



ALBANY PARKING AUTHORITY  
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11/21/2019

**TO: Honorable Kathy Sheehan, Mayor,  
Members of the Albany Common Council,  
And City of Albany Budget Director, Michael Wheeler**

**SUBJECT: 2019 3rd Quarterly Report**

In accordance with the terms of the Comprehensive Parking Meter Licensure and Management Agreement and the Parking Enforcement Management Agreement (The Agreement) between the City of Albany and the Albany Parking Authority (APA), and in conjunction with City Treasurer's office, this report provides revenues, expenses and the impact and effect of the parking meter program and the parking enforcement activities upon on-street availability for the third quarter of 2019.

Additional information including audited financial statements, board minutes, debt schedule, and budget reports can be found here <https://www.parkalbany.com/public-documents>

For the third quarter of 2019 the parking meter revenue was \$703,310 with expenses of \$680,249. This compares to third quarter revenues of \$650,457 and expenses of \$518,047 in 2018. Revenue has stayed relatively consistent from 2018 to 2019 however the further rollout of credit card accepting meters to replace older Duncan meters and an increase use of the app, has led to a moderate increase in revenue as well as expenses. Overall, revenue projections for meters are still expected to hit their budgeted gross amount.

One of the primary goals of the meter program is to encourage long term parkers to park in garages and help create turnover in street parking so that businesses can attract customers. To this extent, short term meter use continues to expand and the occupancy of the three downtown garages continue to increase. We are seeing a moderate 1% increase in monthly parkers at the end of the third quarter of 2019 compared to the same period in 2018. We are seeing a 1% decrease in daily parkers in the third quarter of 2019 compared to the same period in 2018. It should be noted that the decrease in daily parkers was expected as major employers in downtown

Albany had large training sessions at their downtown headquarters in 2018, leading to one time increases in daily parker revenue.

More and more of our customer base uses credit cards for their meter transactions. In 2015 credit card use was 77.01% of all transactions, in 2016 this rose to 78.31%, in 2017 this rose to 79.7% and in 2018 this rose to 82.4%. For the third quarter of 2019 our meter credit card transactions reflect 82.71%.

The Authority continues to replace and upgrade its on street meter system. For 2019 the Authority has purchased an additional 11 Parkeon multi-space meters at a cost of \$60,500 and 72 additional IPS single-space meters to replace aging Duncan single-space meters that were coin only.

The ParkAlbany App continues to be a popular option among APA customers since its initial rollout in 2017 and then City-wide rollout in 2018. Currently the app has been downloaded 6,581 times in the third quarter of 2019 (41,758 downloads since inception) and is used on average 1,079 times per day (Q3, 2019), with the mobile app accounting for 42.43% of all usage (Q3, 2019).

The Authority continues to partner with the Downtown Business Improvement District to offer free parking after 5pm at all garages during the week, and free parking on weekends. This has been a boon to downtown businesses and a way to fight the stigma that there is “no parking” in downtown Albany.

The APA is required to maintain a 1.5 debt coverage ratio and continues to maintain excellent debt coverage ratios for its debt service. In 2016 the APA had a debt coverage ratio of 1.76, in 2017 it was 2.36, and in 2018 it was 2.17. The APA is budgeted in 2019 to have a 2.33 debt coverage ratio. The current outstanding bond principal is \$8,760,000.00 and interest is \$1,704,822.28.

In 2015 the APA took over the management of the Parking Enforcement Operations from the Albany Police Department. Since that time, ticket revenue is up and administrative costs have remained flat. Ticket revenue was \$3,531,046 in 2016, \$3,413,575 in 2017 and \$3,733,220 in 2018. For 2019 ticket revenue is budgeted at \$3,600,000 and collections are on now on track to exceed the budgeted amount. At the end of October, we are already at nearly \$3.4m in collected revenue with 2 months to go in the year.

Third Quarter figures remained robust, as all the work to fully implement our new software system, improve the boot and ticket operations and implement regular collections process for all delinquent tickets, continues to pay dividends. Revenue collections were strong over the summer, remained strong in September, and were even stronger in October. For the third quarter of 2019, enforcement revenues totaled \$956K on 16,119 tickets paid, 23,316 tickets issued, 2638 tickets were voided (\$269K), 9963 tickets were adjusted for a value of \$140K, and \$309,978 in APA reimbursable expenses. This compares to 2018 third quarter revenues of \$872K on 14,216 tickets paid, 17,809 tickets issued, 1,690 tickets voided (\$175k), and \$349,190 in APA reimbursable expenses. (The 2018 figures for adjustments reflect significant administrative, rather than adjudicated adjustments and thus can't be relied upon for a meaningful comparison.)

We continue to see an increase in enforcement revenues in the 3<sup>rd</sup> quarter due to the corrections and adjustments of a series of smaller issues that have allowed a stronger push on booting and

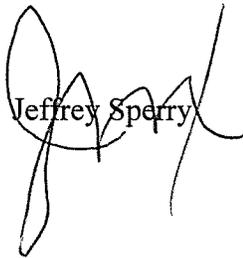
collections on outstanding tickets, as well as a significant increase in tickets written (about 9,000 more YTD than 2018). The APA and the Treasurer's offices are continuing to monitor and evaluate the ticket vendor's performance. Collection efforts have been at full bore and we are now on a regular schedule, which has been an important supplement to the collections information above.

Since the changeover to Passport, and the implementation of collections with our agent in December 2017, we have generated nearly \$1.1m in revenue from delinquent tickets, with about \$625k collected in 2019 YTD. In addition, collections were initiated on delinquent Red Light Camera tickets, which has generated about \$27k to date with about \$8k in actual RLC revenue for the City.

The partnership between the City and the APA is one that continues to be beneficial for both the City and those who live, work and play within the City's limits.

If you have any questions please don't hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Sperry". The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Chairman, Albany Parking Authority

A handwritten signature in black ink, appearing to read "Darius Shahinfar". The signature is stylized with a large loop at the beginning and a long, sweeping tail.

Treasurer, City of Albany