

Our Mission: To provide safe off-street parking at competitive rates for visitors to retail establishments and office workers in the Ballston area

Ballston Public Parking Garage

- Provide oversight to the parking contractor managing the day to day operations of the parking garage to ensure compliance with the County’s mandate to provide a user friendly public facility servicing the daily commuters, visitors to the mall, and the office workers in the Ballston area.
- Coordinate with Ballston Public Parking Garage stakeholders on issues relating to garage construction, safety, operations, and parking rates.
- Implement new policies and procedures to improve overall operations and at the same time reduce expenses and generate parking revenue to sustain the desired level of operational standards.

SIGNIFICANT BUDGET CHANGES

The FY 2018 adopted expenditure budget for the Ballston Public Parking Garage fund is \$8,813,076, a 16 percent decrease from the FY 2017 adopted budget. The FY 2018 budget reflects:

- ↓ Non-personnel decrease due to the garage management and other contractual services (\$168,520), custodial services (\$215,630), and fuel (\$979), partially offset by increased office supplies (\$3,648).
- ↓ Capital Construction decreases due to the elimination of the one-time contribution as part of the Ballston Quarter redevelopment and a decrease of available funds for capital constructions projects (\$4,631,098).
- ↑ Debt service increases by \$3,329,800 to make final payments to retire revenue bonds.
- ↓ Revenues decrease by \$318,376 due to loss of tenants during mall redevelopment.

PROGRAM FINANCIAL SUMMARY

	FY 2016 Actual	FY 2017 Adopted	FY 2018 Adopted	% Change '17 to '18
Personnel	-	-	-	-
Non-Personnel	\$2,984,837	\$2,424,038	\$2,042,557	-16%
Capital Construction	834,498	6,197,517	1,566,419	-75%
Property Taxes	321,130	300,000	300,000	-
Debt Service	1,313,435	1,574,300	4,904,100	212%
Total Expenditures	5,453,900	10,495,855	8,813,076	-16%
Total Revenues	4,076,858	3,569,147	3,250,771	-9%
Change in Fund Balance	(\$1,377,042)	(\$6,926,708)	(\$5,562,305)	-20%
Permanent FTEs	-	-	-	-
Temporary FTEs	-	-	-	-
Total Authorized FTEs	-	-	-	-

**BALLSTON PUBLIC PARKING GARAGE FUND
FUND STATEMENT**

	FY 2016 ACTUAL	FY 2017 ADOPTED	FY 2017 RE-ESTIMATE	FY 2018 ADOPTED
ADJUSTED BALANCE, JULY 1				
Debt Service Reserve Fund	\$3,952,974	\$3,344,994	\$3,344,994	\$3,344,994
Operating & Maint. Reserve	2,000,280	2,000,280	2,000,280	200,000
Construction Reserve	8,157,991	6,454,631	7,388,929	2,262,501
TOTAL BALANCE	14,111,245	11,799,905	12,734,203	5,807,495
REVENUE				
Interest	4,431	5,000	5,000	12,000
Parking Revenue	4,072,427	3,564,147	3,564,147	3,238,771
TOTAL REVENUE	4,076,858	3,569,147	3,569,147	3,250,771
TOTAL REVENUE & BALANCE	18,188,103	15,369,052	16,303,350	9,058,266
EXPENSES				
Garage Operations	3,305,967	2,724,038	2,724,038	2,564,932
Capital Replacement ²	834,498	6,197,517	6,197,517	1,344,044
Debt Repayment and Debt Service	1,313,435	1,574,300	1,574,300	4,904,100
TOTAL EXPENSES	5,453,900	10,495,855	10,495,855	8,813,076
BALANCE, JUNE 30				
Debt Service Reserve Fund ¹	3,344,994	3,344,994	3,344,994	-
Operating & Maint. Reserve ³	2,000,280	300,000	300,000	200,000
Construction Reserve	7,388,929	1,228,203	2,162,501	45,190
TOTAL BALANCE	\$12,734,203	\$4,873,197	\$5,807,495	\$245,190

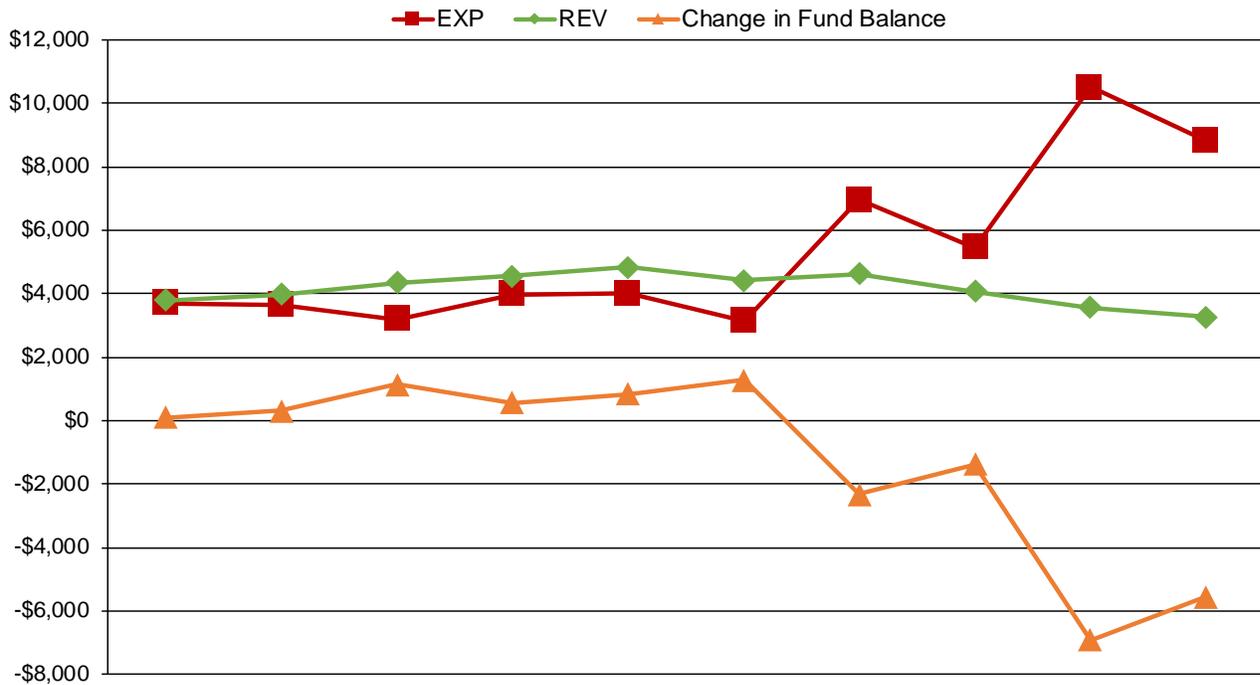
¹ The Debt Service Reserve Fund is a usual and customary revenue bond requirement in order to provide additional assurance to bond holders. The proceeds of this fund will be used to pay the final principal on the bonds which mature in FY 2018.

² FY 2017 includes \$4 million of planned capital contributions for garage improvements as part of the Ballston Quarter redevelopment.

³ FY 2018 Operating & Maintenance Reserve will be used towards capital projects as permitted in Section 6.13 of the Reimbursement, Credit & Security Agreement Dated September 1, 2011 with PNC Bank. Beginning in FY 2018, the County is proposing new financial policies for the Ballston Garage which replace the Operating and Maintenance Reserve with an Economic Stability Reserve equal to three months of annual parking revenues. The reserve will ramp up to this level over four fiscal years.

EXPENDITURE AND REVENUE TRENDS

Note: Upcoming capital investments to the Ballston Public Parking Garage will use existing fund balances for the projects. The County plans to draw down balances over the next few years, using the funds to offset one-time capital expenditures.



	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
\$ in 000s	Actual	Actual	Adopted Budget	Adopted Budget						
EXP	\$3,691	\$3,661	\$3,198	\$3,976	\$3,994	\$3,152	\$6,951	\$5,453	\$10,496	\$8,813
REV	\$3,784	\$3,964	\$4,334	\$4,540	\$4,824	\$4,420	\$4,622	\$4,077	\$3,569	\$3,251
Change in Fund Balance	\$93	\$303	\$1,136	\$564	\$830	\$1,268	-\$2,329	-\$1,376	-\$6,927	-\$5,562

Fiscal Year	Description	FTEs
FY 2009	<ul style="list-style-type: none"> ▪ Capital construction decreases (\$300,000) based on funding available for capital projects. 	
FY 2010	<ul style="list-style-type: none"> ▪ Capital construction increases (\$161,004) for waterproofing the garage and for work on the elevator lobbies. 	
FY 2011	<ul style="list-style-type: none"> ▪ Capital construction increases (\$460,000) to complete waterproofing, signage, and painting, as well as the first phase of repair or replacement of the brick façade. 	
FY 2012	<ul style="list-style-type: none"> ▪ Non-personnel expenses increase \$66,761 primarily due to increases in funding for general custodial supplies (\$55,138), contractual services for garage operations (\$46,047), and funding for equipment repair (\$4,551). These increases are partially offset by a decrease in electricity (\$30,681) and office supplies (\$8,757). ▪ Capital construction increases \$950,000 to provide funding for garage improvements and to repair and/or replace the façade. ▪ Debt service increases \$740,650 for additional payments needed to pay off outstanding bonds in FY 2017. ▪ Revenue projections increase by \$1,632,895, based on usage projections and a potential parking fee rate increase that could produce \$1,752,895, offset by a \$120,000 decline in interest income. The parking rate increase was implemented on May 1, 2012 (see FY 2013 below.) 	
FY 2013	<ul style="list-style-type: none"> ▪ Non-personnel expenses increase by \$7,679 which reflects an increase in utilities (\$33,411) and miscellaneous services and supplies (\$15,344), offset by a decrease in the cost of garage operations that was partially offset by a potential increase in the County's living wage (\$41,076). ▪ The capital construction budget increases by \$377,375 to provide funding for garage improvements. Debt service decreases by \$203,220 to reflect lower amount of principal on which interest payments will be made. ▪ Revenue projections decrease by \$203,220 to reflect a lower amount of principal on which interest payments will be made. ▪ The County raised parking rates at the garage on May 1, 2012 in order to make capital improvements and to pay down principal on the outstanding bonds. The structure that went into effect keeps the \$1 rate for the first three hours of parking and increases the graduated hourly rates over three hours anywhere from \$0.50 to \$1.00. The weekend rate was previously a \$1 flat rate daily, and the same graduated weekday rates are now in effect on weekends. Monthly rates were also increased. 	

Fiscal Year	Description	FTEs
FY 2014	<ul style="list-style-type: none"> ▪ Non-personnel expenses decrease by \$118,585 which reflects a decrease in the cost of garage operations (\$94,360) due to contractual savings and savings for office supplies and postage (\$28,091), partially offset by an increase in miscellaneous services (\$3,866). ▪ Debt service decreases by \$36,920 due to lower debt service related fees. ▪ Revenue increases by \$56,492, due in part to the additional number of patrons parking on Levels 1-7 during construction on Level 8 of the garage and offset by a decrease in interest income (\$23,000). 	
FY 2015	<ul style="list-style-type: none"> ▪ Non-personnel expenses increase by \$10,063 for non-discretionary contractual increases. ▪ Overall revenue decreases by \$474,962 due to completion of work on Level 8 and less revenue from hourly parking. 	
FY 2016	<ul style="list-style-type: none"> ▪ Non-personnel expenses decrease by \$11,917 for non-discretionary contractual decreases. ▪ Capital construction expense decrease to reflect the capital projects to be implemented within the fiscal year (\$347,042). ▪ Overall revenue decreases by \$452,686 due to loss of tenants during planned mall redevelopment. 	
FY 2017	<ul style="list-style-type: none"> ▪ Non-personnel expenses decrease for the garage management contract (\$306,334), general custodial supplies (\$70,620), office supplies (\$11,196), utilities (\$42,156) and fuel (\$221), partially offset by increases for consultant services for design review, wayfinding and to mitigate construction impacts (\$200,000), signage (\$80,000), miscellaneous services (\$14,379) and equipment repair (\$67,611). ▪ Capital Construction increases by 198 percent due to planned repairs to the 4th and 5th floor concrete slabs, and a planned \$4 million contribution as part of the Ballston Quarter redevelopment. ▪ Debt service decreases by \$137,700 due to lower interest payments. ▪ Revenues decrease by \$612,003 due to loss of tenants during mall redevelopment. 	
FY 2018	<ul style="list-style-type: none"> ▪ Non-personnel decrease due to the garage management and other contractual services (\$168,520), custodial services (\$215,630), and fuel (\$979), partially offset by increased office supplies (\$3,648). ▪ Capital Construction decreases due to the elimination of the one-time contribution as part of the Ballston Quarter redevelopment and a decrease of available funds for capital constructions projects (\$4,631,098). ▪ Debt service increases by \$3,329,800 to make final payments to retire revenue bonds. ▪ Revenues decrease by \$318,376 due to loss of tenants during mall redevelopment. 	