

CITY OF BIRMINGHAM
ADVISORY PARKING COMMITTEE
CITY COMMISSION ROOM
151 MARTIN ST., BIRMINGHAM, MI
(248) 530-1850
REGULAR MEETING AGENDA
WEDNESDAY, NOVEMBER 6, 2019, 7:30 A.M.

1. ROLL CALL
2. RECOGNITION OF GUESTS
3. APPROVAL OF MINUTES, MEETING OF OCTOBER 2, 2019
4. WELCOME NEW MEMBERS OF APC
 Lisa Silverman - Resident
 Michael Horowitz - Alternate
5. INCREASE MONTHLY PERMIT ALLOCATION – ACTION
6. METERED PARKING: EXTENSION TO 4 HOUR EVENING LIMITS DOWNTOWN- ACTION
7. LOT 6 VALET (THURSDAY AND FRIDAY) - ACTION
8. FUTURE PARKING DEMAND STRATEGY – DISCUSSION CONTINUED
 - a. ALTERNATIVES MATRIX
 - b. PARKING DEMAND AND PERMIT SALES
 - c. PARKING MITIGATION PLAN
 - d. METERED PARKING: EVENING LIMITS
9. PARKING UTILIZATION REPORT AND FINANCIALS
10. MEETING OPEN FOR MATTERS NOT ON THE AGENDA
11. NEXT MEETING: DECEMBER TBD (COMMITTEE DISCUSSION)

Persons with disabilities that may require assistance for effective participation in this public meeting should contact the City Clerk's Office at the number (248) 530-1880, or (248) 644-5115 (for the hearing impaired) at least one day before the meeting to request help in mobility, visual, hearing, or other assistance.

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City of Birmingham
ADVISORY PARKING COMMITTEE
REGULAR MEETING

Birmingham City Hall Commission Room
151 Martin, Birmingham, Michigan
Wednesday, October 2, 2019

MINUTES

These are the minutes of the Advisory Parking Committee ("APC") regular meeting held on Wednesday, October 2, 2019. The meeting was called to order at 7:34 a.m. by Chairman Al Vaitas.

1. ROLLCALL

Present: Chairman Al Vaitas
Vice-Chairperson Gayle Champagne
Steven Kalczynski
Lisa Krueger
Judith Paskewicz
Jennifer Yert

Absent: Anne Honhart

SP+ Parking: Catherine Burch
Sarah Burton

Administration: Tiffany Gunter, Asst. City Manager
Michael Albrecht, Police Commander
Laura Eichenhorn, Transcriptionist

2. RECOGNITION OF GUESTS (none)

3. MINUTES OF REGULAR APC MEETING OF SEPTEMBER 4, 2019

Motion by Dr. Paskewicz

Seconded by Ms. Yert to approve the minutes of the regular APC meeting of September 4, 2019 as submitted.

VOICE VOTE

Yeas: Paskewicz, Yert, Krueger, Kalczynski, Champagne, Vaitas

Nays: None

Motion carried, 6-0.

4. LOT 6 PARKING PERMIT ALLOCATION - ACTION

Assistant City Manager Gunter (ACMG) presented the item.

Chairman Al Vaitas commented that the APC determined "restricted" and "unrestricted" should now be described as "economy" and "regular" respectively when discussing these permits.

Ms. Burton said that in SP+'s two week observation of the lot, the lot only reached capacity on one day.

Motion by Ms. Champagne

Seconded by Ms. Krueger to authorize SP+ to issue an additional 27 unrestricted parking permits at Lot 6 for the next round of quarterly sales, and to add the additional 26 spaces in Area H to the permit parking area of the lot map.

VOICE VOTE

Yeas: Champagne, Krueger, Paskewicz, Yert, Kalczynski, Vaitas

Nays: None

Motion carried, 6-0.

5. LOT 12 LEASE EXTENSION - ACTION

ACMG presented the item. She advised the APC that there is currently no waitlist for Lot 12 permits.

Motion by Ms. Yert

Seconded by Mr. Kalczynski to recommend that the City Commission extend the lease agreement with Markyo to secure the property at the southeast corner of Woodward and Maple Road through April 30, 2020 at a rate of \$7,500 per month.

VOICE VOTE

Yeas: Yert, Kalczynski, Champagne, Krueger, Paskewicz, Vaitas

Nays: None

Motion carried, 6-0.

6. BSD HOLIDAY MARKETING CAMPAIGN FUNDING REQUEST – ACTION

ACMG presented the item.

Dr. Paskewicz said it would be appropriate for the BSD to emphasize the City's valet parking as part of their campaign.

Motion by Dr. Paskewicz

Seconded by Ms. Champagne to recommend an expenditure of \$25,000 from the Parking Enterprise Fund in support of the BSD holiday television campaign.

VOICE VOTE

Yeas: Paskewicz, Champagne, Yert, Kalczynski, Krueger, Vaitas

Nays: None

7. STRUCTURAL ASSESSMENT PROGRAM: VENDOR RECOMMENDATION - ACTION

ACMG presented the item.

Mr. Kalczynski expressed a preference to choose from more than one bidder on projects.

Dr. Paskewicz agreed.

ACMG concurred, and said a minimum of three bidders is usually her preference. As part of due diligence, ACMG reached out to two local engineering firms to get more information as to why this project did not receive many bids. She was told that many engineering firms do not do this type of work in elevated parking structures, that there is high demand in general for engineering and construction projects right now, and that finding staff to complete a study of five parking garages was likely challenging for firms that might have bid. She also noted that when a potential structural assessment of Pierce St. was bid out in August 2018, three firms bid at that point and WJE Engineers and Architects, PC was chosen for that project until it was put on hold.

Ms. Champagne suggested that since WJE Engineers and Architects, PC was selected from three bids for a similar project the year prior, it would be reasonable to assume that they likely would have been selected by the City again even if there was more competition.

ACMG speculated that the two firms that had been on the Pierce St. project previously may not have chosen to bid again since the City had made its preference known with the previous selection. She said she would not move any recommendation forward to the Commission that the APC was not in full support of, but noted they may risk losing a bid from WJE Engineers and Architects, PC should they bid out a similar project a third time around in an attempt to get more bids. ACMG said that in reaching out to contacts to get referrals for structural assessment projects during Fall 2018, WJE Engineers and Architects, PC was consistently recommended. She also reached out to representatives for four or five of the projects WJE Engineers and Architects, PC has done and all gave positive feedback.

Chairman Vaitas said he looked over the projects WJE Engineers and Architects, PC has done and said the projects were significant and the staff seemed well qualified.

Motion by Ms. Champagne

Seconded by Ms. Krueger to recommend that the City Commission accept the proposal submitted by WJE Engineers and Architects, PC for a total cost not to

exceed \$392,480 to conduct a full structural assessment of the five parking structures in the Parking Assessment district.

VOICE VOTE

Yeas: Champagne, Krueger, Paskewicz, Yert, Kalczynski, Vaitas

Nays: None

Chairman Vaitas thanked ACMG for her work on the project.

ACMG confirmed for Ms. Yert that the analysis will help the City determine whether any of the parking structures are structurally sound enough to sustain additional levels of parking.

8. FUTURE PARKING DEMAND STRATEGY – DISCUSSION CONTINUED

a. ALTERNATIVES MATRIX

ACMG reported no updates to the matrix at this time.

b. PARKING DEMAND AND PERMIT SALES

ACMG said she was working with the Finance Department to determine what the potential impact to occupancy and revenue might be if the City changed its pricing for monthly permit and increased sales. She said she expected to bring it back for the November 2019 meeting.

c. PARKING MITIGATION PLAN

ACMG reported sufficient parking capacity within the City at this time. She said the City is still in discussion with ZipCar about potential having a few cars located in one of the City's garages.

d. METERED PARKING: EVENING LIMITS

ACMG said she would be attending the October 2019 BSD Merchant meeting to solicit feedback on whether evening limits should be modified.

9. PARKING UTILIZATION REPORT AND FINANCIALS

Ms. Burton stated that parking utilization and financials remain as expected.

ACMG stated that the August 2019 revenue was 16% higher over the revenue of August 2018.

10. MEETING OPEN FOR MATTERS NOT ON THE AGENDA

In reply to Ms. Krueger, ACMG confirmed the City will be looking at the surface lot at N. Old Woodward to optimize parking spots there and potential putting some valet there. ACMG also said the Lot 5 fence has experienced damage as the result of a runoff issue, and that she has been working with the City's Engineering Department to determine how best to resolve the matter. She said that the N. Old Woodward lot will be on hold for just a bit longer until the Lot 5 repair has been completed.

Lawrence Imerman suggested removing the meter from the parking spot in front of the mailbox at the Chester Street garage and instead putting a sign that allows five minute parking. He said that otherwise one must double-park to drop off a letter, which he said is likely inconvenient to other motorists on the street and unsafe.

ACMG said she would look into that possibility.

Mr. Kalczynski said he has noticed consistent problems during peak times with motorists being able to properly operate the credit card payment machine and entrance to the Pierce St. garage. He asked if the City could look into the issue.

In reply to Chairman Vaitas and Mr. Kalczynski, ACMG said it is time to replace signage on the parking structures' Skidata machines, which may help improve the matter. She also said that SP+ will be adding ParkConnect capacity which will allow motorists to enter the garage via an app instead of via the credit card function on the Skidata machine. She said that might also reduce the congestion at the entrances and exits of the parking structures.

Dr. Paskiewicz suggested that perhaps the APC should develop a way to ensure that one member of the Committee be present at most every City Commission meeting in order to potentially provide insight to the Commission and to report back to the APC on any parking matters that were discussed.

Chairman Vaitas said it was a worthwhile idea to consider.

ACMG advised the APC that sometimes parking matters discussed by the Commission do not relate to the APC's work until after the Commission decides on a project, or that insight is provided by other City departments. With that understanding, she also encouraged as many members of the APC to attend the Commission meetings as are interested, saying that more breadth and depth of engagement is always welcome.

ACMG stated that a new member may be appointed to the APC during the next October 2019 Commission meeting. She then continued on to valet parking, saying SP+ recommended a possible weekly Thursday valet program for Lot 6, and said she was looking for APC feedback on that. She also said that the Daxton Hotel is seeking valet parking, and that what may end up happening is that the City's valet stand on S. Old Woodward would be moved in front of the Daxton, which would then operate the one stand for the public and Daxton Hotel guests.

Chairman Vaitas suggested starting valet at Lot 6 on Thursdays only, and going from there.

ACMG said she would be returning with a report for the November 2019 meeting on aesthetic recommendations for the inside of the parking structures. She said that the SP+ parking mobile application for Birmingham was nearly ready for beta testing, and that beta testers would be solicited from the APC and from the BSD Board. She said the first focus of the mobile application will be parking availability and the second would be payment for parking through the mobile application and other useful tools.

In reply to Ms. Krueger, ACMG said that the possibility of allowing more commuter parking on residential streets was one idea floated by the master planning team among many ideas for the City to consider and review. She said there are no plans at this time to pursue that option.

11. NEXT MEETING: NOVEMBER 6, 2019

12. ADJOURNMENT

No further business being evident, the Chairman adjourned the meeting at 8:39 a.m.

Assistant City Manager Tiffany Gunter

DATE: November 6, 2019

TO: Advisory Parking Committee

FROM: Tiffany J. Gunter, Assistant City Manager

SUBJECT: Monthly Permit Allocation -

The current waitlist for discounted monthly parking passes is 3,869 unique individuals. The waitlist dates back to October 1, 2012 at the Peabody garage. The bulk of individuals on the waitlist were added in 2014 and comprise the vast majority of the total list. The average person on the waitlist has been waiting for 4 years to receive a discounted parking pass. The APC and staff agree that a solution to reduce this waitlist is long overdue.

The 2018 Parking Strategies Report discussed ways to diversify parking permit options and to address the waitlist more aggressively. The APC agreed that with the assistance of the data analytics tool that we would have better insight into occupancy within the garages and that would facilitate better decision making regarding the most comprehensive approach to selling permits for each garage. We have been collecting and observing occupancy and duration of stay in each garage using the data analytics system over the past year. We have observed that there are approximately 400 transient users that tend to remain in the garage for the full day (between 8-10 hours) on a regular basis. The parking strategies report indicates that there is good reason to believe that these are the same individuals that can be found on the waitlist. The rationale for this argument is that there aren't other options for long-term parking near the downtown that commuters would have the option to use. Therefore, we believe these same individuals are paying for (or their companies are validating their parking) daily.

One of the key responsibilities of the APC is to fairly assess the costs of the parking systems to the users of the facilities while minimizing traffic impacts and providing attractive, well-maintained facilities. The committee has an opportunity to correct an imbalance of costs to the users that has existed for years. A recurring complaint heard by staff is that it is unfair for two employees that work for the same employer and earn the same (or similar) wages is that employee number one pays \$70 per month for parking with a discounted pass, while employee number two may be paying up to \$200 per month for parking and paying the daily rate.

Currently, we have been experiencing a downturn in utilization that is consistent at both Pierce Street and Chester St. structures. Staff agrees that this is the time to test the theory that the individuals on the waitlist are essentially the same as the transient parkers that are staying in the structures for 8-10 hours daily and paying the full rate. It is anticipated that the following will result from the release of these additional discounted passes.

- 1) **The waitlist could possibly be eliminated.** Currently, the process for being added to the waitlist is to simply be added with no questions asked. There is no incentive to ever

call and take your name off of the list once the need no longer exists (i.e., new job, relocation, death). A person can stay on the waitlist in perpetuity. However, once a call is made and the offer for a parking permit is made and rejected, then their name can be removed from the list. The exercise of working to sell an additional four hundred permits can take several months to complete and there is a good chance that many will not take the offer. We give those who have waited patiently on average of five years a reasonable window of time to accept or reject the offer. At the conclusion of the calls, we anticipate we will, at a minimum, get the waitlist current within the last year.

- 2) **Occupancy will not change.** The evidence in the data analytics tool shows that there is a consistent group of daily parkers in each garage that stay all day. If these users are, in fact, the same individuals on the waitlist, then there will be no change in occupancy when additional permits are released.
- 3) **Better traffic flow.** The number one disruption to traffic in the downtown around the parking structures are the transient users who have difficulty in operating the credit card readers at the entrance and exit gates. Throughput time increases dramatically and queuing on street and in the garages decreases similarly if there are more users waving the pass to enter and exit the garages.

There is capacity within the five garages to sustain the additional four hundred passes to test the theory that they are already parking in the garages. In other words, if our theory is wrong and these transient users that are in the garage daily for eight to ten hours are NOT on the waitlist, then the additional traffic in the garages will not push the limits of our existing capacity. At worst, occupancy will return to its previous levels at around 92% to 95% full daily. The table below provides the detail that supports the sale of an additional 417 passes.

Max Daily Rate Parkers

	Pierce	Peabody	Park	Chester	N.O.W.	Total	Ave./Day
August	2761	1028	2496	602	2000	8887	404
July	2447	966	3175	617	1814	9019	410
June	2520	1217	2895	617	2012	9261	421
May	2988	987	3304	657	2065	10001	455
April	2737	867	3524	649	1940	9717	442
March	3028	986	3265	738	1951	9968	453
February	2744	938	2525	1414	1624	9245	420
January	2713	976	2621	728	1762	8800	400
December	2707	966	2269	783	1732	8457	384
November	2699	927	2399	980	1882	8887	404
October	2895	981	2577	931	2047	9431	429
September	2701	838	2184	910	1803	8436	383
Total	32940	11677	33234	9626	22632	110109	

1. yr. Avg.	2761	1895	2095	1722	1777	9176
Daily Avg.	126	86	95	78	81	417

As with everything in the world of parking, there is another issue that would then need to be resolved by the committee at a later date. That issue is lost revenue. If over the next year, there are four hundred users that go from paying \$200 dollars a month in parking to paying \$70 per month in parking, that would have a negative revenue impact to the Automobile Parking Fund. The APC and staff have touched upon the issue of raising rates in the future for the discounted passes, recognizing that given the demands on the parking infrastructure, a sixty-five (65) percent discount is quite steep. In order to assess a fair cost, the parking team has worked closely with the Finance Director to determine that a monthly permit rate of \$95 per permit holder would normalize the parking fund and allow a close to break-even outcome with respect to net revenue. As calls are made to alert the new permit holders that they may take advantage of the discount, an explanation will be provided that in the near future the rate of \$70 would soon increase to \$95. Given that the alternative is to pay \$200 currently, we believe that this wouldn't be an issue for them. Simultaneously, we would have to begin conversations with the existing permit holders that a rate increase would be taking place soon. The APC would then have to deliberate on the best way to roll-out the increase and make a recommendation to the City Commission for action.

SUGGESTED RECOMMENDATION:

To authorize the sale of 417 discounted monthly parking passes at the five parking structures in the Automobile Parking System as follows:

Pierce - 126

Peabody - 86

Park - 95

Chester - 78

North Old Woodward -81



MEMORANDUM

Office of the City Manager

DATE: November 6, 2019

TO: Advisory Parking Committee

FROM: Tiffany J. Gunter, Assistant City Manager

SUBJECT: Parking Meters – Expansion of Evening Time Limits after 5pm to 4 hours in the Parking Assessment District

Last year, the Advisory Parking Committee commissioned and completed a Parking Strategies Recommendation report. Since the completion of that report in the Fall 2018, the Committee has been working to move forward with some of the recommendations that were identified and that take few resources or time to implement. One of these items is to consider time limits on meters in the evenings.

At the October meeting, staff agreed to have a discussion with the Merchant's at their October 23 meeting regarding this matter. There was unanimous agreement and full support for expanding meter limits to four hours beginning at 5 pm. Meter enforcement ends at 9 pm from Monday through Saturday. The four hours would cover the remainder of the hours of enforcement for the evening.

The merchant's that attended the October 23rd meeting echoed many of the sentiments expressed by the APC that allowing visitors the ability to enjoy an evening downtown without worrying about adding more time to the meters or moving their vehicle after two hours is the right approach to create a more user-friendly environment.

The change over for evening meter limits would require reprogramming of the existing Civic Smart meters, which is relatively simple to implement. The twelve-hour, long term meters that currently exceed the four-hour limit would not be reprogrammed in the evenings.

SUGGESTED RECOMMENDATION:

To expand evening parking meter limits in the downtown to four hours beginning at 5pm.



MEMORANDUM

Office of the City Manager

DATE: November 6, 2019

TO: Advisory Parking Committee

FROM: Tiffany J. Gunter, Assistant City Manager

SUBJECT: Lot 6: Valet Services on Thursdays and Fridays

At the October meeting of the Advisory Parking Committee, it was agreed to issue an additional 27 permits at Lot 6, which would eliminate the existing waitlist at that location. During that discussion, there was a reminder to consider offering a Thursday valet to support the business in that area. The rationale was that Thursday's are high volume days for the salon.

The Committee was supportive of adding this option. Staff agreed to meet with the Merchant's and discuss the desire for either a one day or two day valet at the site. There was only one merchant present that represented the northern side of the downtown at the Merchant's meeting held on October 23. That representative supported a two-day valet to support the increased traffic that will be experienced between now and the holidays.

In-House valet is open to expanding the scope of its services to include the Lot 6 valet on Thursdays and Fridays for eight weeks from 11 am – 3 pm for a total of \$525 per week. The cost to provide the service for a total of 16 days will be \$4,200. The valet service would begin November 29 (the day after Thanksgiving) and continue through January 2020. At the January 2020 meeting, the APC will evaluate the usage of the valet and make a determination on whether to formally expand the scope of the valet services to make the stand a permanent fixture. The services would be free of charge during the demonstration period during the holiday season.

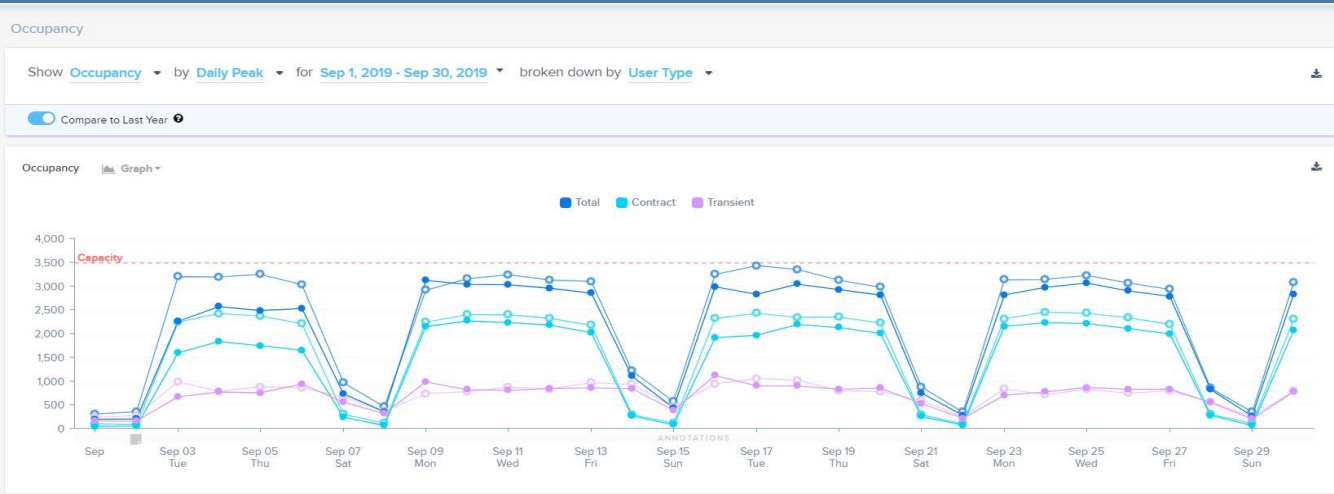
SUGGESTED RECOMMENDATION:

To allow for valet services provided by In-House Valet on Thursday and Friday from 11 am – 3 pm at Lot 6 for a minimum of 16 days for a total of \$4,200 starting on November 29 and ending on January 2020 to be considered for a long-term scope expansion.

City of Birmingham Parking Utilization Dashboard – September 2019

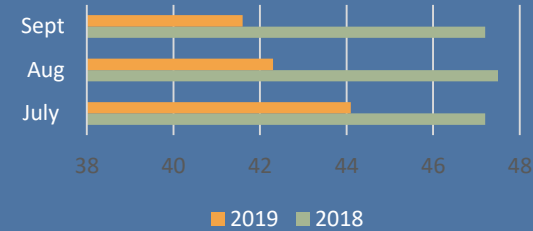
Parking Garages

OCCUPANCY

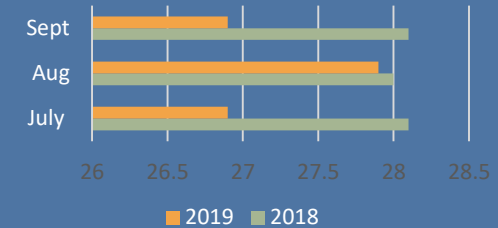


Parking Meters

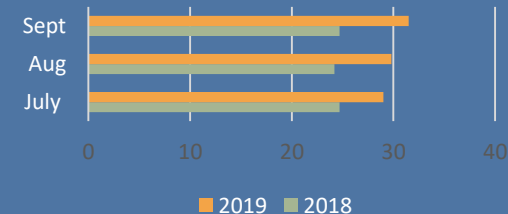
Coin



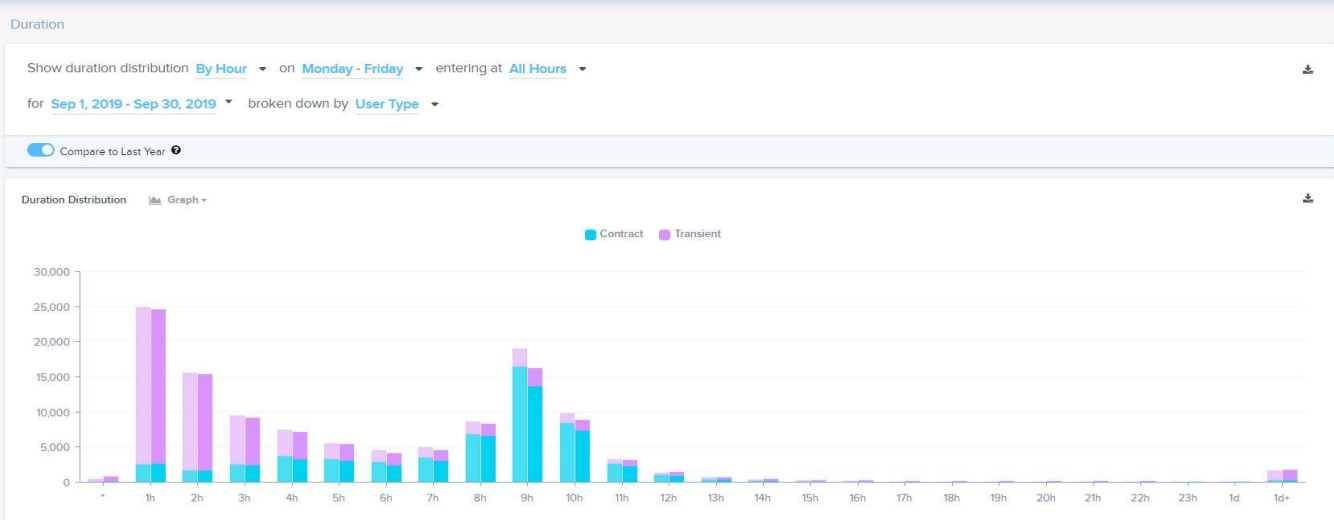
Credit



ParkMobile



DURATION



Roof Top Valet

September 2018	September 2019	Percentage Change
40	94	135%

MONTHLY PARKING PERMIT REPORT

For the month of: September 2019

Date Compiled: October 8, 2019

	Pierce	Park	Peabody	N.Old Wood	Chester	Lot #6/\$210	Lot #6/\$150	South Side	Lot B	35001 Woodward	Lot 12	Total
1. Total Spaces	706	811	437	745	880	174	79	8	40	40	150	4070
2. Daily Spaces	370	348	224	359	425	N/A	N/A	N/A	N/A	N/A	N/A	1726
3. Monthly Spaces	336	463	213	386	560	174	79	8	30	40	150	2439
4. Monthly Permits Authorized	550	750	400	800	1140	150	40	8	30	50	225	4143
5. Permits - end of previous month	550	750	400	800	1140	150	40	8	30	50	225	4143
6. Permits - end of month	550	750	400	800	1140	150	40	8	30	50	205	4123
7. Permits - available at end of month	0	0	0	0	0	0	0	0	5	0	20	25
8. Permits issued in month includes permits effective 1st of month	1	0	1	4	3	0	0	0	0	0	0	9
9. Permits given up in month	1	0	1	4	3	0	0	0	0	0	0	9
10. Net Change	0	0	0	0	0	0	0	0	0	0	0	0
11. On List - end of month*	1299	1431	1258	1587	1134	27	0	0	0	22	0	6758
**On List-Unique Individuals												3869
12. Added to list in month	54	5	67	11	14	0	0	0	0	0	0	151
13. Withdrawn from list in month (w/o permit)	0	0	0	0	0	0	0	0	0	0	0	0
14. Average # of weeks on list for permits issued in month	143	82	141	126	57	0	0	0	0	0	0	109.8
15. Transient parker occupied	239	230	112	161	56	N/A	N/A	N/A	N/A	N/A	N/A	798
16. Monthly parker occupied	302	563	286	536	622	N/A	N/A	N/A	N/A	N/A	N/A	2309
17. Total parker occupied	541	793	398	697	678	N/A	N/A	N/A	N/A	N/A	N/A	3107
18. Total spaces available at 1pm on Wednesday 9/11	165	18	39	48	202	N/A	N/A	N/A	N/A	N/A	N/A	472
19. "All Day" parkers paying 5 hrs. or more												
A:Weekday average.	223	234	116	152	83	N/A	N/A	N/A	N/A	N/A	N/A	808
B:*Maximum day	N/A*	N/A*	N/A*	N/A*	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	0
20. Utilization by long term parkers	N/A*	N/A*	N/A*	N/A*	N/A*	N/A	N/A	N/A	N/A	N/A	N/A	#DIV/0!

(1) Lot #6 does not have gate control, therefore no transient count available

(2) (Permits/Oversell Factor + Weekday Avg.) / Total Spaces

* Average Maximum day not available currently in Skidata

** Unique individuals represent the actual number of unique people on the wait list regardless of how many structures they have requested.

**Birmingham Parking System
Transient & Free Parking Analysis
Months of September 2018 & September 2019**

September 2018

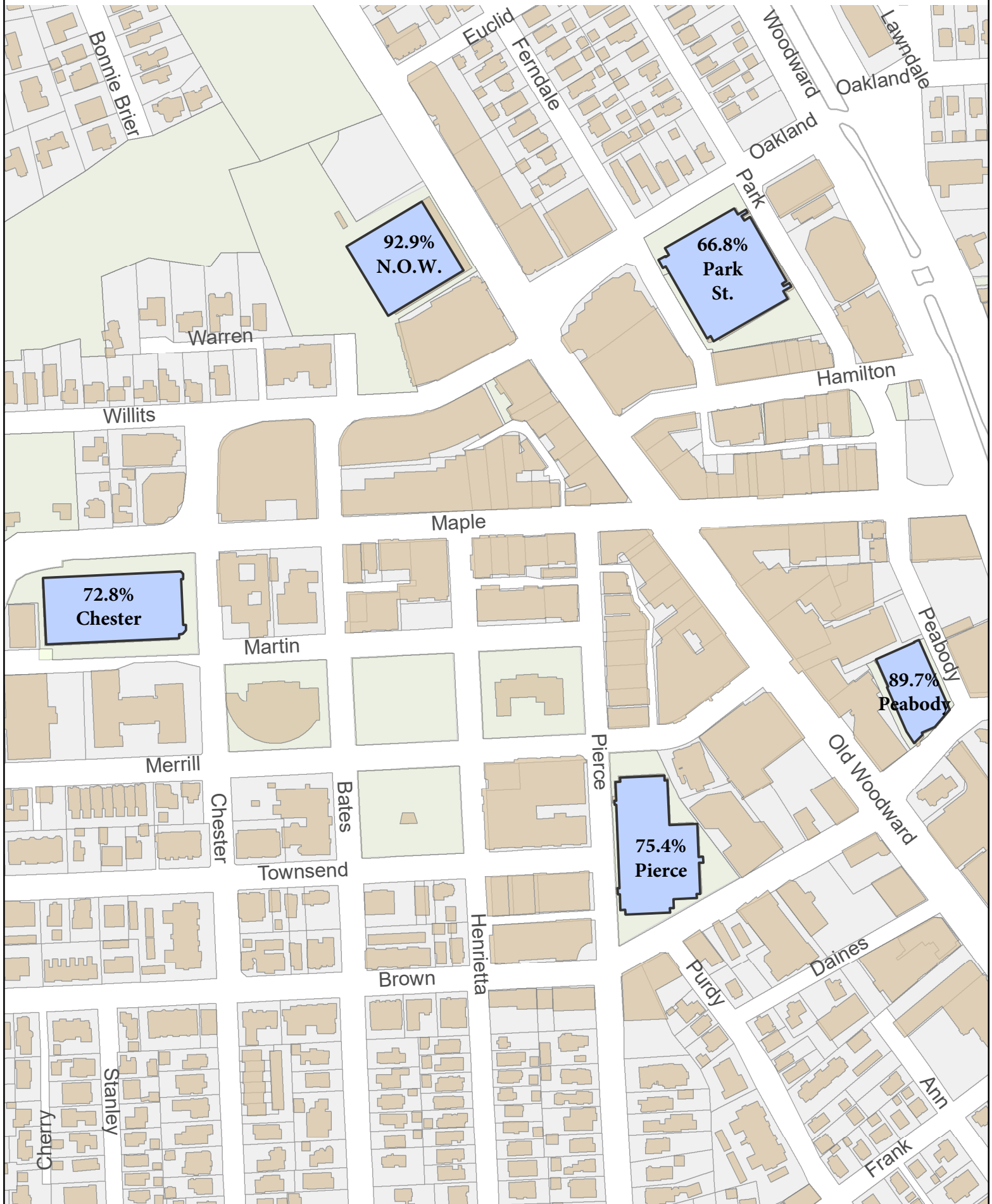
GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE
PEABODY	15,659	8,661	\$54,768.00	55%
PARK	17,298	7,235	\$40,562.00	42%
CHESTER	7,662	2,669	\$56,122.00	35%
WOODWARD	12,333	6,615	\$34,448.00	54%
PIERCE	25,661	11,840	\$68,858.00	46%
TOTALS	78,613	37,020	\$254,758.00	47%

September 2019

GARAGE	TOTAL CARS	FREE CARS	CASH REVENUE	% FREE
PEABODY	16,416	8,944	\$ 32,504.01	54%
PARK	18,896	7,365	\$ 57,043.01	39%
CHESTER	6,578	2,688	\$ 44,843.01	41%
WOODWARD	12,925	6,322	\$ 37,848.01	49%
PIERCE	23,170	10,524	\$ 65,904.01	45%
TOTALS	77,985	35,843	\$ 238,142.05	46%

BREAKDOWN:	TOTAL CARS	-1%
	FREE CARS	-3%
	CASH REVENUE	-7%

AVERAGE OCCUPANCY - DOWNTOWN PARKING GARAGES



CITY OF BIRMINGHAM - Combined
Income Statement
For Periods Indicated

	Month Ended September 30, 2019	3 Month Ending September 30, 2019	Month Ended September 30, 2018	3 Month Ending September 30, 2018
REVENUES:				
Revenues - Monthly parking	210,315.00	604,569.00	236,299.00	665,858.00
Revenues - Cash Parking	238,142.05	782,177.65	254,758.00	705,620.12
Revenues - Card Fees	60.00	270.00	480.00	765.00
Revenue - Lot #6	45,795.00	90,578.00	43,598.14	71,285.55
TOTAL INCOME	<u>494,312.05</u>	<u>1,477,594.65</u>	<u>535,135.14</u>	<u>1,443,528.67</u>
EXPENSES:				
Salaries and Wages	63,268.91	191,169.43	61,982.38	192,301.89
Payroll Taxes	5,908.75	17,935.42	5,809.62	18,208.51
Workmens Comp Insurance	3,078.10	9,300.21	2,821.24	8,751.45
Group Insurance	23,379.90	64,262.21	20,672.96	61,452.70
Uniforms	27.84	27.84	17.91	768.44
Insurance	11,987.47	34,103.99	10,655.44	31,966.32
Utilities	1,292.65	3,359.67	861.88	2,566.06
Maintenance	65,439.83	74,732.50	3,071.62	30,412.11
Parking Tags/Tickets	368.97	733.91		428.33
Accounting Fees	4,658.97	13,819.66	4,876.36	13,774.30
Office Supplies	342.91	1,081.29	102.34	974.08
Card Refund	0.00	0.00		
Operating Cost - Vehicles	498.45	1,407.74	786.19	2,308.94
Pass Cards	0.00	0.00		4,000.00
Employee Appreciation	0.00	0.00		64.00
Credit Card Fees	14,808.91	42,569.93	12,316.01	34,994.92
Bank Service Charges	72.99	213.56	69.19	222.68
Remote Management Services	3,632.50	3,632.50	0.00	0.00
Miscellaneous Expense	504.59	1,197.03	350.26	1,045.98
Management Incentive Fee	5,231.25			
Fixed Management Fee	-1,937.50	5,812.50	3,875.00	11,625.00
TOTAL EXPENSES	<u>202,565.49</u>	<u>470,590.63</u>	<u>128,268.40</u>	<u>415,865.71</u>
OPERATING PROFIT	<u>291,746.56</u>	<u>1,007,004.02</u>	<u>406,866.74</u>	<u>1,027,662.96</u>

CITY OF BIRMINGHAM PIERCE DECK
Income Statement
For Periods Indicated

REVENUES:	Month Ended	2 Month Ending	Month Ended	2 Month Ending
	September 30, 2019	September 30, 2019	September 30, 2018	September 30, 2018
Revenues - Monthly parking	35,345.00	104,584.00	37,464.00	113,164.00
Revenues - Cash Parking	65,904.01	213,941.01	68,858.00	191,132.03
Revenues - Card Fees		75.00	45.00	60.00
TOTAL INCOME	<u>101,249.01</u>	<u>318,600.01</u>	<u>106,367.00</u>	<u>304,356.03</u>
EXPENSES:	Month Ended	2 Month Ending	Month Ended	2 Month Ending
	September 30, 2019	September 30, 2019	September 30, 2018	September 30, 2018
Salaries and Wages	10,826.65	33,195.33	10,957.22	34,225.89
Payroll Taxes	1,003.33	3,087.20	1,000.08	3,140.82
Workmens Comp Insurance	527.20	1,616.22	499.09	1,558.59
Group Insurance	4,542.10	12,747.40	4,396.29	13,723.50
Uniforms	5.57	5.57	0.00	142.22
Insurance	4,301.97	7,895.97	1,992.68	5,978.04
Utilities	445.21	1,188.79	337.88	758.06
Maintenance	17,254.15	18,704.96	603.67	4,837.82
Parking Tags/Tickets	73.79	146.77	0.00	61.72
Accounting Fees	899.37	2,698.11	899.37	2,664.11
Office Supplies	68.58	216.24	20.47	194.82
Card Refunds		-	0.00	-
Operating Cost - Vehicles	99.69	281.55	157.24	461.78
Pass Cards		-		800.00
Employee Appreciation		-	-	-
Credit Card Fees	4,098.25	11,651.84	3,328.87	9,385.81
Bank service charges	12.25	36.75	11.49	34.47
Remote Management Services	726.50	726.50		
Miscellaneous Expenses	63.28	118.90	78.55	124.22
Management Incentive Fee	1,046.25	-		
Fixed Management Fee	-387.50	1,162.50	775.00	2,325.00
TOTAL EXPENSES	<u>45,606.64</u>	<u>96,526.85</u>	<u>25,057.90</u>	<u>80,416.87</u>
OPERATING PROFIT	<u>55,642.37</u>	<u>222,073.16</u>	<u>81,309.10</u>	<u>223,939.16</u>

270-6486

CITY OF BIRMINGHAM PEABODY DECK
Income Statement
For Periods Indicated

	Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
REVENUES:				
Revenues - Monthly parking	29,730.00	85,326.00	27,115.00	83,705.00
Revenues - Cash Parking	32,504.01	118,833.61	54,768.00	108,870.02
Revenues - Card Fees			105.00	120.00
TOTAL INCOME	62,234.01	204,159.61	81,988.00	192,695.02
EXPENSES:				
Salaries and Wages	10,820.91	32,242.71	10,827.15	33,018.85
Payroll Taxes	1,002.05	2,995.37	987.68	3,025.78
Workmens Comp Insurance	526.92	1,570.12	493.21	1,503.96
Group Insurance	4,860.44	13,170.30	4,396.27	13,723.44
Uniforms	5.57	5.57		142.01
Insurance	1,124.50	3,883.30	1,520.17	4,560.51
Utilities	211.86	542.72	131.00	452.00
Maintenance	11,924.15	13,374.95	434.05	5,660.19
Parking Tags/Tickets	73.79	146.77	0.00	61.71
Accounting Fees	809.19	2,427.57	809.19	2,393.57
Office Supplies	68.58	216.24	20.47	194.82
Card Refund		-	0.00	-
Employee Appreciation		-	0.00	-
Operating Cost - Vehicles	99.69	281.55	157.24	461.79
Pass Cards		-	0.00	800.00
Credit Card Fees	2021.27	6,426.46	2647.70	5,356.10
Bank service charges	12.25	36.75	11.49	34.47
Remote Management Services	726.50	726.50		
Miscellaneous Expense	63.27	118.15	8.45	53.29
Management Incentive Fee	1,046.25			
Fixed Management Fee	-387.50	1,162.50	775.00	2,325.00
TOTAL EXPENSES	35,009.69	80,373.78	23,219.07	73,767.49
OPERATING PROFIT	27,224.32	123,785.83	58,768.93	118,927.53

270-6487

CITY OF BIRMINGHAM PARK DECK
Income Statement
For Periods Indicated

	Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
REVENUES:				
Revenues - Monthly parking	50,330.00	142,021.00	66,530.00	168,869.00
Revenues - Cash Parking	57,043.01	187,564.01	40,562.00	127,866.02
Revenues - Card Fees	30.00	45.00	15.00	105.00
TOTAL INCOME	107,403.01	329,630.01	107,107.00	296,840.02
EXPENSES:				
Salaries and Wages	13,263.69	40,097.12	13,694.61	40,748.91
Payroll Taxes	1,232.52	3,736.91	1,258.65	3,762.38
Workmens Comp Insurance	645.13	1,950.19	623.01	1,853.88
Group Insurance	4,597.94	12,475.40	4,183.89	11,552.00
Uniforms	5.57	5.57	0.00	142.01
Insurance	2,059.50	6,330.02	2,276.47	6,829.41
Utilities	211.86	542.72	131.00	452.00
Maintenance	12,024.15	14,594.95	406.38	5,950.71
Parking Tags/Tickets	73.79	146.77	0.00	61.71
Accounting Fees	915.28	2,771.28	940.62	2,737.18
Office Supplies	68.58	216.23	20.47	194.82
Card Refund		-		
Operating Cost - Vehicles	99.69	281.55	157.24	461.79
Pass Cards		-		800.00
Employee Appreciation		-		
Credit Card Fees	3,547.23	10,207.73	1,960.93	6,265.47
Bank service charges	12.25	36.75	11.49	34.47
Remote Mangement Services	726.50	726.50		
Miscellaneous Expenses	65.18	151.66	23.26	84.48
Management Incentive Fee	1,046.25			
Fixed Management Fee	-387.50	1,162.50	775.00	2,325.00
TOTAL EXPENSES	40,207.61	96,480.10	26,463.02	84,256.22
OPERATING PROFIT	67,195.40	233,149.91	80,643.98	212,583.80

270-6488

CITY OF BIRMINGHAM CHESTER DECK
Income Statement
For Periods Indicated

	Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
REVENUES:				
Revenues - Monthly parking	46,680.00	113,773.00	51,670.00	150,265.00
Revenues - Cash Parking	44,843.01	148,520.01	56,122.00	174,479.03
Revenues - Card Fees	30.00	45.00	15.00	90.00
TOTAL INCOME	91,553.01	262,338.01	107,807.00	324,834.03
EXPENSES:				
Salaries and Wages	15,185.37	46,628.50	13,941.96	45,506.90
Payroll Taxes	1,446.92	4,483.06	1,412.92	4,703.60
Workmens Comp Insurance	738.12	2,266.25	634.21	2,069.27
Group Insurance	4,780.74	13,393.80	3,513.50	10,903.23
Uniforms	5.57	5.57	17.91	200.19
Insurance	2,232.00	6,696.00	2,450.00	7,350.00
Utilities	211.86	542.72	131.00	452.00
Maintenance	12,313.14	14,487.59	1,090.00	9,370.32
Parking Tags/Tickets	73.79	146.77	0.00	181.48
Accounting Fees	1,109.24	3,132.31	1,288.62	3,223.10
Office Supplies	68.58	216.23	20.47	194.82
Card Refund		-		
Operating Cost - Vehicles	99.69	281.55	157.24	461.79
Pass Cards		-		800.00
Employee Appreciation		-	-	64.00
Credit Card Fees	2,788.57	8,079.48	2,713.16	8,845.19
Bank Service Charges	23.99	66.56	23.23	84.80
Remote Management Services	726.50	726.50		
Misc Expense	66.67	141.59	10.88	110.69
Management Incentive Fee	1,046.25			
Fixed Management Fee	-387.50	1,162.50	775.00	2,325.00
TOTAL EXPENSES	42,529.50	103,503.23	28,180.10	96,846.38

OPERATING PROFIT	<u>49,023.51</u>	<u>158,834.78</u>	<u>79,626.90</u>	<u>227,987.65</u>
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270-6489

CITY OF BIRMINGHAM N. WOODWARD DECK
Income Statement
For Periods Indicated

REVENUES:	Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
Revenues - Monthly parking	48,230.00	158,865.00	53,520.00	149,855.00
Revenues - Cash Parking	37,848.01	113,319.01	34,448.00	103,273.02
Revenues - Card Fees		105.00	300.00	345.00
TOTAL INCOME	<u>86,078.01</u>	<u>272,289.01</u>	<u>88,268.00</u>	<u>253,473.02</u>

EXPENSES:	Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
Salaries and Wages	13,172.29	39,005.77	12,561.44	38,801.34
Payroll Taxes	1,223.93	3,632.88	1,150.29	3,575.93
Workmens Comp Insurance	640.73	1,897.43	571.72	1,765.75
Group Insurance	4,598.68	12,475.31	4,183.01	11,550.53
Uniforms	5.56	5.56	0.00	142.01
Insurance	2,269.50	9,298.70	2,416.12	7,248.36
Utilities	211.86	542.72	131.00	452.00
Maintenance	11,924.24	13,570.05	537.52	4,593.07
Parking Tags/Tickets	73.81	146.83	0.00	61.71
Accounting Fees	925.89	2,790.39	938.56	2,756.34
Office Supplies	68.58	216.33	20.47	194.82
Card Refund		-	0.00	-
Operating Cost - Vehicles	99.69	281.55	157.24	461.79
Pass Cards		-	0.00	800.00
Employee Appreciation		-	0.00	-
Credit Card Fees	2353.59	6,204.42	1665.35	5,142.35
Bank Service Charges	12.25	36.75	11.49	34.47
Remote Management Services	726.50	726.50		
Miscellaneous Expense	65.10	123.46	14.03	62.03
Management Incentive Fee	1,046.25			
Fixed Management Fee	-387.50	1,162.50	775.00	2,325.00

TOTAL EXPENSES	<u>39,030.95</u>	<u>93,163.40</u>	<u>25,133.24</u>	<u>79,967.50</u>
OPERATING PROFIT	<u>47,047.06</u>	<u>179,125.61</u>	<u>63,134.76</u>	<u>173,505.52</u>

270-6484

CITY OF BIRMINGHAM lot #6
Income Statement
For Periods Indicated

		Month Ended September 30, 2019	2 Month Ending September 30, 2019	Month Ended September 30, 2018	2 Month Ending September 30, 2018
INCOME					
	Revenues - Monthly Parking Lot #6 & Southside	45,795.00	90,578.00	43,598.14	71,285.55
	TOTAL INCOME	<u>45,795.00</u>	<u>90,578.00</u>	<u>43,598.14</u>	<u>71,285.55</u>
EXPENSES					
	Liability Insurance				
	Office Supplies (Hanging Tags)				
	Misc.	181.09	543.27	215.09	611.27
	TOTAL EXPENSES	<u>181.09</u>	<u>543.27</u>	<u>215.09</u>	<u>611.27</u>
	NET PROFIT	<u>45,613.91</u>	<u>90,034.73</u>	<u>43,383.05</u>	<u>70,674.28</u>