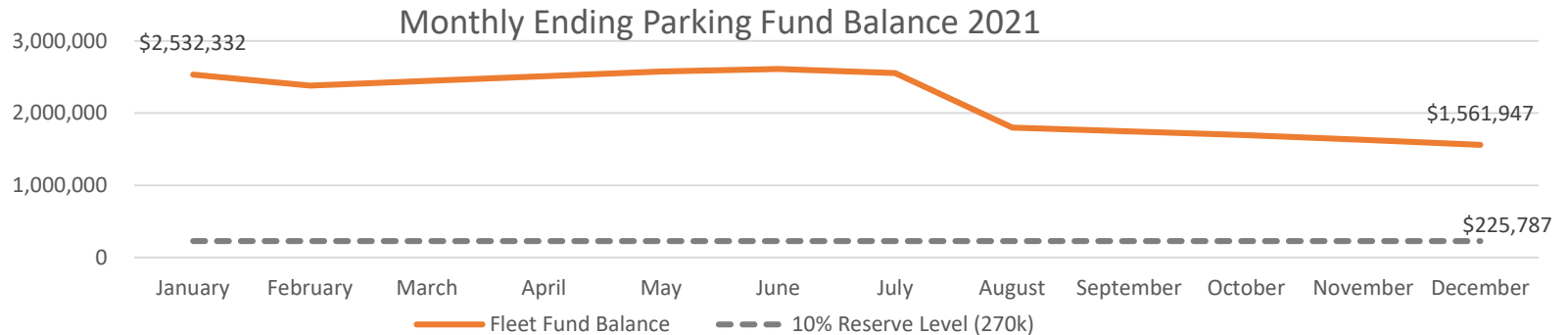


- Revenue continued to decline for the rest of 2020 before beginning to recover post December



Current Forecast

- Total Decline in Revenue since Mar 2020:
 - \$1,229,623 (roughly 80% of decline is in Garage Revenue)



- Drop in revenue results in declining balance of parking reserve fund
 - Current forecast includes expenditures of \$880k for Townsite capital repairs in 2021
 - Current revenues cover day to day operations but are not sufficient to cover all needed capital outlays



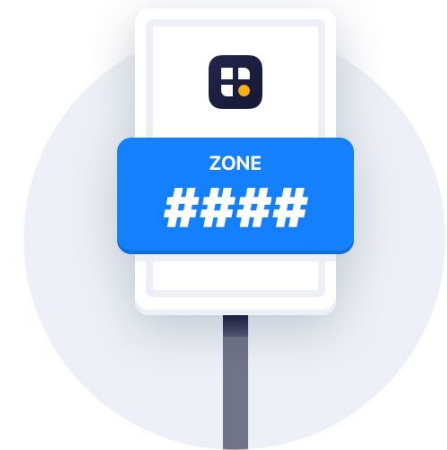
Recent Changes

- Completed implementation of Passport Mobile Pay in November 2020
 - Allows App Based Payment via Smartphone for Meters
 - Able to extend time without being physically at the meter
 - Prevents unnecessary payment
 - Online Permit Management
 - License Plate Reading Technology
 - No Hangtags Required
 - Increased Reporting Capability
 - Future Flexibility to Create paid zones without physical meters if we choose

◀ Search LTE

3:02 PM

100% 🔋



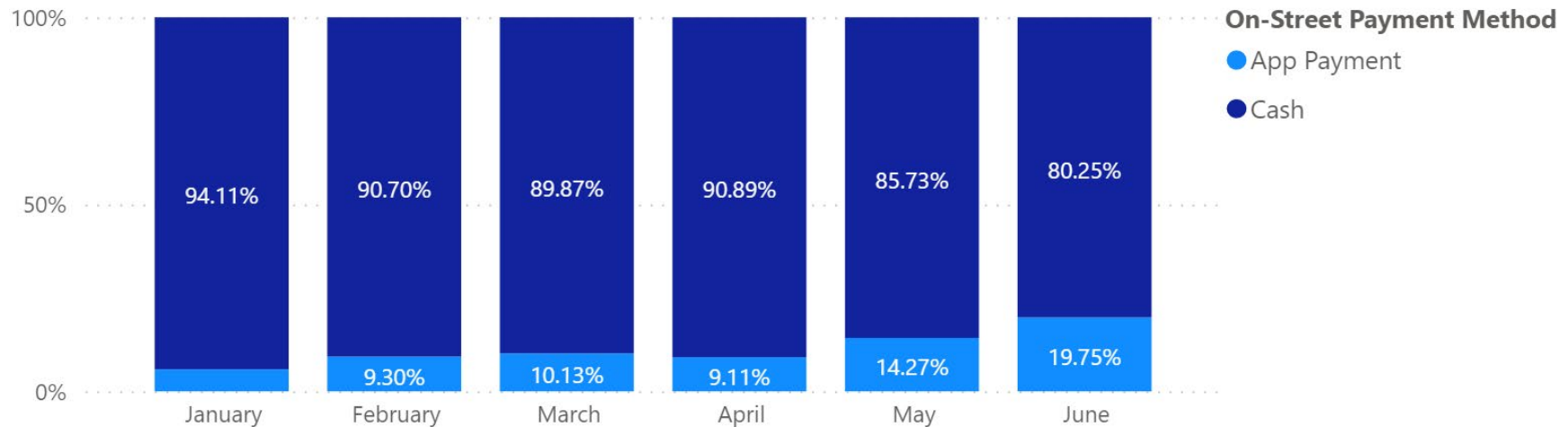
Look for the Passport app Zone number on signs or parking meter decals. Start a new session when you're ready!

New Session



Passport App Utilization

- Currently, payment by app represents 19.75% of all meter collections
- Rollout was supplemented by press releases and sign installation in April 2021
- Most widely adopted by 10 hour meter zones





2022 Proposed Budget

Total Revenue*	\$2,583,222
Garage	\$1,981,089
Lot	\$63,060
On Street	\$539,073
Fees	\$300,015
Fines	\$165,918
Hooding	\$73,140
Total Expenses	\$3,951,543
Operating Expenses	\$2,026,094
Debt Service	\$605,827
Capital Outlay	\$1,319,622
Garage	\$1,171,000
On Street	\$148,622
Net Surplus/(Deficit)	(\$1,368,321)
Net without Cap	(\$48,699)
EOY Fund Balance	\$212,654

**Revenue does not reflect full return to pre pandemic levels*



Garages Condition Assessment

- Walter P Moore provided opinions of probable cost/priority list for 4 garages (Coronado, Center City, Park N Shop, and Townsite) under 8 categories :
 - Structural
 - Waterproofing
 - Façade
 - Mechanical
 - Plumbing
 - Electrical
 - Miscellaneous
 - Fire Protection
- *Not all categories were applicable for each garage.*



Garage Condition Assessment

- In total the garages generate \$1,981,089 in annual revenue and have Capital Improvement need of an average of \$1,066,050 annually

<u>Garage</u>	<u>Spaces</u>	<u>Sq Ft</u>	<u>Year Built</u>	<u>2013</u>		<u>10 Year</u>	<u>Annual Rev</u>	<u>2022 Budget</u>
				<u>Replacement</u>	<u>Current Debt</u>	<u>Maintenance</u>	<u>(Pre-Covid)**</u>	<u>Revenue ***</u>
Centre City	258	84,909	2002	\$5,286,900	\$378,823	\$749,500	\$273,604	\$313,948
Coronado	253	122,400	1963	\$6,705,900		\$1,780,000	\$149,359	\$119,902
Park N Shop	390	128,000	1986	\$7,332,100		\$721,269	\$249,134	\$249,480
Townsite	817	251,490	1972	\$16,486,800		\$4,125,573	\$675,137	\$622,614
Ninth St *	760	251,897	1986	\$15,377,400		\$1,420,899	\$465,801	\$302,498
Crosby Place*	283	106,764	2007	\$6,536,100	\$6,526,135	\$1,019,370	\$208,334	\$140,975
512 Jackson*	473	150,000	1989	\$9,304,500		\$843,884	\$251,259	\$223,672
Total	3,234	1,095,460		\$67,029,700	\$6,904,958	\$10,660,495	\$2,272,628	\$1,973,089

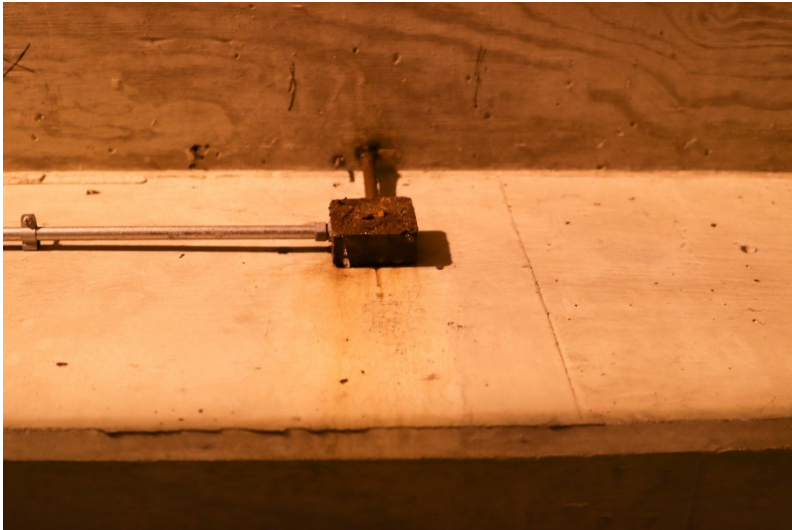
*Comprehensive study not performed, 10 year maintenance based on comparisons based on age/square footage/construction

** 3 year average annual revenue from 2017-2019

*** Total budget revenue also includes \$8,400 annually from Uptowner lease



Garage Condition Assessment (Townsite)





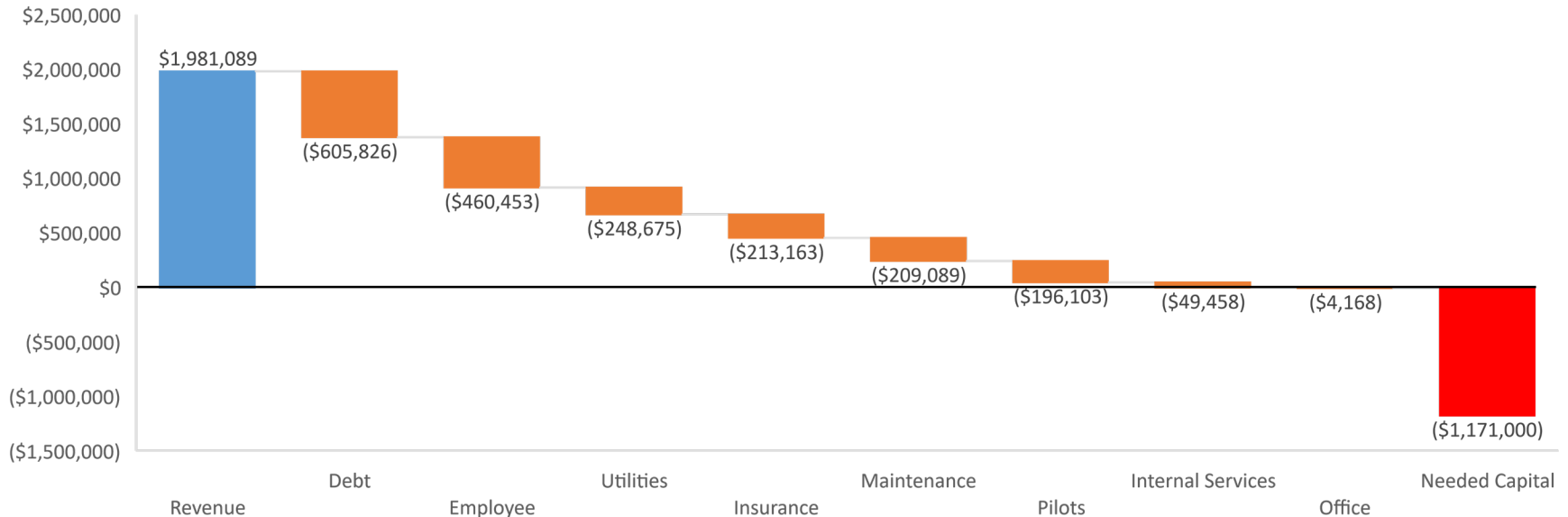
Garage Condition Assessment (Misc)





Garage Condition Assessment

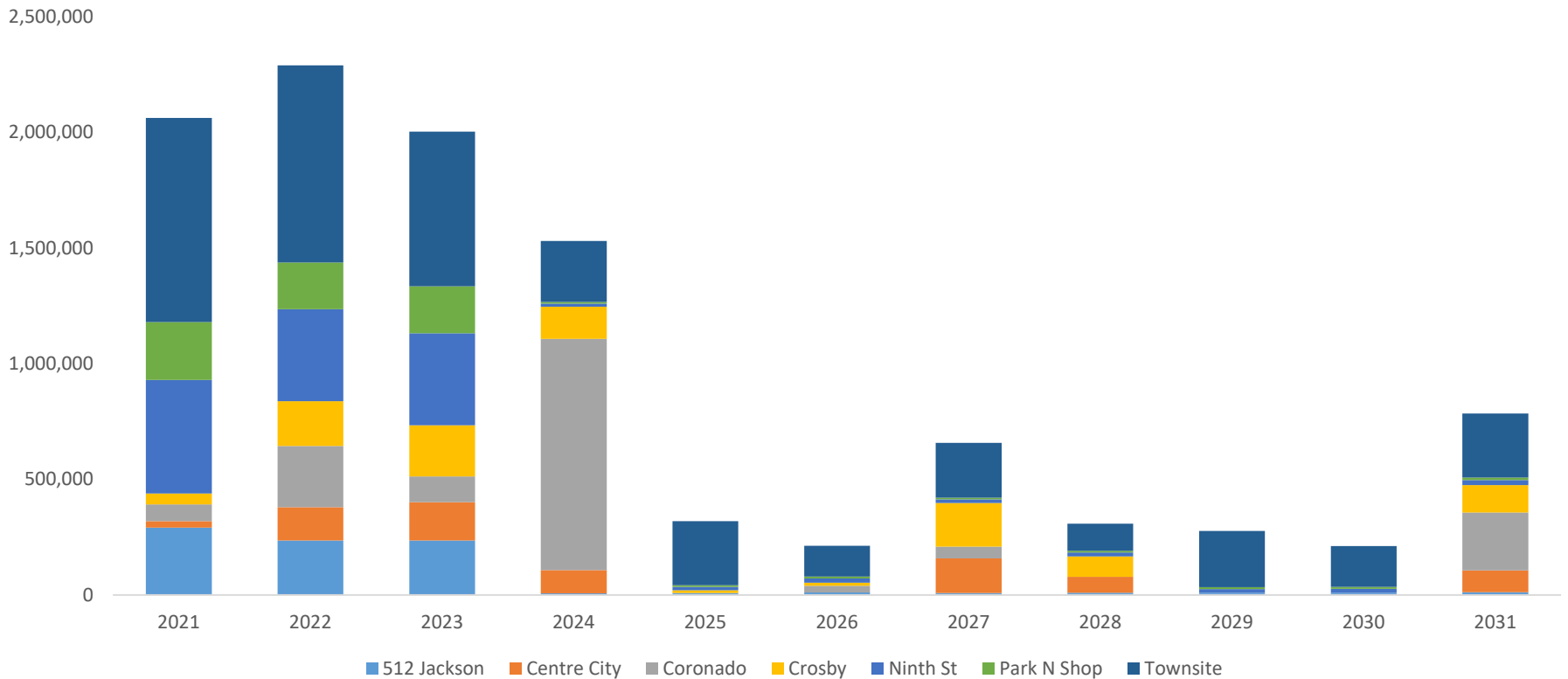
2022 Parking Garage Expense



- Previous presentations have highlighted the fact that current revenues/operating expenses and needed capital improvements have made the parking fund unsustainable, the pandemic has not changed that



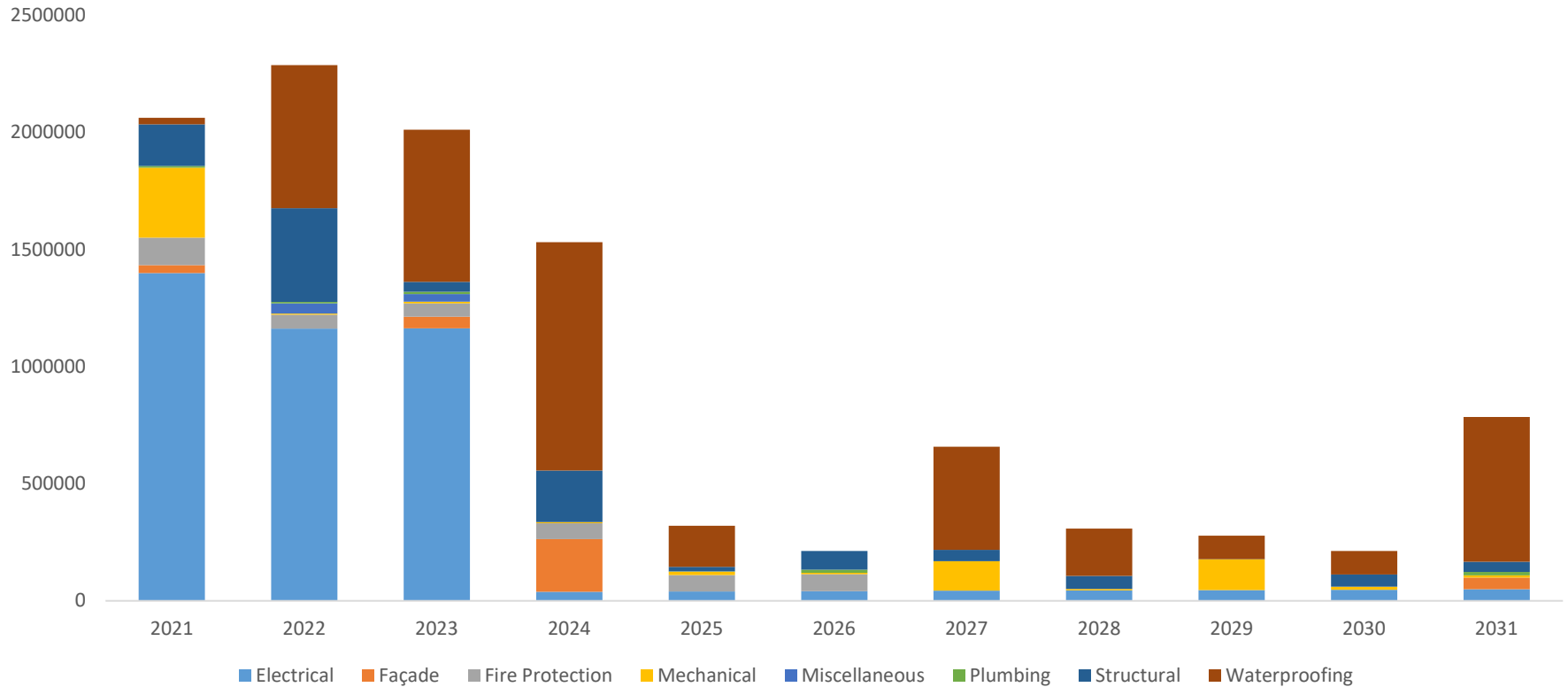
Garage Needs



- Recommended Repairs were heavily focused on the first 4 years
 - Approximately \$2M/year in years 1 through 4
 - Approximately \$450k/year in years 5 through 11



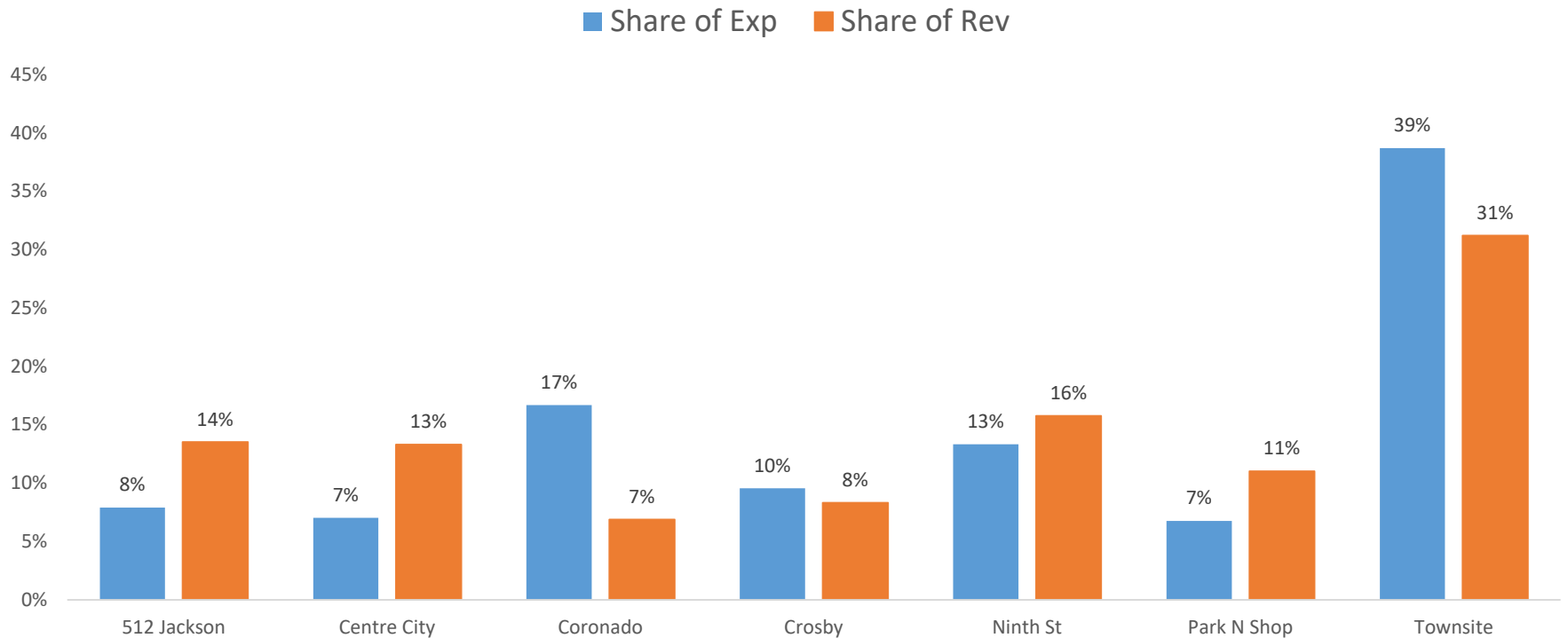
Garage Needs



- Early priorities focus on needed electrical work
- Continued waterproofing becomes a larger share of cost moving forward



Garage Needs



- Coronado and Townsite generate a larger share of expense than revenue based on proposed repairs



Townsite Detail

TOWNSITE GARAGE OPINION OF PROBABLE COST/PRIORITY LIST - STRUCTURAL AND WATERPROOFING															
Task No.	Task Description	PRIORITY LIST	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Cost	Notes
Structural															
1	Overhead slab repair	A	\$75,000					\$5,000				\$5,000		\$85,000	
2	Severely deteriorated overhead concrete at escalator infill	A	\$10,000											\$10,000	Structure not owned by the city of Topeka
3	Severely deteriorated column repair	A	\$20,000											\$20,000	
4	Concrete floor repairs	B		\$130,000				\$20,000				\$20,000		\$170,000	
5	Concrete curb repair	C		\$20,000				\$20,000				\$10,000		\$50,000	
6	Post tensioned beam repair	A		\$20,000				\$5,000				\$5,000		\$30,000	
7	Column repair	B		\$10,000								\$2,000		\$12,000	
8	Concrete wall repair	B		\$40,000								\$5,000		\$45,000	
9	Concrete floor repairs allowance associated with traffic coating replacement	A		\$20,000	\$20,000	\$20,000	\$20,000					\$5,000		\$85,000	
Waterproofing															
10	Traffic coating replacement	A		\$175,000	\$175,000	\$175,000	\$175,000		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,200,000	One bay per year to finish the traffic coating replacement on the upper level
11	Expansion joint replacement	A		\$50,000	\$80,000								\$150,000	\$280,000	
Miscellaneous															
12	Replace deteriorated wheelstops	C			\$1,000									\$1,000	
13	Replace trench drain system (south-west entrance)	B			\$10,000									\$10,000	
14	Seal pipe penetrations	B			\$5,000									\$5,000	
Yearly Summary of Probable Cost - Townsite Garage			\$105,000	\$445,000	\$271,000	\$175,000	\$175,000	\$50,000	\$100,000	\$100,000	\$100,000	\$147,000	\$250,000	\$1,918,000	

- Detailed examples of recommended repairs can be found available on request
 - Above example is Townsite Structural and Waterproofing estimates

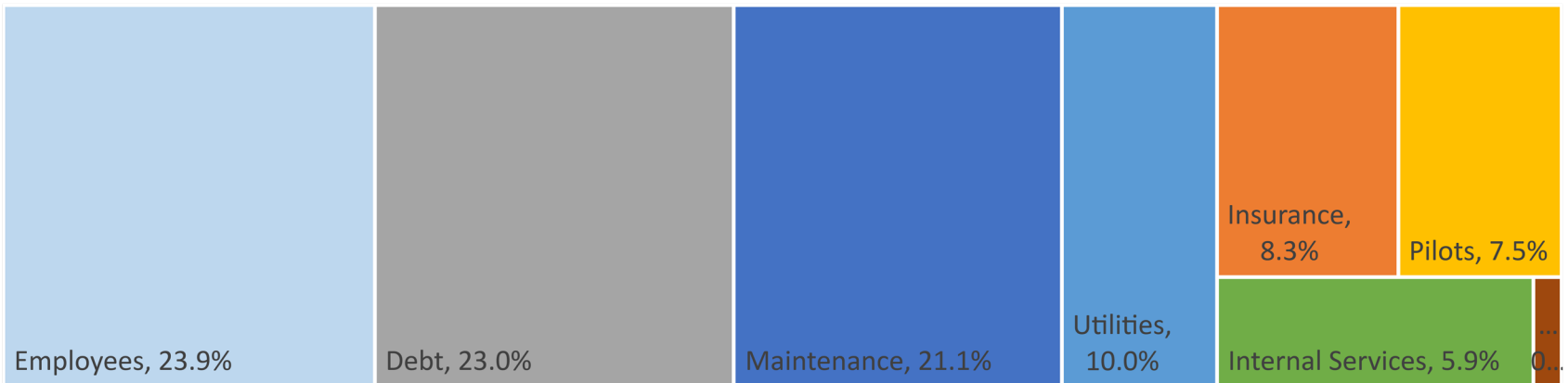


Repair Funding Options

1. Reduce Expense

- Continue to delay maintenance improvements
 - Facilities would continue to degrade
 - Costs would likely continue to accelerate
- Lower Operating Expense
 - Less than 25% of current operating expense is for Employees/Office

2022 Proposed Budget





Repair Funding Options

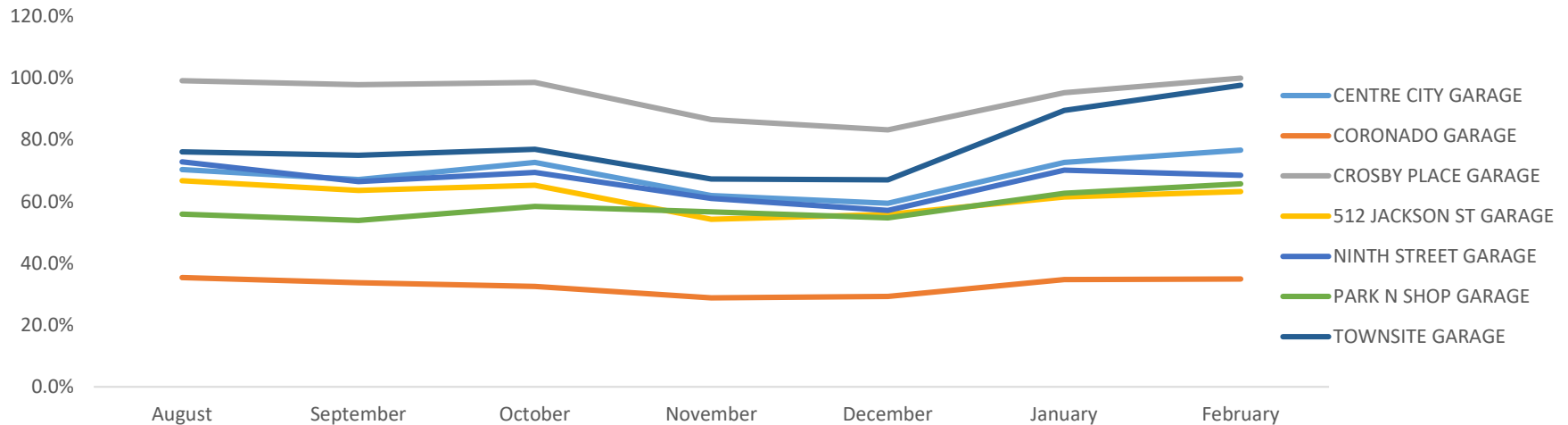
2. Sell Asset

- Sell Garage or Lot to fund repairs in remaining assets
 - Impact to entire parking system would have to be considered
 - Columbia study considered 4 risks
 - Liability
 - Contingent Cost
 - Competition
 - Operating
 - Liability and Contingent Cost would decrease through a sale
 - Competition Cost and Operating Cost would increase with a sale
 - Long term economic development could be negatively impacted
 - Any recent discussions have been far apart on price



Repair Funding Options

% Occupancy August 2019 to February 2020



3. Adjust Garage Levers

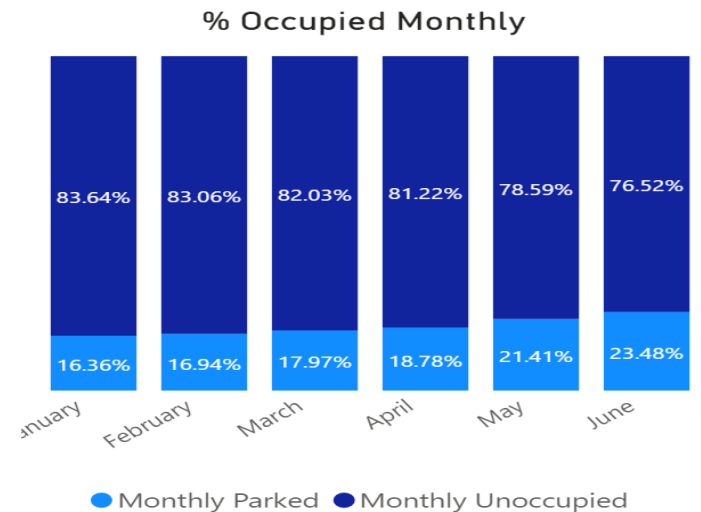
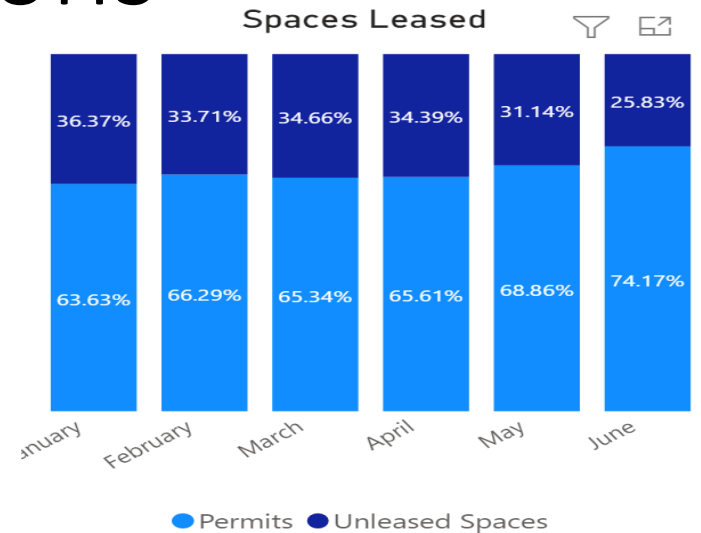
- Oversell Threshold
 - Target of 85% physical occupancy
 - Improved hourly occupancy measurements allow us to refine as needed
- Rate Model Adjustment
 - Demand Based Pricing Model
 - Improved Metrics for physical occupancy allow for dynamic pricing to respond to demand



Repair Funding Options

3. Adjust Garage Levers

- Based on current utilization, adjusting the rate model and/or oversell thresholds are not likely to result in increased revenue

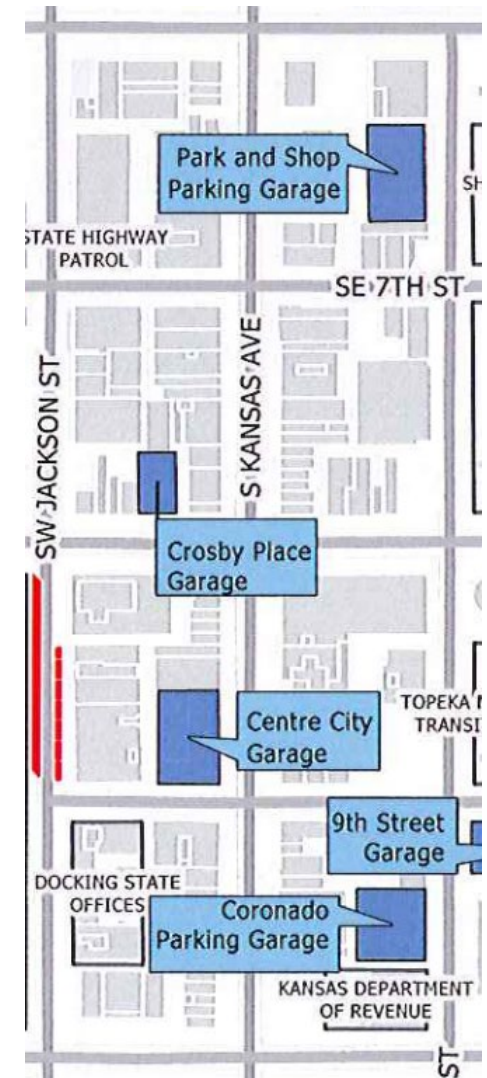




Repair Funding Options

4. On Street Parking Rates

- Meter Revenue from 2015 to 2019 declined by \$400k annually
- Last rate adjustment occurred 1/1/2010
 - Rate was \$0.90/hr, now \$1.00/hr
- Kansas Avenue
 - Currently allows free 2 hour parking
 - Ideal high-turnover zone supporting access to downtown businesses
- 100 blocks East and West of Kansas Avenue
 - Yellow Hooded Meters
 - Intended as a temporary incentive to support Downtown during the high construction period
- Hooded meters are charged at \$6.00 per day or \$15 on KS Ave
 - Originally intended for construction now used for various reasons





Repair Funding Options

4. On Street Parking Rates (cont.)

- Current system of parking zones and metering is convoluted and confusing
 - City operates 1 hr/2 hr/10 hr meters
 - ½ hour, 1 hour, 2 hour, 3 hour, 4 hour, 6 hour zones
- Future state would require simplification
 - Visitors should easily understand rules without reliance on signage
 - Meter lengths of 2 or 10 hours would be preferred
 - 2 hour or 4 hour time zones remain and others eliminated
 - 2 hours for high turnover areas
 - 4 hours in lower traffic areas can provide free option for shift workers or visitors willing to walk a greater distance



Repair Funding Options

5. Parking Violation Fines

- Fines are intended to encourage adherence not function as revenue mechanism
 - To accomplish this, the amount has to be relative to the cost of parking
 - Citations currently make up less than 7% of revenue
- Current rate is \$8.00 for first violation, \$15.00 for second violation
 - Other local municipalities:
 - Lawrence \$10.00
 - Manhattan \$15.00
 - Wichita \$15.00
 - Des Moines \$15.00
 - Passport parking survey of their customers averaged \$35.00 for expired meter fine nationwide
 - (No fine ordinance changes have occurred since 2005)



Repair Funding Options

6. Bond Funding

- Current operating revenue would not support additional debt but current debt of \$6.9M will mature in 2036
- Example Revenue bond schedule for \$8m

Principal Amount of Bonds:	8,000,000			
Average Interest Rate:	2.25%			
Years to Final Maturity:	15			
Average Annual Payment:	634,308.20			
Total Principal Paid	8,000,000.00			
Total Interest Paid	1,514,623.00			
	Date	Principal	Annual Interest	Total Annual
	(Jan 1)	Maturity	Payment	Payment
	2021	454,308.20	180,000.00	634,308.20
	2022	464,530.13	169,778.07	634,308.20
	2023	474,982.06	159,326.14	
	2024	485,669.16		
	2025	496,599.75		



Upcoming Improvements

- Improved Public Information

City of Topeka - Parking Topeka Parking Website

Park-N-Shop Garage
615 SE Quincy St
Monthly Rate: \$67.75 /\$1.00 hourly
M-F 6:00 AM to 6:00 PM
390 stalls, 150 hourly
City of Topeka

Crosby Place Parking Garage
108 SW 8th St
Monthly Rate: \$67.75 /\$1.00 hourly
251 stalls, 55 hourly
City of Topeka

Centre City Parking Garage
825 S Kansas Ave
Monthly Rate: \$67.75 /\$1.00 hourly
261 stalls, 65 hourly
City of Topeka

Townsite Plaza Parking

Map Legend:

- Parking Garage (P icon)
- Parking Lots (Red dot icon)
- Parking Stalls (Blue circle icon)
- Time Limit:
 - No Limit (White triangle)
 - 1/2 Hour (Green triangle)
 - 1 Hour (Purple triangle)
 - 2 Hours (Blue triangle)
 - 2 Hours Per Day (Yellow triangle)
 - 3 Hours (Pink triangle)
 - 4 Hours (Orange triangle)
 - 5 Hours (Brown triangle)
 - 6 Hours (Dark blue triangle)
 - 10 Hours (Light green triangle)
 - Other (Grey triangle)
- Parking Structure:
 - Structure Type (Blue square icon)
 - Parking Garage (Blue square icon)

Esri Community Maps Contributors, City of Topeka, KS, Missouri Dept. of Conservation, Missouri DNR, Esri, HERE, Garmin, SafeGraph, INCREMENTAL, Powered by Esri

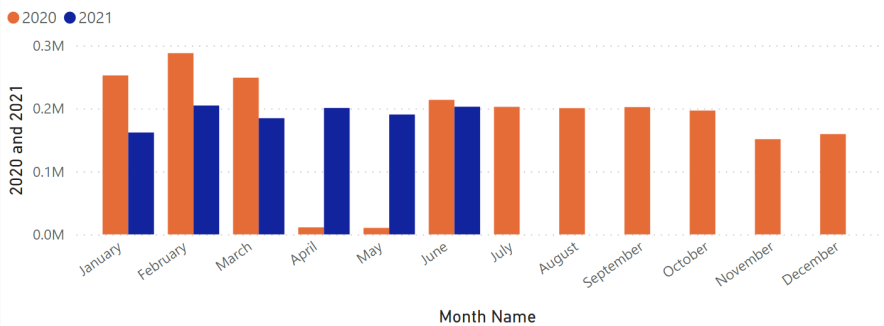


Upcoming Improvements

- Reporting Upgrades

Select all	5TH & JACKSON	CENTRE CITY	CROSBY PLACE	NINTH STREET	OTHER	PARK N SHOP	UPTOWNER
512 JACKSON	8TH & MADISON	CORONADO	MONROE PARKING LOT	ON STREET PARKING	OTHER PARKING LOTS	TOWNSITE	WATER TOWER

2020 and 2021 Revenue by Month



Fees
Fines

Month Revenue
202.76K
2021
YTD Revenue

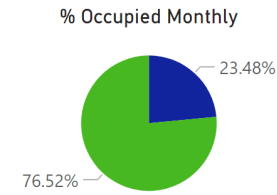
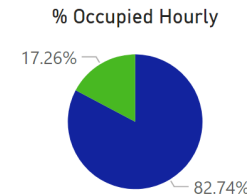
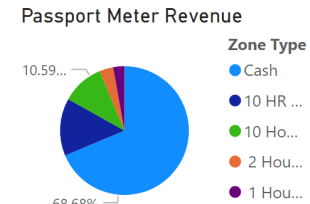
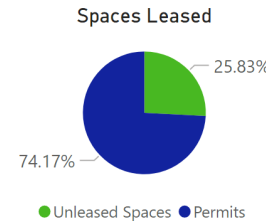
Month Revenue LY
213.64K
2020
YTD Revenue LY

-5.09%
2021 % difference from 2020

1.14M
2021

1.02M
2020

11.77%
2021 % difference from 2020



● Hourly Occupa... ● Hourly Uno... ● Monthly Parked ● Monthly Unoccup...

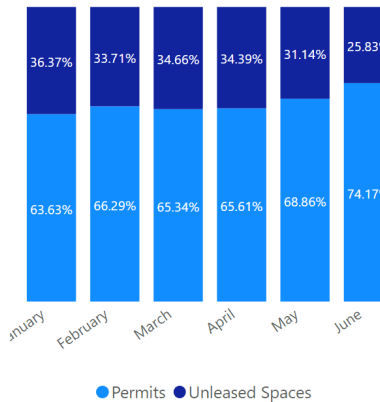


Upcoming Improvements

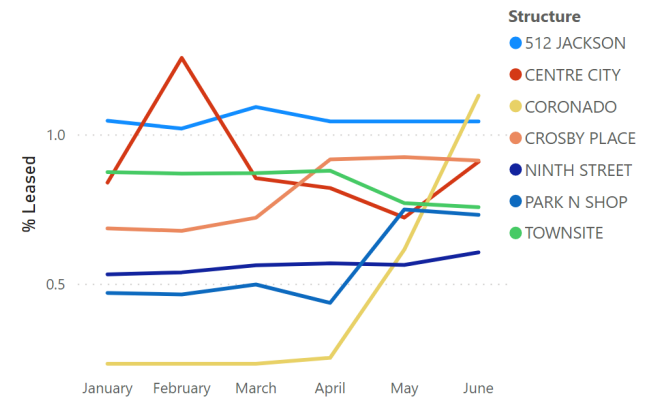
- Reporting Upgrades

Select all	CENTRE CITY	NINTH STREET	PARK N SHOP
512 JACKSON	CORONADO	ON STREET PARKING	TOWNSITE
5TH & JACKSON	CROSBY PLACE	OTHER	UPTOWNER
8TH & MADISON	MONROE PARKING LOT	OTHER PARKING LOTS	WATER TOWER

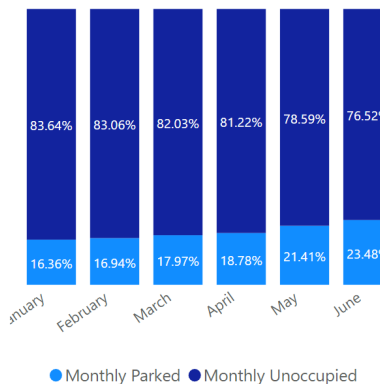
Spaces Leased



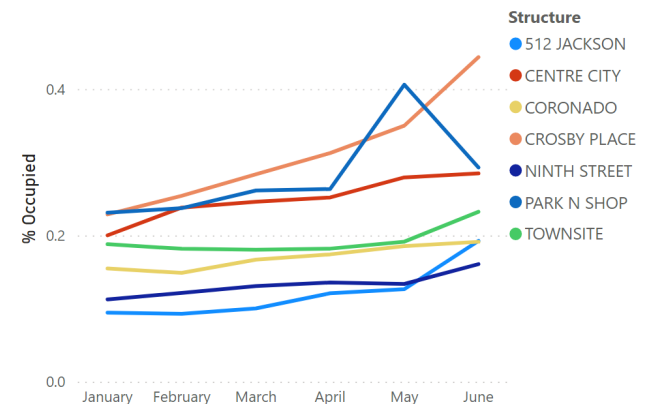
% Leased by Month



% Occupied Monthly



% Occupied by Month





Upcoming Improvements

- Reporting Upgrades

