

West Chester Borough
Parking Garage Performance / Updates
Apr-22

Revenue Trends

- Transient revenue is \$42K above April 2021 and at budget for April 2022.
- Monthly Parkers activity decreased at Bicentennial (-6) and at Chestnut decreased (-17).

Bicentennial Garage (371 Spaces)

	April Actual	Current Month Variance (Vs Budget)	Variance (Vs Prior Year)	YTD Actual	YTD Variance (Vs Budget)	Variance (Vs Prior Year)
Transient	51,290	3,790	27,586	172,271	(17,729)	127,991
Monthly	39,210	(790)	3,545	156,773	(3,227)	86,603
Validations	<u>824</u>	<u>318</u>	<u>561</u>	<u>1,499</u>	<u>(524)</u>	<u>1,102</u>
Total	91,324	3,318	31,691	330,543	(21,480)	215,695

- April's garage occupancy - 67% (March 55%)...construction previously affected transient volume
- # of monthly parkers billed in December (380), January, 2022 (384), February (380), March (378), April (376), and May (373)
- 17 parkers on the waiting list

Chestnut Street Garage (689 Spaces)

	April Actual	Current Month Variance (Vs Budget)	Variance (Vs Prior Year)	YTD Actual	YTD Variance (Vs Budget)	Variance (Vs Prior Year)
Transient	34,182	(3,702)	14,891	117,195	(34,339)	89,771
Monthly	77,077	2,077	(4,370)	315,638	15,638	169,519
Validations	<u>115</u>	<u>(2,326)</u>	<u>(2,218)</u>	<u>7,201</u>	<u>(2,561)</u>	<u>2,257</u>
Total	111,374	(3,950)	8,303	440,033	(21,262)	261,548

- April's garage occupancy - 43% (April was 31%)
- # of monthly parkers billed in December (829), January, 2022 (841), February, 2022 (847), March (847), April (818), and May (805)
- 3 parkers on waiting list

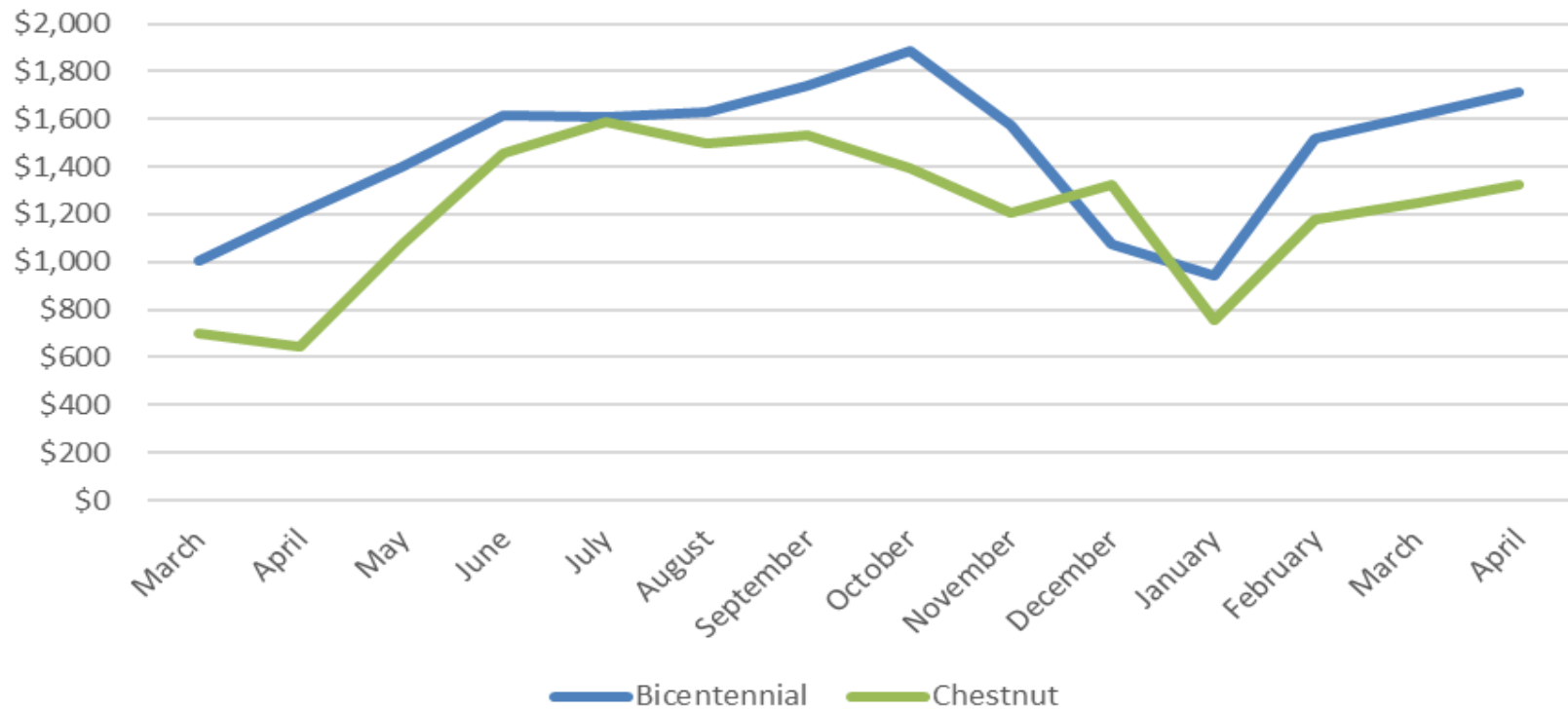
West Chester Garages Combined

	April Actual	Current Month Variance (Vs Budget)	Variance (Vs Prior Year)	YTD Actual	YTD Variance (Vs Budget)	Variance (Vs Prior Year)
Transient	85,472	88	42,477	289,466	(52,068)	217,762
Monthly	116,287	1,287	(825)	472,411	12,411	256,122
Validations	<u>939</u>	<u>(2,008)</u>	<u>(1,657)</u>	<u>8,700</u>	<u>(3,085)</u>	<u>3,359</u>
Total	202,698	(632)	39,994	770,577	(42,742)	477,243

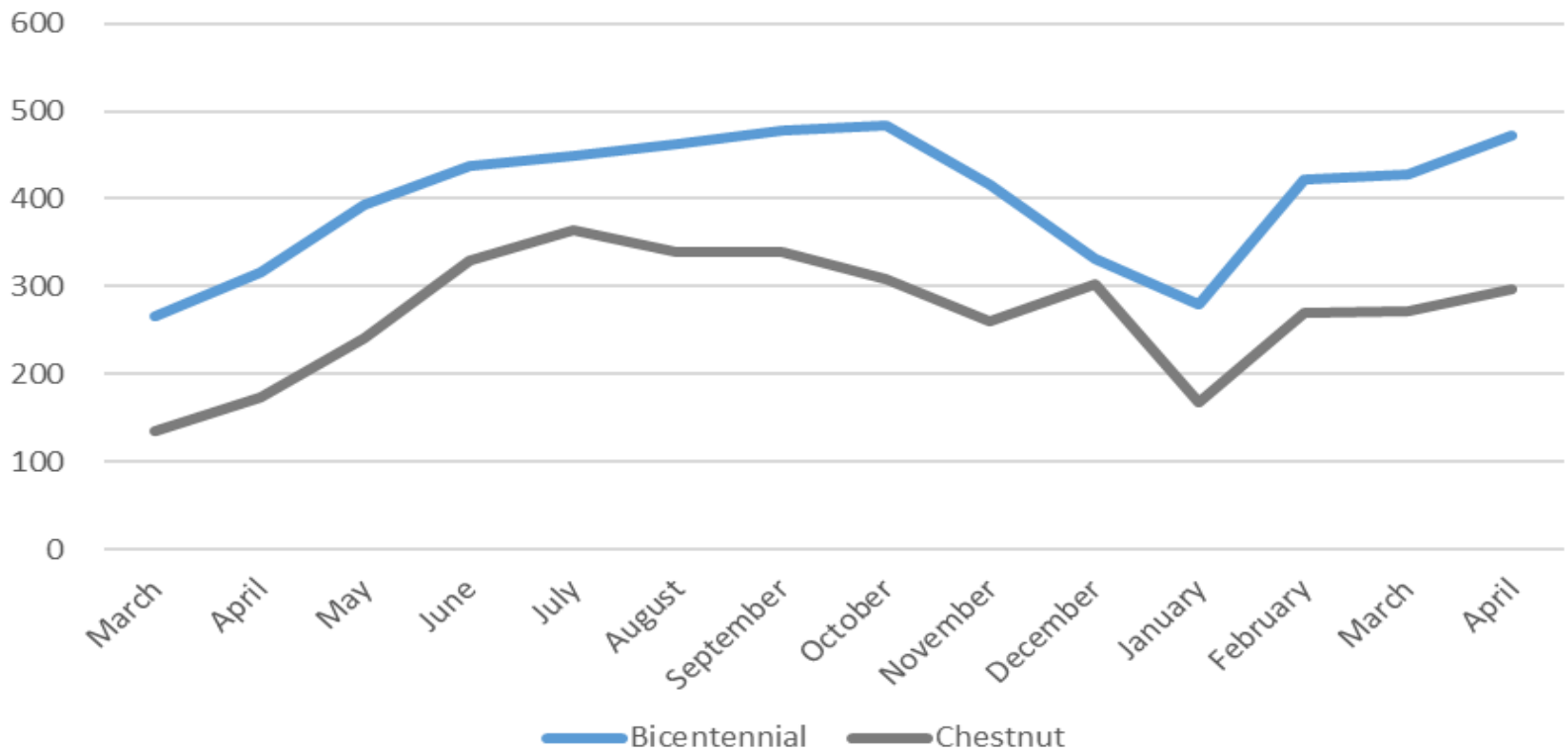
Notes

- Continue to evaluate vehicle & revenue volumes to determine if additional staff is required
- Garage cleanliness and safety continues as a key focus
- Traffic in the garages is trending upwards and more transient revenue will be realized as construction ends and life returns to some level of normalcy
- Expenses were unfavorable (YTD - \$28K unfavorable vs budget, \$169K unfavorable vs prior year) due to increased payroll, repair needs & credit card fees

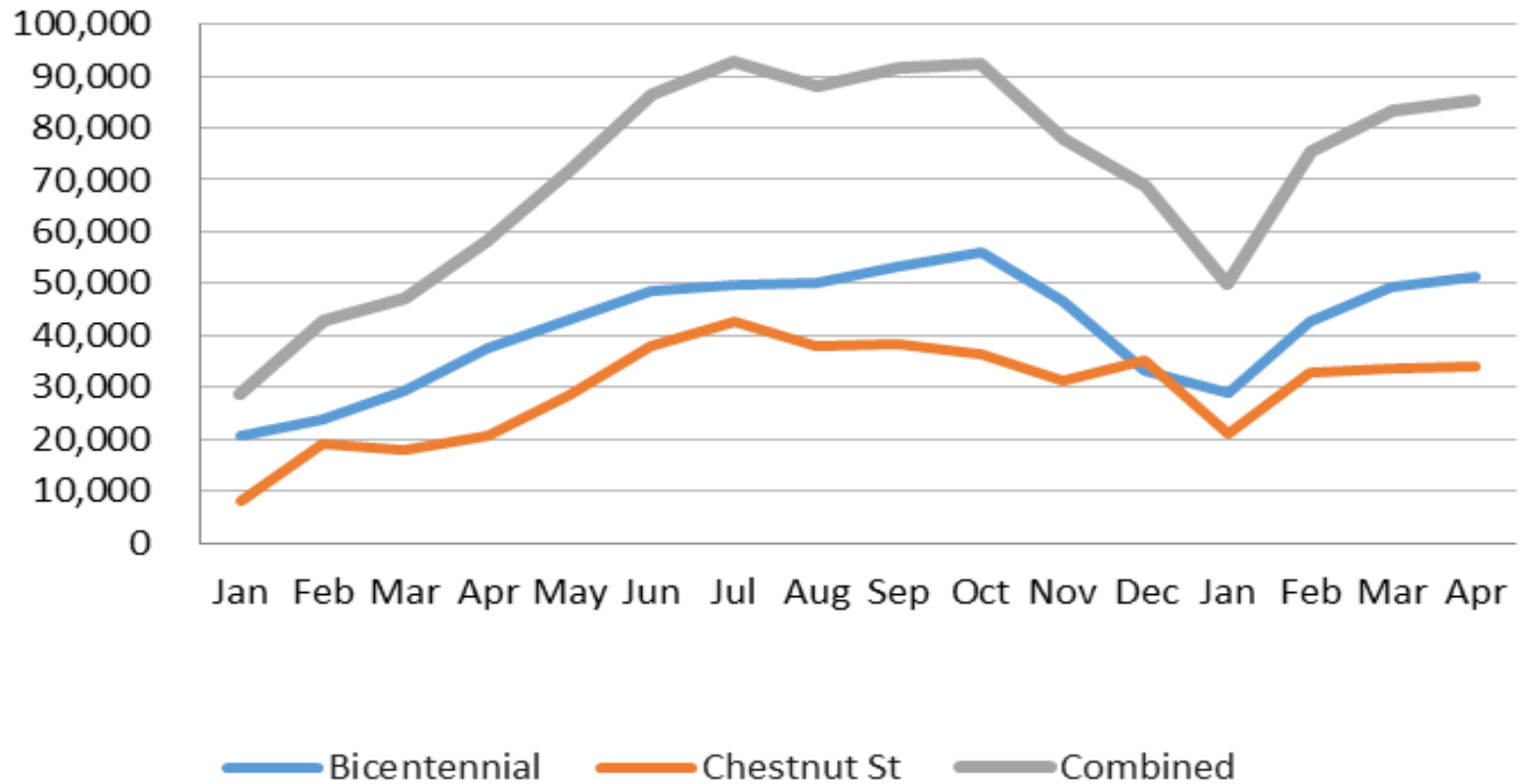
Average Revenue Collected Per Day (By Month)



Average Tickets Issued Per Day (By Month)



Transient Revenue Growth



Transient Revenue																
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Bicentennial	20,576	23,705	29,218	37,568	43,236	48,472	49,930	50,058	53,324	55,964	46,711	33,429	28,958	42,589	49,492	51,290
Chestnut St	8,133	19,291	17,906	20,809	28,590	37,884	42,782	38,104	38,394	36,273	31,196	35,247	21,172	33,028	33,753	34,182
Combined	28,709	42,995	47,125	58,376	71,826	86,355	92,712	88,162	91,718	92,237	77,907	68,676	50,130	75,617	83,245	85,472
		15.2%	23.3%	28.6%	15.1%	12.1%	3.0%	0.3%	6.5%	4.9%	-16.5%	-28.4%	-13.4%	47.1%	16.2%	3.6%
		137.2%	-7.2%	16.2%	37.4%	32.5%	12.9%	-10.9%	0.8%	-5.5%	-14.0%	13.0%	-39.9%	56.0%	2.2%	1.3%
		49.8%	9.6%	23.9%	23.0%	20.2%	7.4%	-4.9%	4.0%	0.6%	-15.5%	-11.8%	-27.0%	50.8%	10.1%	2.7%