



## Metro Parking Garages Fund

The Metro Parking Garages Fund was created in FY 2020 to manage the operations of the County-owned Metro Parking Garages, located at the Loudoun Gateway and Ashburn Stations. The Department of General Services administers this fund. The first two years of operations will be at least partially funded by a transfer from the Transportation District Fund (TDF), consisting of local gasoline tax, because revenue service of Phase Two of the Dulles Corridor Metrorail Project is not anticipated to begin until sometime in FY 2022. Subsequent years will be funded with revenues generated from parking garage operations. This fund will provide resources for day-to-day operations, preventative, and long-term maintenance.

### Revenues, Expenditures, and Changes in Fund Balance<sup>1</sup>

	FY 2019 Actual	FY 2020 Actual <sup>2</sup>	FY 2021 Adopted	FY 2022 Proposed	FY 2023 Projected
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$824,962</b>	<b>\$824,962</b>	<b>\$1,251,068</b>
<b>Revenues</b>					
Parking Garage Revenue	\$0	\$0	\$1,780,761	\$1,995,578	\$2,061,896
Transfer from Transportation District Fund	0	1,145,850	592,806 <sup>3</sup>	0	0
<b>Total – Revenues</b>	<b>\$0</b>	<b>\$1,145,850</b>	<b>\$2,373,567</b>	<b>\$1,995,578</b>	<b>\$2,061,896</b>
<b>Expenditures</b>					
Personnel	\$0	\$100,771	\$190,637	\$190,637	196,356
Operating and Maintenance	0	220,117	1,481,430	1,378,835	1,392,623
Capital Outlay	0	0	701,500	0	0
<b>Total – Expenditures</b>	<b>\$0</b>	<b>\$320,888</b>	<b>\$2,373,567</b>	<b>\$1,569,472</b>	<b>\$1,588,979</b>
<b>Estimated Ending Fund Balance</b>	<b>\$0</b>	<b>\$824,962</b>	<b>\$824,962</b>	<b>\$1,251,068</b>	<b>\$1,723,985</b>
Percent Change	n/a	n/a	0%	52%	38%
<b>FTE<sup>4</sup></b>	<b>0</b>	<b>1.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>

<sup>1</sup> Sums may not equal due to rounding.

<sup>2</sup> Source: FY 2020 Comprehensive Annual Financial Report (CAFR).

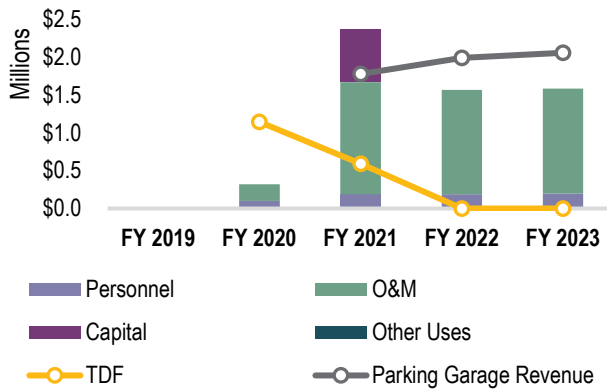
<sup>3</sup> Transfer from TDF consists of prior year gas tax.

<sup>4</sup> The personnel expenses associated with two staff members are budgeted in this fund. One, previously approved, position (1.00 FTE) and one Adopted position (1.00 FTE) are also located in this fund.



# Metro Parking Garages Fund

## Revenue and Expenditure History



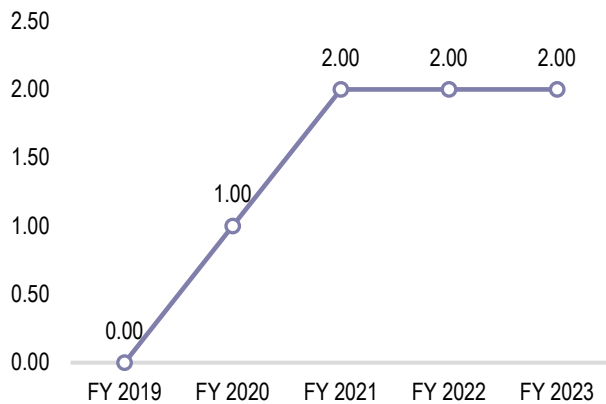
### Revenue/Local Tax Funding

As shown, the Metro Parking Garages Fund is funded by revenue from garage operations in FY 2022. Currently, the utilization of local tax funding is not anticipated in FY 2023 or beyond.

### Expenditure

The majority (88 percent) of the expenditures in the Metro Parking Garages Fund are dedicated to operating and maintenance costs, primarily to fund daily operations.

## Staffing/FTE History



FY 2020: 1.00 FTE contract manager.

FY 2021: 1.00 FTE metro parking operations manager.

The Metro Parking Garages Fund was created in the FY 2020 Adopted Budget. In FY 2018, the Board endorsed a hybrid option to manage the garages. This option involves a minimal County staff presence and a primary contract for the day-to-day management of the garages. The majority of expenditures budgeted in this fund are operating and maintenance costs, primarily to cover the cost of the operations contract, utilities, and ancillary contracts. Personnel costs comprise about 12 percent of total expenditures. In FY 2020 and FY 2021, the TDF provided revenues for operation, in the form of local gasoline tax, to operate the fund. In FY 2022, when Metrorail begins service in Loudoun, revenue from the garages is expected to cover all of the operations.

The two parking garages were completed and turned over to the County by the close of FY 2020; however, Metrorail service is not projected to begin prior to July 2021. As a result, an interim contract providing baseline operations and safety presence was implemented, but the full scope of the operations contract is not. The full scope contract is anticipated to begin in the second half of FY 2021, as the County prepares for Metrorail service to begin. The full contract will provide parking ambassador services, routine and preventative maintenance, and full building and property management services. In anticipation of this, the FY 2021 Adopted Budget included one metro parking operations manager (1.00 FTE) to oversee daily operations and monitor customer service and responsiveness to issues. No additional personnel are anticipated in the near future to manage the operations of the garages.