

Monterey Street Garage Financial Performance

Monterey Street Garage is the only Downtown parking facility that uses gates to control access and collects fees on exit. In past years, the facility has operated at a deficit. In 2019, the City entered into a contract with a new management team: LAZ Parking. LAZ took over operation of the garage in January 2019. In addition, the City Council adopted a resolution in March 2019 which raised the hourly parking rate from \$.50/hour to \$1.00/hour; and monthly permits from \$20 per month to \$30 per month.

Since the beginning of the year, revenues have steadily improved. The following table summarizes revenues and expenses from January – September 2019.

Table 1. Monterey Street Garage Financial Report: January-September 2019

Revenue	Total	January-March	April-June	July-September
Transient Parking	\$111,651	\$20,212	\$35,785	\$55,658
Validations	\$2,716	\$100	\$1,794	\$823
Monthly Parking	\$91,196	\$23,640	\$25,381	\$42,175
Total Revenue	\$205,564	\$43,952	\$62,960	\$98,656
Total Expense	\$218,839	\$60,303	\$66,790	\$91,746
Net Income	-\$13,276	-\$16,351	-\$3,830	\$6,910

Over the last three quarters, the garage operation has moved from a loss (-\$13,276) in the first quarter (January-March) to net income of \$6,910 in the third quarter (July-September). While the current strong economy is clearly a part of this strong performance, the hourly rate and monthly permit rate increases have been a large factor. The other positive note is that the increased hourly and monthly parking rates have not reduced activity at the garage. Overall, garage operations are moving in a good direction.

It should also be noted that this financial report does not include validation revenue from Maya Cinema, which is billed separately though the city Finance department.

Public Works staff will monitor revenue and expenses in the fourth quarter (October-December); and provide an information memo providing an financial report on garage operations for calendar year 2019 in March 2020.