



ALBANY PARKING AUTHORITY  
25 ORANGE STREET  
ALBANY, NEW YORK 12207  
Telephone (518) 434-8886

JEFFREY SPERRY  
CHAIRMAN OF THE BOARD

MATTHEW PETER  
EXECUTIVE DIRECTOR

11/22/2021

**TO:** Honorable Kathy Sheehan, Mayor,  
Members of the Albany Common Council,  
And City of Albany Acting Budget Director, Nicholas Blais

**SUBJECT:** 2021 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 2021.

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 2021, the parking meter revenue was \$590,366 with expenses of \$338,313. This compares to third quarter revenues in 2020 of \$401,833 and expenses of \$254,882. The APA was hopeful for a quick return to normalcy from the COVID-19 public health crisis, however NYS government employees who were expected to come back full time in the fall of 2021, are instead returning in a hybrid model which is dependent on individual agencies internal policies. While there was a substantial meter revenue increase in the third quarter 2021 when compared to 2020, it still represents a nearly 20% decrease from pre-covid numbers.

Since COVID-19 related shutdowns in late March 2020, there has been a sharp decline in daily and monthly off-street parkers. Despite the lifting of COVID restrictions and the general availability of the vaccine, there has not been a dynamic rebound to pre-covid numbers. In the third quarter of 2021, we are still at the same level of customers in our monthly garage customer base as in the 3<sup>rd</sup> quarter 2020. This represents a decrease of 19 monthly parkers in the third

quarter of 2021 when compared to the same period in 2020 for monthly garage customers. However, we are seeing a 77% increase in our daily garage customers compared to the same period in 2020. The large increase is partially explained with a gradual return to normalcy but also due to the fact that many former monthly customers are only working in the office 1-2 days a week and are paying the daily rate rather than a monthly rate.

More and more of our customer base use credit cards for their meter transactions. In 2015, credit card usage was 77.01% of all transactions, in 2016 this rose to 78.31%, in 2017 this rose to 79.7%, in 2018 this rose to 82.4%, in 2019 this rose to 82.71%, and in 2020 this was 84.42%. For the third quarter of 2021, credit card transactions at APA meters represented 87.39% of all transactions and year to date credit card transactions at the meters represent 87.90% of all transactions.

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. The app has been downloaded 6,978 times in the third quarter of 2021 (81,605 downloads since inception) and is used on average 1,178 times per day (Q3, 2021), with the mobile app accounting for 54.96% of all usage (Q3, 2021).

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 its debt coverage ratios for debt service. In 2016 the APA had a debt coverage ratio of 1.76, in 2017 it was 2.36, in 2018 it was 2.17, in 2019 it was 2.60, and in 2020 it was 1.65. For 2021, the APA is projected to have a 1.68 debt coverage ratio. The current outstanding bond principal is \$6,390,000 and interest is \$874,488.52. Even with the financial downturn due to the COVID-19 Pandemic, the APA has still been able to meet all its debt obligations.

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 within budget. Ticket revenue was \$3,531,046 in 2016, \$3,413,575 in 2017 and \$3,733,220 in 2018. Ticket revenue for 2019 was \$3,997,529, and 2020 (even with the pandemic) revenue came in at \$3,788,890. Revenue for 2021 is projected to be over \$4M.

In the third quarter of 2021, parking enforcement revenues came in at \$1,145,251 on 18,552 tickets paid, while 25,863 tickets were issued, 1,007 tickets were voided (\$127K), and 10,949 tickets were adjusted (\$166K), with \$308,426 in APA reimbursable expenses. This compares to 2020 3Q revenues of \$1,022,878 on 16,892 tickets paid, 21,058 tickets issued, 1,147 tickets voided (\$126K), 12,997 tickets adjusted (\$200K) and \$341,170 in APA reimbursable expenses. Previous figures for adjustments always reflected administrative, as well as adjudicated adjustments, (i.e., corrected software errors and addition of DMV (scofflaw) and collection fees). The administrative adjustments for software errors have been greatly reduced over the past two years. However, the total adjustments on the attached spreadsheets continue to include positive adjustments for the addition of scofflaw and collection fees. There were 372 Voids for Vaccines (or Stick it for Tickets) since June 7 and \$12,767 amount collected from those plates through October 31.

Despite the slowdown in 2020 revenue, it is now safe to say that revenue has strongly rebounded in 2021, continuing to outpace budgetary expectations to this point, which is a positive trend. 3Q YTD revenues are nearly \$3.2M in 2021, compared to nearly \$2.95M YTD in 2020.

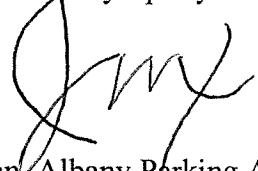
The APA and the Treasurer's offices are continuing to monitor and evaluate the ticket vendor's performance, and have finally completed the extension of the current contract. Despite several ups and downs with the vendor, under the new contract, the upgrading of equipment is already showing a direct positive impact in tickets written, scofflaws located, and overall collections. Collection efforts had been at full bore through mid-March 2020, paused for 2 months, and then initiated again during and after the Amnesty, and have continued to bear fruit for the City. Since the changeover to Passport, and the implementation of collections with our agent in December 2017, we have generated about \$2.3M in net revenue from delinquent tickets with about \$24K of that net revenue coming from Red Light Camera Tickets.

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.

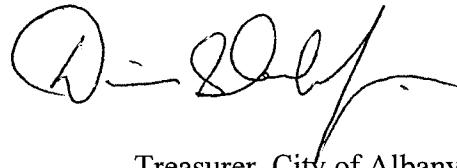
Sincerely,

Jeffrey Sperry



Chairman, Albany Parking Authority

Darius Shahinfar



Treasurer, City of Albany