



# LEXINGTON & FAYETTE COUNTY PARKING AUTHORITY





## From the Executive Director

The fiscal year 2021 created many challenges to our organization and our community, the largest being a full 12 months of pandemic. I'm very proud of how we responded and continued our focus on safe, efficient and effective, high-quality, customer-focused public parking.

### **Operational Accomplishments.**

After a rigorous RFP, Flash Parking was selected as a vendor for the new PARCS (parking access and revenue control system) which completed installation in December 2020. The Victorian Square Garage Safety and Façade enhancement project which includes light installations and a "PARK" sign facing Broadway was completed just in time for Breeders' Cup and was programmed in purple lights to celebrate the event. Garage wash downs (pressure washing) were completed as planned even with COVID challenges. Additionally, LPA was asked to be part of an 8-city cohort group by POPULUS which focused on potential new best practices for municipalities in the area of curb management.

### **Financial Accomplishments.**

During the first part of FY21, LPA staff worked with Strothman and Dean Dorton Allen Ford to finalize our financial statement audit for FY20. After evaluating three monthly parking billing software programs, we chose to stay with our current vendor (PARIS by Integrapark) but upgraded to their "hosted" version which allows customers to manage their own account and make online payments. The hosted PARIS program also integrates with our new Flash Parking gate system for better audit controls. LPA conducted an RFP for Accounting Services and ultimately decided to renew with Dean Dorton Allen Ford. While our year end Net Position was at the lowest in LEXPARK's history at only \$12,561, that was against a projected loss of (\$321,459).

### **HR and Training Accomplishments.**

As a response to the Coronavirus pandemic, the LPA board adopted a sick leave policy and a new travel policy that follows both the LFUCG and the FFRCA federal guidelines. Since so many events went virtual over the course of the year, our team was able to attend several national parking and mobility conferences including the International Parking & Mobility Institute (IPMI) Virtual Leadership Summit, the T2Connect 2020 Conference, the T2 Executive Forum and the IPMI Mobility and Innovation Conference. Finally, as a follow up to the suicide deterrent barriers installed on two of our facility roof tops, our entire team attended online training sessions offered by NewVista on Suicide Prevention called QPR (Question, Persuade, Refer).

### **Public Relations & Community Accomplishments.**

As a continued response to COVID-19, LPA maintained 28 curbside pickup spaces for downtown restaurants. Outdoor Seating Expansion was also offered to downtown restaurants, and was free for most of the year. I personally was honored to moderate an IPMI Shop talk (via ZOOM) on Response, Reopening & Recovery in the parking and transportation industry which had over 100 in attendance from cities and universities all over North America. LPA worked with local artist Ciara LeRoy and PRHBTN to complete a Black Lives Matter mural on the Short Street side of our Victorian Square Garage and Ciara's post on Instagram has garnered over 3,300 likes and hundreds of supportive comments. The LPA Board approved our seventh Food for Fines campaign during the 2020 holiday season. I was interviewed by WTVQ as well as LexTV regarding the kickoff of the successful program, which brought in over two tons of food, paying for \$5,885 in citations. As a follow up to a partial garage collapse in downtown Lexington, LPA published a PSA/Press Release regarding LPA's efforts and capital expenditures toward safety and asset maintenance of our parking facilities. Finally, LEXPARK was recognized for the 2020 DLP Landscape & Streetscape Award at the DLP Annual Meeting for our safety and façade enhancements on the Victorian Square Garage.

 Gary A. Means, CAPP  
Executive Director



## Chairman's Perspective

**Two steps forward, one step back.** This sums up 2021 for the parking market in Lexington.

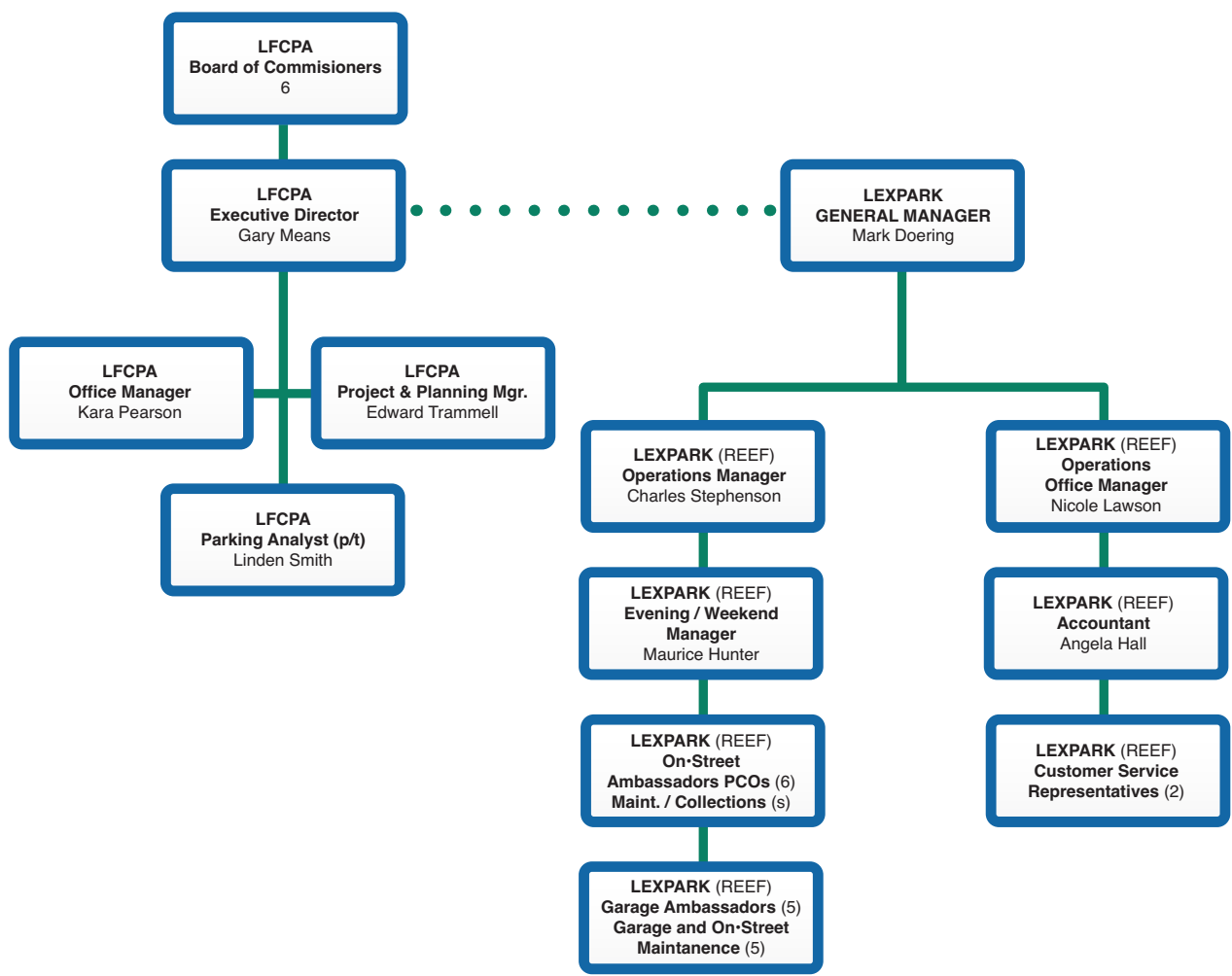
Yes, revenues are up, but our benchmark of what we measured was extremely low. Garages that were only partially utilized allowed us to tackle projects that would have otherwise disrupted many customers.

On street parking began to show signs of life, even with the variant strains of COVID permeating the community. We have survived and we are beginning to thrive. Here's to 2022 and some return to a sense of normalcy.

Happy parking to all!!

  
James H. Frazier, III  
Chairman

## Lexington Parking Authority Organizational Chart



## Updates

### Residential Permit Parking Program.

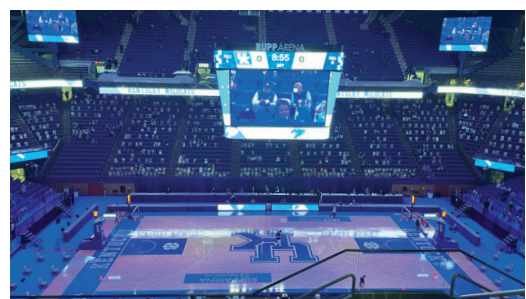
The Lexington-Fayette Urban County Council approved the Residential Parking Permit Program in April of 1990 to address negative impacts neighborhoods can experience as a result of too many non-resident vehicles using local streets for parking. The process for enacting an RPP program in a neighborhood includes a petition and study, a recommendation by LPA, and the approval by the Urban County Council.

The RPP program continues to be an important sector of service for LPA and the community. There are currently 50 RPPP districts comprised of 1399 properties and 1590 parking spaces. A total of 1849 Residential Parking Permits were sold for the 2020 – 2021 permit season, marking a .9% increase over the previous year.

For more information about the Residential Parking Permit Program, visit our website: [www.lexpark.org](http://www.lexpark.org).

### Pilot Projects.

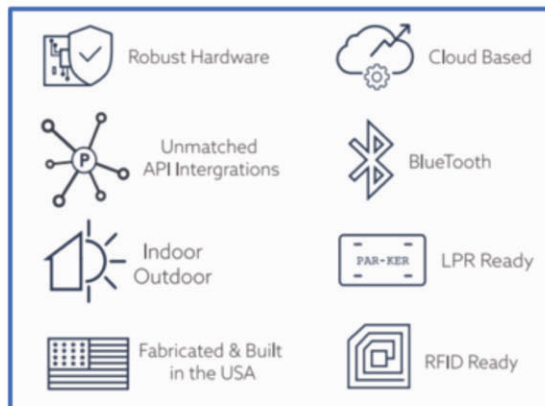
Over the past two years, staff has been increasingly engaged in working with multiple companies to test advanced systems for parking operations. Dashboards, cameras, sensor meters, and parking apps such as Inrix, Vade, Populus, Arrive, FLASH and Specifai have all tested products extensively in our Lexington operations.





# FLASH

Following a robust RFP, FLASH was selected as the new vendor of PARCS equipment for LPA. This selection was based on the power of their cloud-born platform that delivers the flexibility of plug-and-play digital hardware, unparalleled business intelligence data and the lowest total cost of ownership.

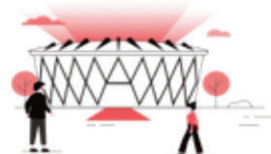


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Transitioning and installing new systems amid a pandemic was certainly unanticipated, but the strengths of the new hardware and software quickly proved beneficial in handling unique pandemic challenges:

- PARCS installation at all locations was completed within 3 weeks, while many in the industry struggled with labor and goods shortages
- Hands-free access and the ability to run unmanned reinforced the safety of our customers
- Market- leading mobile app, ParkWhiz, enabled us to embrace our customer’s increasingly digital lifestyle opening the door for parking availability searches, reservations, digital payments & wayfinding

Looking forward, we’re continuing to explore best-in-class smart city solutions that extend the value of our parking assets & enhance Lexington’s quality of life:



With the excitement of events rebounding, we are currently in discussions with Rupp Arena, the Opera House, and Central Bank Center to leverage FLASH’s Ticketmaster integrations, enabling pre-paid parking within the ticketing process on venue websites.



Fleet & rideshare staging: streamline traffic flow & reduce congestion



EV charging: increase ease and utility for our customers & drive loyalty



Scoters: offer alternative last mile transit & reduce congestion

**Total transctions for the three garages that have Flash PARCS in FY21 (Dec '20–Jun '21): 78,812**

## 2021 On-Street At A Glance

	FY 2021	FY 2020	FY 2019
Violations cited	<b>36,244</b>	40,142	45,942
Actual citations *excludes voids and warnings	<b>34,230</b>	37,502	42,366
Citations paid	<b>27,857</b>	29,532	32,239
Warnings issued	<b>1,670</b>	2,109	2,959
Voids	<b>499</b>	599	617
RPP's sold	<b>1,677</b>	1,956	2,007
New meters added	<b>0</b>	0	15
Single-space meters	<b>0</b>	0	*
Multi-space meters	<b>71</b>	0	*
Metered Spaces	<b>1,271</b>	1,271	*
Vehicle Booted	<b>438</b>	330	405
% of Citations paid	<b>80.95%</b>	82.57%	77.00%
% of Voided citations	<b>1.30%</b>	1.50%	1.00%
% of Safety violations	<b>7.20%</b>	6.10%	7.20%
% of Loading zone violations	<b>2.00%</b>	1.80%	2.00%
Value of citations paid	<b>\$ 798,833</b>	\$ 835,148	\$ 919,293
Value of actual citations	<b>\$ 761,955</b>	\$ 875,940	\$ 1,064,375
Meter revenue collected	<b>\$ 681,981</b>	\$ 982,332	\$ 1,109,469
Average meter revenue collected per work day	<b>\$ 2,491</b>	\$ 3,950	*
Value of permits	<b>\$ 16,772</b>	\$ 19,560	\$ 20,070
Monthly permit revenue	<b>\$ 8,489</b>	\$ 6,654	\$ 6,117
Value of bagged meters	<b>\$ 44,626</b>	\$ 63,600	\$ 125,518
Amount of booting fees	<b>\$ 39,937</b>	\$ 25,476	\$ 36,764
Total revenue collected	<b>\$ 1,693,135</b>	\$ 2,005,956	\$ 2,284,518



## Garages At A Glance

Total Average of Monthly Cardholders Billed	FY 2021	FY 2020
Victorian Square Garage	369	376
Transit Center Garage	994	1054
Courthouse Garage	235	233
Helix Garage	376	388

### Total Number of Special Events

Victorian Square	0	77
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### Total Average Number of Daily Transactions

Victorian Square Garage	88	192
Transit Center Garage	4	11
Courthouse Garage	43	1487
Helix Garage	122	312

### Average Transaction Amount

Victorian Square Garage	\$6.01	\$5.80
Transit Center Garage	\$5.69	\$5.13
Courthouse Garage	\$4.16	\$4.26
Helix Garage	\$3.57	\$3.53

### Garage Updates.

With the continued aim of improving safety, security and the overall customer experience, the Lexington Parking Authority continued its implementation of a Capital Asset Management Plan. The CAMP is a forward-looking twenty-year plan for repairs and maintenance associated with the LPA garages.

The LPA enlisted the construction and restoration services of Volunteer Restoration to perform the FY21 repair and maintenance cycle for all four LPA garages; included in the repair cycle were partial depth concrete repairs, overhead slab repairs, column and beam repairs, waterproof traffic coating work and stair and landing repairs. Additional floor drains were also installed on the roof level of the Transit Center Garage to address ponding water issues. The total amount for the repairs was \$1,069,890.

LPA also enlisted the construction and restoration services of Everclear Enterprises to complete structural post-tension beam repairs to the Transit Center Garage at a cost of \$258,845.

## 2021 Statements of Net Position

As of June 30,	2021	2020
<b>Assets</b>		
Cash and cash equivalents	\$ 710,115	\$ 1,022,239
Accounts receivable	59,135	42,182
REEF advance 1	62,776	184,723
Restricted cash and cash equivalents	3,659,811	5,098,749
<b>Total Current Assets</b>	<b>\$ 4,591,837</b>	<b>\$ 6,347,893</b>
<b>Non-Current Assets</b>		
Capital assets		
Land	\$ 7,585,094	\$ 7,585,094
Buildings and improvements	14,612,813	12,773,257
Equipment and furniture	2,973,257	2,278,903
Computer software	10,850	10,850
Construction in progress		323,892
Total Capital Assets	\$ 25,182,014	\$ 22,971,996
Less: Accumulated Depreciation	\$ (5,391,854)	\$ (4,614,193)
Total Capital Assets, Net of Accumulated Depreciation	\$ 19,790,160	\$ 18,357,803
<b>Total Assets</b>	<b>\$ 24,381,997</b>	<b>\$ 24,705,696</b>
<b>Liabilities</b>		
Current Liabilities		
Accounts payable and accrued liabilities	\$ 464,575	\$ 340,015
Current portion of compensated absences	11,558	9,840
Deposits payable	1,657	1,657
Current maturities of note payable	424,289	416,473
<b>Total Current Liabilities</b>	<b>\$ 902,079</b>	<b>\$ 767,985</b>
Non-Current Liabilities		
Note payable	\$ 2,015,015	\$ 2,441,339
Compensated absences	11,559	9,839
Deposits payable	3,734	4,672
Total Non-Current Liabilities	\$ 2,030,308	\$ 2,455,850
<b>Total Liabilities</b>	<b>\$ 2,932,387</b>	<b>\$ 3,223,835</b>
<b>Net Position</b>		
Net investment in capital assets	\$ 17,350,856	\$ 15,499,992
Restricted	3,660,880	5,126,192
Unrestricted	437,874	855,677
<b>TOTAL NET POSITION</b>	<b>\$ 21,449,610</b>	<b>\$ 21,481,861</b>





## 2021 Statements of Revenues, Expenses, and Changes in Net Position

As of June 30,	2021	2020
<b>Operating Revenues</b>		
Meter collections	\$ 669,565	\$ 1,009,002
Parking fines	762,054	836,141
Transient rental parking	285,597	598,787
Event parking		177,200
Validations	22,639	40,327
Other	1,439	6,184
<b>Total Operating Revenues</b>	<b>\$ 3,176,388</b>	<b>\$ 4,107,147</b>
<b>Operating Expenses</b>		
Operator expenses	\$ 1,709,819	\$ 1,950,186
Personnel	309,536	323,669
Bank and credit card fees	87,320	156,934
Legal and professional	123,781	166,899
Insurance	89,329	93,999
Utilities	113,294	118,312
Other	24,087	42,272
<b>Total Operating Expenses</b>	<b>\$ 2,457,166</b>	<b>\$ 2,852,271</b>
Operating Income Before Depreciation	\$ 719,222	\$ 1,852,271
Depreciation	\$ 777,661	\$ 1,254,876
<b>Operating Income (Loss)</b>	<b>(\$ 58,439)</b>	<b>\$ 525,993</b>
<b>Nonoperating Revenues (Expenses)</b>		
Interest income	\$ 20,189	\$ 88,509
Interest expense	(58,267)	(67,457)
Grant revenue		7,260
Rental revenue	66,255	48,996
Unrealized gain (loss) on investments	(1,989)	292
Gain on disposal of equipment		9,383
<b>Total Nonoperating Revenue (Expenses)</b>	<b>\$ 26,188</b>	<b>\$ 86,983</b>
<b>Change in Net Position</b>	<b>(\$ 32,251)</b>	<b>\$ 612,976</b>
<b>Net Position, Beginning of Year</b>	<b>\$ 21,481,861</b>	<b>\$ 20,868,885</b>
<b>Net Position, End of Year</b>	<b>\$ 21,449,610</b>	<b>\$ 21,481,861</b>



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