



ADMINISTRATIVE REPORT

Report Date: December 11, 2009
Contact: Carli Edwards
Contact No.: 604.871.6655
RTS No.: 08552
VanRIMS No.: 08-2000-20
Meeting Date: January 21, 2010

TO: Standing Committee on City Services and Budgets

FROM: General Manager of Engineering Services and General Manager of Financial Services Group

SUBJECT: Parking Corporation of Vancouver (EasyPark) 2009 Year End Review and 2010 Operating and Capital Budgets

RECOMMENDATION

THAT Council receive the following from EasyPark for information:

- Projected 2009 financial and operating results
- 2010 Operating Budget
- 2009 capital project status.

CITY MANAGER'S COMMENTS

The City Manager RECOMMENDS approval of the foregoing.

COUNCIL POLICY

On May 29, 1997 Council authorized the management agreement with EasyPark that detailed the mission, goals and operating principles of the company, as follows:

a) *Mission*

EasyPark exists to manage and operate safe, customer friendly and cost effective off-street parking on behalf of the City of Vancouver.

b) *Goals*

- *To advise the City on transportation policies and operating strategies for the off-street parking facilities, which are complementary to the needs and economic health of the business community.*

- *To manage the City's off-street parking in a manner consistent with the City's transportation policies.*
- *To operate the City's off-street parking facilities in a professional manner.*
- *To provide a highly cost effective operation that maximizes the City's return on its parking investment within the constraints imposed by the City.*
- *To be accountable to the City through a regular schedule of operating and financial reporting, reflecting mutually developed performance criteria.*

The policy further provides that EasyPark manage the parking facilities based on the following priorities:

1. Transient vehicular parking accommodation on a short-term basis.
2. Reserved vehicle parking, either on a permanent basis or contract basis, in keeping with the City policy to provide contract parking only in the event of surplus parking spaces.

Council Policy gives EasyPark authority over:

- The conduct of off-street parking rate reviews, leading to the determination of off-street parking rates and enforcement fees to be used on City facilities.
- The determination of operating hours, policies, procedures and practices for each municipal facility.

Net revenues from the core parking operations go to the Parking Site Reserve to fund Parking Site parking lots and other major parking projects in the City. Net revenues from Real Estate holdings go to the Property Endowment Fund - General.

PURPOSE

The purpose of this report is to present to Council for information purposes EasyPark's projected financial and operating results and capital project status for 2009, and the 2010 Operating Budget. Approval of the EasyPark 2010 Capital Budget has been requested in a separate report detailing requests for approval in advance of the overall 2010 Capital Budget.

BACKGROUND

As part of the Management Agreement, EasyPark has responsibility and independence in the operation of the City's off-street parking facilities. EasyPark is accountable for its operating budget, while Council approves its Capital Budget.

For the 2010 fiscal year, a greater effort has been made to align the budget timing and direction, and to streamline the processes between EasyPark and the City. Reflecting the fiscal challenges the City faces, EasyPark has been encouraged to further explore opportunities to increase revenues and identify efficiencies. EasyPark's 2010 Operating Budget is presented in this report for Council's information, and its Capital Budget requests are included in the separate report requesting approvals in advance of the 2010 Capital Budget.

Due to the accelerated budget timeline for 2010, EasyPark's financial results for the year ended December 31, 2009 were unavailable at the time this report was written. In the interim, staff have reviewed their projected financial and operating results based on actual performance for the 10-month period ending October 31, 2009, which are presented in the following section. EasyPark's 2009 audited financial statements will be available in April 2010 through the offices of the City Clerk.

In this report, the City-owned parking lots under EasyPark's stewardship, comprising of both Parking Site Reserve and Property Endowment Fund properties, are referred to as "City Lots". Parking lots which are managed either partially or entirely on behalf of third parties are referred to as "Other Lots".

DISCUSSION

1. 2009 Projected Operating Results

For the 2009 fiscal year, EasyPark's projected operating results are below target. Net revenues from City lots may be lower than the budgeted amount by about \$900,000 (4%) (see Exhibit 1). This unfavourable variance is mainly the result of the economic downturn which has had a significant impact in monthly parking contracts and transient parking revenues.

Major factors having a negative impact on 2009 revenues include the following:

- Lot 1 - 535 Hornby (Bentall V)
 - Cancellation of monthly parking contracts and the reduced draw of Cactus Club
- Lot 27 - Library Square
 - Site closure from February 18th to March 2nd due to concerns about venting
- Lot 31 - Gastown
 - SFU not being open, vacancy of the retail space, and higher than expected discounted parking for affordable housing units and Woodward's residential parking
- Lot 9 - Pacific Centre
 - Cancellation of monthly parking contracts
- Lot 2 - 150 West Pender
 - Closure of 60 stalls due to structural deficiencies of the parking lot (a capital budget request has been submitted to rectify the situation), as well as serious problems with vandalism and illegal activity

Additions and Disposals

The Employee Mobility Program introduced employee pay parking in the City Hall precinct in 2009. Three City staff parking lots were added to EasyPark's portfolio in mid 2009:

1. Lot 57 - 10th Avenue
2. Lot 58 - City Square
3. Lot 59 - Spyglass

EasyPark is responsible for collecting coin and credit card revenues from hourly parking at these lots. Monthly reserved spaces for staff parking are administered through Payroll

Services. Net revenues generated by Lots 57, 58, and 59 are applied towards sustainable commuting initiatives and do not go to the Parking Site Reserve or the Property Endowment Fund - General.

The temporary surface lot at 339 West Pender (Lot 56) was sold for redevelopment in 2009.

New Initiatives

In 2009, the City partnered with EasyPark to pilot a limited number of public electric vehicle charging locations at City-owned lots. The costs of implementing this pilot program were minimal because charging locations were selected where infrastructure already exists.

Exhibit 1: EasyPark 2009 Projected Operating Results vs. 2009 Operating Budget

EasyPark 2009 Projected vs. 2009 Budget								
	2009 Projected			2009 Budget			City Lots	
	City Lots (000's)	Other Lots (000's)	Total (000's)	City Lots (000's)	Other Lots (000's)	Total (000's)	Variance (000's)	%
Revenues								
Transient	\$ 14,263	\$ 1,138	\$ 15,401	\$ 14,583	\$ 1,278	\$ 15,861	\$ (320)	-2.2%
Monthly Contract	8,240	2,301	10,541	8,832	2,202	11,033	(591)	-6.7%
Other	703	16	719	726	12	739	(24)	-3.3%
	<u>23,206</u>	<u>3,455</u>	<u>26,661</u>	<u>24,141</u>	<u>3,492</u>	<u>27,633</u>	<u>(935)</u>	<u>-3.9%</u>
Expenses:								
Parking Lot Operations								
Salaries & Wages	2,628	177	2,805	\$ 2,652	\$ 188	2,841	(25)	-0.9%
Maintenance	1,584	134	1,718	1,563	146	1,708	21	1.4%
Security	1,148	80	1,228	1,110	87	1,197	38	3.4%
Other	1,881	145	2,027	1,936	147	2,082	(54)	-2.8%
	<u>7,240</u>	<u>537</u>	<u>7,777</u>	<u>7,260</u>	<u>568</u>	<u>7,828</u>	<u>(20)</u>	<u>-0.3%</u>
Administration	1,662	126	1,788	1,650	125	1,774	12	0.7%
	<u>8,902</u>	<u>663</u>	<u>9,565</u>	<u>8,910</u>	<u>693</u>	<u>9,602</u>	<u>(7)</u>	<u>-0.1%</u>
Net Revenues	<u>\$ 14,304</u>	<u>\$ 2,793</u>	<u>\$ 17,096</u>	<u>\$ 15,231</u>	<u>\$ 2,799</u>	<u>\$ 18,031</u>	<u>\$ (928)</u>	<u>-6.1%</u>
Net Margin %	61.6%	80.8%	64.1%	63.1%	80.2%	65.3%	-1.5%	

2. 2010 Operating Budget

Over the past several months, City staff have worked closely with EasyPark to finalize its 2010 Operating Budget. Due to the accelerated timeline of the 2010 budgeting process, EasyPark's 2010 Operating Budget was built based on actual financial results for the year up to August 31, 2009. Noting that there are some uncertainties in building the budget as a result of road closures and other transportation plans during the Olympic Games, staff believe that EasyPark's 2010 Operating Budget reflects Council's overall direction.

EasyPark's budgeted net margin for City lots in 2010, 62.2%, is 0.6% higher than its projected net margin for 2009, 61.6% (Exhibit 2).

Exhibit 2: EasyPark 2010 Operating Budget vs. 2009 Projected Operating Results

EasyPark 2010 Budget vs. 2009 Projected								
	2010 Budget			2009 Projected			City Lots	
	City Lots (000's)	Other Lots (000's)	Total (000's)	City Lots (000's)	Other Lots (000's)	Total (000's)	Change (000's)	%
Revenues								
Transient	\$ 15,089	\$ 1,184	\$ 16,273	\$ 14,263	\$ 1,138	\$ 15,401	\$ 826	5.8%
Monthly Contract	8,719	2,281	11,000	8,240	2,301	10,541	479	5.8%
Other	626	26	652	703	16	719	(77)	-10.9%
	<u>24,434</u>	<u>3,491</u>	<u>27,925</u>	<u>23,206</u>	<u>3,455</u>	<u>26,661</u>	<u>1,228</u>	<u>5.3%</u>
Expenses:								
Parking Lot Operations								
Salaries & Wages	\$ 2,742	\$ 182	2,924	2,628	177	2,805	114	4.3%
Maintenance	1,719	146	1,864	1,584	134	1,718	135	8.5%
Security	1,185	74	1,259	1,148	80	1,228	37	3.2%
Other	1,907	153	2,061	1,881	145	2,027	26	1.4%
	<u>7,553</u>	<u>555</u>	<u>8,108</u>	<u>7,240</u>	<u>537</u>	<u>7,777</u>	<u>312</u>	<u>4.3%</u>
Administration	1,676	127	1,803	1,662	126	1,788	14	0.9%
	<u>9,229</u>	<u>682</u>	<u>9,911</u>	<u>8,902</u>	<u>663</u>	<u>9,565</u>	<u>326</u>	<u>3.7%</u>
Net Revenues	<u>\$ 15,206</u>	<u>\$ 2,809</u>	<u>\$ 18,015</u>	<u>\$ 14,304</u>	<u>\$ 2,793</u>	<u>\$ 17,096</u>	<u>\$ 902</u>	<u>6.3%</u>
Net Margin %	62.2%	80.5%	64.5%	61.6%	80.8%	64.1%	0.6%	

Factors which are expected to have a positive impact on total revenues in 2010 include the following:

- Event rates during the Olympic Games
- Increased on-street parking rates could divert business to off-street parking
- Completion of 2009 capital projects at Lot 9 - Pacific Centre
- Opening of SFU and London Drugs drawing customers to Lot 31 - Gastown, and a full year of monthly parking for Woodward's residents and affordable housing residents
- Addition of Lot 60 - Vanier Park and Lot 61 - #1 Kingsway
- Reopening of Lot 22 - 1188 Mainland

Factors which are expected to have a negative impact on total revenues in 2010 include the following:

- Closure of Lot 21 - 688 Cambie for LiveSites to April
- Lot 56 - 339 West Pender sold for redevelopment in 2009
- Closure of 60 stalls in Lot 2 - 150 West Pender for repairs
- No recovery of office vacancies in the downtown core

Provincial Sales Tax Rate Increase to 21%

Another potentially significant factor in meeting 2010 revenues is that on December 1, 2009, the provincial government announced an increase in the provincial sales tax (PST) rate on parking rights in the South Coast British Columbia transportation region from 7% to 21%, effective January 1, 2010¹. This tax is paid to the South Coast British Columbia Transportation

¹ British Columbia, Ministry of Finance Tax Notice 2009-015 "Notice to Parking Sellers in the South Coast British Columbia Transportation Service Region", December 1, 2009.
http://www.sbr.gov.bc.ca/documents_library/notices/Notice_to_Parking_Sellers.pdf

Authority (Translink). The Consumer Taxation Branch of the Ministry of Finance collects the tax on Translink's behalf. The South Coast British Columbia Transportation Authority Act (section 30.1) gives Translink the right to set the rate of this tax and the effective date of any rate changes. The bylaw which brought the rate increase into effect was passed by the Translink board of directors on October 28, 2009.² While PST is normally excluded from the amount on which federal Goods and Services Tax (GST) is calculated, due to the way the federal legislation is structured³, this will not be the case when PST on parking is increased to 21%. Between January 1 and June 30, 2010, inclusive, the combined effective tax rate on parking will be 27.05%⁴.

Over the past several months, there has been conflicting information about the future of this tax on parking once the Harmonized Sales Tax (HST) comes into effect on July 1, 2010.⁵ While there is considerable uncertainty, at the time this report was written, media reports assert that this tax will continue. It is possible that the combined effective tax rate on parking as of July 1, 2010 could reach 35.52%⁶. This rate would contain three components: federal (5%), provincial (7%), and Translink (21%).

As a result of these anticipated changes in tax rates, parking rates across the industry may increase significantly. For City lots, EasyPark plans on setting parking rates to match the market with the intention of passing on the increased taxes to consumers. However, there is considerable uncertainty as to how the market in general will respond to the increase in parking rates given that it is not driven by increased demand. Tax increases of this magnitude may have a negative impact on EasyPark's revenues in 2010 and in future years. Staff will work with EasyPark to monitor this impact.

² South Coast British Columbia Transportation Authority Bylaw Number 61-2009 "A Bylaw Imposing Parking Sales Tax", October 28, 2009.
<http://www.translink.ca/~media/Documents/Board/bylaws/Bylaw612009.ashx>

³ Section 154 of the Excise Tax Act specifies that the amount on which GST/HST is calculated includes all provincial taxes, duties, or fees, except those prescribed by the Taxes, Duties and Fees (GST/HST) Regulations. These regulations exclude all taxes which are collected under specified provincial PST legislation, provided that the tax rate does not exceed a certain threshold (12% or the province's general PST rate plus 4%, whichever is higher).

⁴ $(21\% \times 1.05) + 5\% = 27.05\%$, where PST = 21% and GST = 5%

⁵ British Columbia, Ministry of Finance "September Budget Update 2009/10 - 2011/12", page 86, September 1, 2009.
http://www.bcbudget.gov.bc.ca/2009_Sept_Update/bfp/Budget_and_Fiscal_Plan_Sept_2009.pdf

Don Cayo, "Don't expect parking tax relief when HST kicks in", Vancouver Sun, December 14, 2009.
<http://www.vancouversun.com/expect+parking+relief+when+kicks/2337218/story.html>

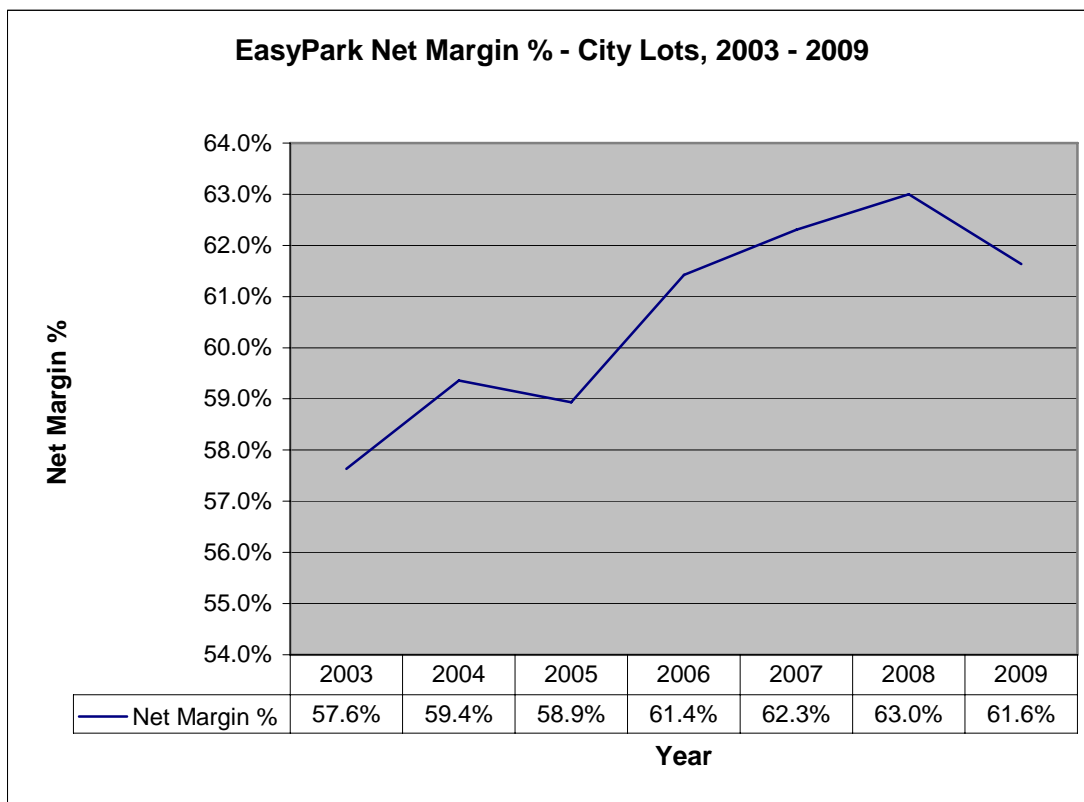
⁶ $(21\% \times 1.12) + 12\% = 35.52\%$, where PST = 21% and HST = 12%

3. Trend Information

Exhibit 3 graphs the trend in EasyPark’s net margin for City lots from 2003 to 2009. Beginning in 2003, EasyPark’s net margin has improved consistently, although the projected net margin for 2009 is lower than in 2008 due to recessionary and other factors as discussed in previous sections of this report.

Appendix B provides further details on trends and inflation adjusted performance indicators. In general, the financial indicators show positive trends with some plateauing in 2009.

Exhibit 3: EasyPark Trend in Net Margin for City Lots



City staff continue to work with EasyPark on the possibility of expanding EasyPark’s business to include more third party lots and will report to Council on this issue in the spring.

4. Status of Capital Projects

In 2009, work was completed on capital projects approved in 2006, 2007, 2008, and 2009. This included the purchase of new pay and display equipment, upgrading of the elevator lobby and stairwells at Lot 9 - Pacific Centre in collaboration with Cadillac Fairview, and replacement of revenue control equipment at Lot 19 - 900 West Cordova. No significant unfavourable budget variances are expected. Based on projections in October to the end of

the year, capital expenditures for 2009 are expected to be \$2.4 million, while work expected to be carried forward to 2010 has a value of \$500,000 (Exhibit 4). Appendix A provides a detailed breakdown of the status of capital projects.

Exhibit 4: EasyPark Changes in Capital Budget

EasyPark Changes in Capital Budget	
Capital Budget, Jan1/09	\$ 2,938
2009 Projected Capital Expenditures	2,379
	<u>559</u>
Less: Budget Variances in Closed Projects	61
Projected Carry Forwards, Jan1/10	498
2010 Capital Budget Request	1,062
Projected Capital Budget, Jan1/10	<u>\$ 1,560</u>

While EasyPark's Capital Budget requests for 2010 are discussed in detail in a separate report outlining requests for approvals in advance of the 2010 Capital Budget, concerns relating to the request for Lot 2 - 150 West Pender are relevant to this annual review of EasyPark's operations. As noted in the discussion of 2009 projected operating results, 60 stalls in Lot 2 were closed due to serious structural deficiencies. As part of the City's request for approvals in advance of the 2010 Capital Budget, \$638,000 is requested to remedy the highest priority deficiencies, contingent on further analysis of the future of the lot to be performed in consultation with Real Estate and Planning. Should it be decided that the lot is to be kept, there will be additional work to be done in future years.

EasyPark tracks capital expenditures on City lots and reports to City's accounting department on a monthly basis. At year end, all capital expenditures will be reviewed and capitalized to the City's Fixed Assets account as appropriate. Though capital expenditures reduce the net remittance to the City, they increase the value of the underlying assets

FINANCIAL IMPLICATIONS

While there is considerable uncertainty with respect to EasyPark's 2010 Operating Budget due to the anticipated increases in taxes and a major component of EasyPark's 2010 Capital Budget is contingent on a review of the future of Lot 2, the budgeted amount payable to the City in 2010 is presented in Exhibit 5. Inflation adjusted trend information for net payable amounts remitted to the City by EasyPark over the past five years is included in Appendix B.

Exhibit 5: EasyPark Net Payable to the City

EasyPark Net Payable to the City		
	2010 Budget (000's)	2009 Projected (000's)
City Lots:		
Revenues	\$ 24,434	\$ 23,206
Expenses	9,229	8,902
Net Revenues	15,206	14,304
Capital Expenditures	1,560	2,379
Net Payable to City	\$ 13,646	\$ 11,925

The net amount payable to the City may fluctuate from year to year depending on the size of the capital program in a given year. A low net payable in one year does not necessarily indicate poor performance, since these capital investments may generate increased revenues in future years.

CONCLUSION

In 2009, EasyPark is projected to generate net revenues of \$14.5 million on City lots and spend \$2.4 million on capital projects. Relative to its 2009 Operating Budget, EasyPark's actual net revenues may be below target by about \$900,000. EasyPark's 2009 net margin on City lots, 61.6%, is projected to be 1.4% lower than its net margin in the previous year. EasyPark's budgeted net margin on City lots for 2010, 62.2%, will be 0.6% higher than its projected net margin for 2009.

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APPENDIX A: EasyPark Capital Budget Status 2006 - 2009

Lot #	Description	Budget	Prior Years Actual	Budget Carried Forward	Projected 2009	Balance	Status
Year 2006							
HO	Treasury Coin Conveyor	16,500	10,950	5,550	5,550	-	DONE
		<u>16,500</u>	<u>10,950</u>	<u>5,550</u>	<u>5,550</u>	<u>-</u>	
Year 2007							
All lots	Pay & Display Equipment	416,000	90,034	325,966	325,966	-	DONE
All lots	Hand Held Enforcement Units (Replacement)	99,500	49,444	50,056	50,056	-	DONE
2	Elevator Upgrade	74,600	20,191	54,409	-	54,409	CFWD
7	Revenue Control Equipment	273,500	256,008	17,492	17,492	-	DONE
7	Signage	90,700	71,804	18,896	18,896	-	DONE
9	Concrete Membrane	397,800	374,997	22,803	22,803	-	DONE
9	Stairwell Façade Improvements	37,000	30,706	6,294	6,294	-	DONE
HO	Computer Network Upgrade	170,500	131,064	39,436	39,436	-	DONE
HO	On-line Staff Training Module	43,000	34,600	8,400	-	8,400	DONE
		<u>1,602,600</u>	<u>1,058,849</u>	<u>543,751</u>	<u>480,943</u>	<u>62,809</u>	
Year 2008							
1	Concrete Membrane, Repair Cracks	162,000	698	161,302	53,767	107,534	CFWD
1	Repair Concrete Walls	86,500	16,013	70,487	-	70,487	CFWD
4	Install New Cameras & Intercoms	43,000	-	43,000	-	43,000	CFWD
5	Concrete Sealer for Stairwells	5,000	-	5,000	-	5,000	CANCEL
7	Concrete Membrane	173,000	133,195	39,805	39,805	-	DONE
9	Upgrade Fire Panel	65,000	54,810	10,190	10,190	-	DONE
9	Repair Structural Damage to Ramp	65,000	-	65,000	65,000	-	DONE
27	Lighting Upgrade	162,000	-	162,000	-	162,000	CFWD
HO	Replace Worn Carpeting	23,500	3,850	19,650	24,147	(4,497)	DONE
		<u>785,000</u>	<u>208,566</u>	<u>576,434</u>	<u>192,909</u>	<u>383,525</u>	
Year 2009							
1	New Money Box			1,266	1,019	247	DONE
2	Mosquito in Main Stairwell				1,123	(1,123)	CANCEL
2	Replace Door & Hardware			13,000	13,000	-	DONE
2	Paving Entrance Due to Potholes			8,000	6,600	1,400	DONE
2	Consultant Fee RJC			6,000	4,950	1,050	DONE
3	Monthly Parking Access System			15,000	15,000	-	DONE
3	Overhead Gates & Fencing			46,000	46,000	-	DONE
4	Consultant Fee RJC			6,000	4,950	1,050	DONE
5	Gate & Opener				5,500	(5,500)	DONE
7	New Money Box			6,158	4,955	1,203	DONE
9	Elevator Lobby (50% Cadillac Fairview)			366,000	366,000	-	DONE
9	P2 Monthly Parking Compound			50,000	50,000	-	DONE
9	Replace Entrance Signage			61,000		61,000	CFWD

Lot #	Description	Budget	Prior Years Actual	Budget Carried Forward	Projected 2009	Balance	Status
9	Replace Stairwell Steps			732,000	732,000	-	DONE
9	New Money Box			13,180	9,909	3,271	DONE
9	DVR for Storage Archiving			13,000	11,714	1,287	DONE
9	WPS Revenue Control Equipment			21,000	21,000	-	DONE
19	Revenue Control Equipment			127,000	127,000	-	DONE
19	New Money Box			3,080	2,477	603	DONE
22	Overhead Gate-Lower Levels			31,000	31,000	-	DONE
22	Cameras (Canada Line)			15,000	15,000	-	DONE
27	Stairwell Upgrade-Painting & Flooring			22,000	16,280	5,720	DONE
27	New Money Box			6,158	4,955	1,203	DONE
27	WPS Revenue Control Equipment			5,000	5,000	-	DONE
31	Replace Glass Awnings			74,000	34,650	39,350	DONE
31	New Money Box			6,158	4,955	1,203	DONE
31	DVR for Storage Archiving			13,000	11,714	1,287	DONE
31	WPS Revenue Control Equipment			15,000	15,000	-	DONE
HO	Van for Meter Collections			37,000	37,526	(526)	DONE
HO	Computers			13,000	13,000	-	DONE
HO	Develop New Website			61,000	61,000	-	DONE
HO	New Coin Sorter			26,000	26,000	-	DONE
		-	-	1,812,000	1,699,275	112,725	
	Total 2006 - 2009	2,404,100	1,278,364	2,937,736	2,378,677	559,058	
	Remove Completed Projects					60,628	
	Carry Forward to 2010					498,430	
	HO=Head Office CFWD=Carry Forward DONE=Complete						

APPENDIX B: EasyPark Trends in Key Indicators 2005 - 2010

For comparative purposes all dollar values in the following trend tables are adjusted for inflation to reflect real growth or decline. Average annual Consumer Price Index (CPI) for Vancouver, base 2002 dollars, is used to adjust dollar values from 2005 to 2009. Dollar values in 2009 are adjusted using CPI for Vancouver for the month of October.⁷

Projected 2009 figures were provided by EasyPark based on actual results to the end of October, except for the number of energy efficient car discounts taken. The projected number of energy efficient car discounts is a straight-line projection based on the actual number to October provided by EasyPark.

CPI	<u>2002</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>Oct-09</u>
	100.0	106.0	108.0	110.2	112.8	112.7

Table 1: EasyPark Net Payable to City Before Leases and Taxes, 2005-2010

	Net Payable to City Before Leases & Taxes (000's)					
	2005	2006	2007	2008	Projected 2009	Budget 2010
Net Revenues	\$ 10,854	\$ 12,608	\$ 13,632	\$ 15,163	\$ 15,170	\$ 15,985
Payable to Others	2,071	2,227	2,199	2,351	2,478	2,492
Capital Expenditures	687	844	1,067	865	2,111	864
Net Payable to City	\$ 8,096	\$ 9,536	\$ 10,365	\$ 11,948	\$ 10,581	\$ 12,628

Table 2: EasyPark Capital Expenditures, 2005-2010

	Capital Expenditures (000's)					
	2005	2006	2007	2008	Projected 2009	Budget 2010
Parking Lots	\$ 608	\$ 764	\$ 872	\$ 757	\$ 1,927	\$ 864
Head Office	79	81	196	108	183	-
	\$ 687	\$ 844	\$ 1,067	\$ 865	\$ 2,111	\$ 864

⁷ Source: Statistics Canada
<http://www40.statcan.gc.ca/l01/cst01/econ45a-eng.htm>
<http://www40.statcan.gc.ca/l01/cst01/cpis02a-eng.htm>

Table 3: EasyPark Number of Stalls, 2005-2010⁸

	Number of Stalls					
	2005	2006	2007	2008	Projected 2009	Budget 2010
City Lots	9,194	9,167	9,273	9,376	9,483	9,681
Other Lots	1,683	1,568	1,568	1,643	1,643	1,643
	<u>10,877</u>	<u>10,735</u>	<u>10,841</u>	<u>11,019</u>	<u>11,126</u>	<u>11,324</u>

Table 4: EasyPark Net Revenue per Stall, 2005-2010

	Net Revenue per Stall					
	2005	2006	2007	2008	Projected 2009	Budget 2010
City Lots	\$ 955	\$ 1,132	\$ 1,233	\$ 1,367	\$ 1,338	\$ 1,394
Other Lots	1,230	1,420	1,403	1,431	1,508	1,517
All Lots	998	1,174	1,257	1,376	1,363	1,412

Table 5: EasyPark Net Revenue per Stall - City Lots, 2005-2010

	Net Revenue Per Stall - City Lots					
	2005	2006	2007	2008	Projected 2009	Budget 2010
Revenues	\$ 1,621	\$ 1,843	\$ 1,979	\$ 2,169	\$ 2,171	\$ 2,240
Operating Expenses	666	711	746	803	833	846
Net Revenues	<u>955</u>	<u>1,132</u>	<u>1,233</u>	<u>1,367</u>	<u>1,338</u>	<u>1,394</u>

Table 6: EasyPark Revenue Mix, 2005-2010

	Revenue Mix					
	2005	2006	2007	2008	Projected 2009	Budget 2010
Transient	59.8%	59.0%	59.4%	58.3%	57.8%	58.3%
Monthly	36.0%	36.3%	38.5%	39.0%	39.5%	39.4%
Other	4.2%	4.7%	2.1%	2.7%	2.7%	2.3%
Total	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

⁸ 2009 stalls includes 60 stalls closed due to structural deficiencies in Lot 2 - 150 West Pender, as well as new stalls added for employee paid parking in the City Hall precinct under the Employee Mobility Program (Lots 57, 58, and 59). Stalls in Lots 58 and 59 are reduced by half to account for monthly reserved parking paid through employee payroll deductions. When new parking lots are added or when closures beyond EasyPark's control are necessary, the increase or decrease in the number of stalls is prorated for the estimated period of operation in the year.

Table 7: EasyPark Credit Card Fraud Statistics, 2005-2009

	Credit Card Fraud (000's)				
	2005	2006	2007	2008	Projected 2009
Tickets Purchased with Fraudulent Cards	\$ 125	\$ 113	\$ 107	\$ 71	\$ -

Credit card fraud has been zero since the switch to real time authorization completed in 2009.

Table 8: EasyPark Security Statistics, 2006-2009

	Security Statistics				Projected
	2006	2007	2008	2009	2009
Number of Ejections due to Prohibited Activities	15117	10,502	6,174	6,177	6,177
Theft from Auto	742	711	631	440	440

Table 9: EasyPark Energy Efficient Car Discounts, 2005-2009

	Energy Efficient Car Discount				
	2005	2006	2007	2008	Projected 2009
Transient	73	136	208	279	420
Monthly	6	6	6	6	6
	79	142	214	285	426