

Town of Westfield Downtown Parking System - 8th Revision

Westfield, NJ

CURRENT SUPPLY

Metered Spaces

On-Street:	19 1-hr meters
	155 2-hr. meters
	56 8-hr. meters
	<u>18</u> pay station spaces
	248 spaces
Off-Street:	272 2-hr. meters
	112 pay station spaces
	132 8-hr. meters
	<u>85</u> 12-hr. meters
	601 spaces

Permit Spaces (off-street only)

564 commuter spaces/806 permits
274 employee spaces/312 permits
 838 spaces

TOTAL SPACES

849 metered spaces
838 permit spaces (1,118 permits issued)
 1,687 spaces

INCREASED SUPPLY

100 metered spaces

89 spaces/135 permits
 94 spaces/105 permits

100 metered spaces
183 permit spaces (240 permits issued)
 283 spaces (17% increase)

2004 METER REVENUE ESTIMATES

Feb to June 2004 Meter Revenues	\$315,000
Feb to June 2003 Meter Revenues	\$262,000
2004 Adjustment Factor	315/262= 1.2
2004 Estimated Revenues =	2003 Revenues x 1.2
	\$624,816 (2003 revenues) x 1.2 = \$749,800

2004 PERMIT REVENUE SALES

Lot 6	Annual	170 permits x \$390/period x 1 times annual = \$66,300
	Semi-Annual	52 permits x \$180/period x 2 times annual = \$18,720
Lots 3, 8 & 9	Annual	800 permits x \$702/period x 1 time annual = \$561,600
	Semi-Annual	98 permits x \$360/period x 2 time annual = <u>\$70,560</u>
TOTAL		\$717,180

2004 ESTIMATED PARKING REVENUE: \$749,800 + 717,180 = \$1,466,980

SOURCES OF ADDITIONAL REVENUE FROM EXISTING PARKING SYSTEM

1. Net Increase from Parking Revenues over 2004 Budget

2004 Projected Net Revenues	\$1,466,980
2003 Revenues	\$1,200,000
Net Increase	\$266,980

2. Modification of Rate Structures

a. Increase Commuter Permits by \$6.50 per month	
\$6.50 x 806 permits sold x 12 months	\$62,800
b. Increase Employee Permits by \$6.50 per month	
\$6.50 x 312 permits sold x 12 months	\$24,300
c. Increase on-street rate from \$.50 to \$.75 per hour	
2003 meter collection from Feb to June	\$262,412
2003 annual meter collection	\$624,816
2003 meter collection from Feb to June equals approx. 42% of annual collections (262,412/624,819=0.42)	
2004 on-street meter collection from Feb to June	\$100,200
Estimated 2004 on-street meter collection: \$100,200/0.42=	\$238,500
Projected Revenues with \$.75/hour rate= \$238,500 x \$.75/\$.50=	\$357,750
Net Increase = \$357,750-\$238,500	\$119,250
d. TOTAL	\$206,350 (62,800+24,300+119,250)

PROPOSED MODIFICATIONS TO PARKING SYSTEM

- Construction of Prospect/Elm Parking Garage - 490 Total Spaces (283 net new spaces)
- Relocate 89 Employees out of Lot 9 and replace with 130 Commuter Permits (89 spaces x 1.46)
- Combine the Resources/Capacity of new Prospect/Elm Garage and Lot 4 (490 + 138 = 628) in Parking Management with the following allocation.
 - Maintain 85 Permit Spaces from Lot 8
 - **89 Relocated Lot 9 Permit Spaces**
 - **19 New Permit Spaces for HKT Residential (1 per unit)**
 - **75 New Permit Spaces for Downtown**
 - Increase Short-Term Spaces from 112 (60 in Lot #1 and 52 in Lot#4) to 212 or **100 New Meter Spaces.**
 - Maintain 148 Long Term Meter Spaces
 - Summary of Parking Allocation of 628 spaces
 - 268 permit spaces
 - 212 short-term meter spaces
 - 148 long-term meter spaces

POTENTIAL SOURCES OF ADDITIONAL REVENUE FROM MODIFICATIONS TO PARKING SYSTEM

➤ 89 new Commuter Spaces in Lot 9 with 46% oversell = 130 permits 130 x \$65/permit x 12 months	\$101,400
➤ 94 new Downtown Permit Spaces with 12% oversell = 105 permits 105 x \$65/permit x 12 months	\$81,900
➤ 100 new Meter Spaces 100 x \$1,085 per space per year (based on Lot 5 collections)	\$108,500
➤ Downtown Westfield Corporation Permit Contribution 417 Downtown employee permits \$10/permit x 12 months	\$50,040
➤ TOTAL REVENUE FROM MODIFICATIONS	\$341,840

TOTAL SOURCES OF ADDITIONAL REVENUE FOR PARKING SYSTEM

➤ Excess Revenue over anticipated 2004 Budget	\$266,980
➤ Revenue from Rate Changes	\$206,350
➤ Revenue from Modifications of Parking System	<u>\$341,840</u>
➤ TOTAL ADDITIONAL REVENUES	\$815,170
➤ \$100,000 Annually for First Three Years appropriated from Existing Parking Improvement Capital Fund	

**Town of Westfield
 Prospect/Elm Garage- 490 Spaces
 Cash Flow Projections
 Rev: 9/10/2004**

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
TOTAL SOURCES OF ADDITIONAL PARKING REVENUE	\$815,170	\$815,170	\$815,170	\$896,687	\$896,687	\$896,687	\$896,687	\$986,356	\$986,356	\$986,356
Less Vacancy Loss 3%	-\$24,455	-\$24,455	-\$24,455	-\$26,901	-\$26,901	-\$26,901	-\$26,901	-\$29,591	-\$29,591	-\$29,591
Net Parking Revenue	\$790,715	\$790,715	\$790,715	\$869,786	\$869,786	\$869,786	\$869,786	\$956,765	\$956,765	\$956,765
Less Operating Expenses (based on \$380/space/year, see attached)	\$186,200	\$189,924	\$193,722	\$187,597	\$201,549	\$205,580	\$209,691	\$213,885	\$218,163	\$222,526
Net Operating Cash Flow (Revenue less Vacancy Loss less Operating Expense) [Garage Cash Flow as % of D/S]	\$604,515 81%	\$600,791 81%	\$596,992 80%	\$672,189 90%	\$668,238 90%	\$664,207 89%	\$660,095 89%	\$742,880 100%	\$738,602 99%	\$734,239 99%
Additional Revenue:										
PILOT Condos (less 5% to County) 19 units \$ 6.00 29,100	\$165,870	\$169,187	\$172,571	\$176,023	\$179,543	\$183,134	\$186,797	\$190,532	\$194,343	\$198,230
PILOT Retail (less 5% to County) \$ 6.00 3,350	\$19,095	\$19,477	\$19,866	\$20,264	\$20,669	\$21,082	\$21,504	\$21,934	\$22,373	\$22,820
Existing Parking Improvement Capital Fund	\$100,000	\$100,000	\$100,000							
Total Add'l Revenue from Pilot and Parking Impr'mt Fund [Add'l Revenue as % of D/S]	\$284,965 38%	\$288,664 39%	\$292,438 39%	\$196,286 26%	\$200,212 27%	\$204,216 27%	\$208,301 28%	\$212,467 29%	\$216,716 29%	\$221,050 30%
Interest Earned on Land Sale Proceeds @ 2.5%	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788	\$ 56,788
Total Revenue without Interest Earned	\$889,480	\$889,455	\$889,430	\$868,476	\$868,450	\$868,423	\$868,396	\$955,346	\$955,318	\$955,289
Total Revenue with Interest Earned	\$946,267	\$946,243	\$946,218	\$925,263	\$925,237	\$925,210	\$925,183	\$1,012,134	\$1,012,106	\$1,012,077
Debt Service based on 25 year term	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000	\$744,000
Debt Service Coverage Ratio without Interest Earned	1.20	1.20	1.20	1.17	1.17	1.17	1.17	1.28	1.28	1.28
Debt Service Coverage Ratio with Interest Earned	1.27	1.27	1.27	1.24	1.24	1.24	1.24	1.36	1.36	1.36
Net Cash Flow After D/S-Annual without interest Earned	\$145,480	\$145,455	\$145,430	\$124,476	\$124,450	\$124,423	\$124,396	\$211,346	\$211,318	\$211,289
Net Cash Flow After D/S-Cumulative	\$145,480	\$290,935	\$436,365	\$560,841	\$685,290	\$809,713	\$934,109	\$1,145,455	\$1,356,773	\$1,568,062
Retail Land Sale Revenue \$ 35 3,350 20%	\$ 234,500	NOTE: Land Sale Revenues have not been used to fund debt service.								
Condo Land Sale Revenue \$ 350 29,100 20%	\$ 2,037,000									

Note: Parking rates are increased 10% every third year.
 Operating Expenses increase 3% per year.
 Pilot Payments increase 2% per year.

Westfield Redevelopment Project
Summary of Garage Bond Financing
Prospect/Elm Garage

Hard & Soft
Development Costs

Spaces	490	
Cost Per Space	\$ 18,000	
Development Cost		8,820,000
Off Site Improvements		200,000
Township Contingency	2.0%	176,400
Total Development Cost		9,196,400

Financing Costs:

Down Payment	5.0%	459,820
Deposit to Parking Revenue Restoration Account		155,000
Issuance Costs	3.50%	343,393
Total Financing Costs		958,213
Total Cost - Par Amount of Bonds		\$ 10,154,613
Annual D/S		
25 yr/5.5% Level Pymts		
Constant	5.500%	\$ 744,000

**Town of Westfield
 Downtown Redevelopment
 PILOT Calculations Worksheet**

Property Type	Projected Cost Per Sq Ft	Projected Rent Per Sq Ft	PILOT Pymt Formula (Note 1)	PILOT Pymts Per Sq Ft	Total No. Sq Ft	Total Annual PILOT Pymt @ 95% (Note 2)
Prospect/Elm						
For Sale Condos	\$ 350.00		2.0%	\$ 6.00	29,100	\$ 165,870
Retail Space				\$ 6.00	3,350	\$ 19,095
Total Payments						\$ 184,965

Notes:

1. "PILOT Payment Formula" in law must be at least 10% of rental income for apts and retail; rate shown here is 13% to approximate full tax rate. Condo PILOT rate is set in law at 2% of sale price; this may result in PILOT too high - discuss
2. Final column with Total Annual PILOT Pymts reflects only 95% of full PILOT revenues, with 5% going to county.

OPERATING & MAINTENANCE BUDGET

Prospect/Elm Parking Garage-490 Spaces
 Westfield, NJ

STAFFING

MONDAY - FRIDAY

- i. Maintenance 2 hours/day
- ii. Attendant 8 hours/day

SATURDAY

- i. Attendant 9 hours/day

WEEKLY LABOR COSTS

- i. Maintenance 10 hrs @ \$13.00 per hour = \$130.00
- ii. Attendant 49 hrs @ \$16.00 per hour = \$784.00

TOTAL \$914.00

OPERATING BUDGET

<u>ITEM</u>	<u>YEARLY EXPENSE</u>
Salary & Wages - BASE	\$47,528.00
Salary & Wages - OVERTIME (@ 5% of Base)	\$2,378.40
TOTAL SALARY & WAGES	\$49,904.40
TOTAL BENEFITS @ 25%	\$12,476.10
TOTAL SALARY, WAGES & BENEFITS	\$62,380.50
INSURANCE (@ \$20/space)	\$9,800.00
UTILITIES (@ \$65/space)	\$31,850.00
EQUIPMENT & SUPPLIES (@ \$15/space)	\$7,350.00
TOTAL OPERATING BUDGET	\$111,380.50

MAINTENANCE BUDGET

<u>ITEM</u>	<u>YEARLY EXPENSE</u>
SWEEPING	\$2,500.00
SNOW REMOVAL	\$2,500.00
GENERAL MAINTENANCE (@ \$15/space)	\$7,350.00
STRUCTURAL RESERVE FUND (@ \$50/space)	\$24,500.00
TOTAL MAINTENANCE BUDGET	\$36,850.00

TOTAL OPERATING & MAINTENANCE BUDGET \$148,230.50

TOTAL BUDGET \$185,080.50

O & M PER SPACE \$377.72

Parking in Downtown Westfield

From the files of the Westfield Leader
 www.goleader.com
 September, 16, 2004

