

## AUDIT REPORT TRACKING SYSTEM (ARTS)

SECTION I: SUMMARY INFORMATION			
<b>Audit Title:</b>	Parking Garages Need Planning, Coordination with Transportation Goals	<b>Audit Release Date:</b>	03/25/2019 <a href="#">Full Report / Highlights</a>
<b>Department:</b>	Public Works/Parking Services	<b>Last Report Date:</b>	First ARTS Report
<b>Department Director:</b>	Ralph Davis (acting)	<b>This Report Date:</b>	10/20/2020
<b>Contact Person/Phone:</b>	Matthew Muckenthaler 816-513-2819	<b>Expected Presentation Date:</b>	01/13/2021
SECTION II: PRIOR ARTS REPORTS			
NA – First ARTS Report			
SECTION III: RECORD OF IMPLEMENTED RECOMMENDATIONS			
1. In Progress		5. In Progress	
2. In Progress		6. In Progress	
3. In Progress		7. In Progress	
4. In Progress		8. In Progress	
SECTION IV: SUMMARY OF IMPLEMENTATION EFFORTS			
<p><b>Recommendation 1: The city manager should update AdvanceKC and other development related policies to utilize parking management principles as part of a comprehensive transportation approach and to eliminate the use of incentives to construct garages in transit-oriented areas or to construct nonshared parking garages.</b></p> <p><i>Status of Recommendation: In Progress</i></p> <p>Though no formal policy has been implemented to date, there are current considerations for structures being built that are inclusive of the idea of shared parking usage.</p>			
<p><b>Recommendation 2: The city manager should develop a policy that incorporates transportation goals, considers limits to the length of leases to maintain flexibility, and evaluates the long-term costs associated with the length of the lease when making leasing decisions for city owned parking garages.</b></p> <p><i>Status of Recommendation: In Progress</i></p> <p>Though no formal policy has been implemented to date, these issues are considered for new contracts and contract renewals.</p>			
<p><b>Recommendation 3: The city manager should ensure the city charges market rate rents for parking spaces.</b></p> <p><i>Status of Recommendation: In Progress</i></p> <p>Though no formal policy has been implemented to date, staff continues to evaluate the current rates as opportunity allows. Parking Services Staff will have a comprehensive Rate Recommendation completed by March 2021.</p>			
<p><b>Recommendation 4: The city manager should develop a policy to prevent the city from leasing parking from a private entity without meeting an identified transportation goal.</b></p> <p><i>Status of Recommendation: In Progress</i></p> <p>No formal policy has been created. There has not been an opportunity to incorporate to date. Parking Services Staff will develop a list of Parking Industry Considerations using historical leases by March 2021.</p>			
<p><b>Recommendation 5: The city manager should consolidate parking management and parking garage planning, development, maintenance, and operations into a single management framework.</b></p> <p><i>Status of Recommendation: In Progress</i></p> <p>Much of the program has been consolidated in the Parking Program in the Multimodal Division of the Public Works Department. There remain some responsibilities spread among other departments (General Services and KCPD). The Parking Program has been included in some but not all development and planning efforts.</p>			

<b>Recommendation 6: The city manager should develop a capital asset management plan for each parking garage.</b>
<i>Status of Recommendation: In Progress</i>
A comprehensive Garage Maintenance Plan will be developed by March 2021.
<b>Recommendation 7: The city manager should develop a budget that incorporates revenues, capital maintenance needs, debt service, ongoing maintenance, and operations for each garage with ongoing city financial commitments.</b>
<i>Status of Recommendation: In Progress</i>
Staff have developed the budget summaries with the intent of incorporating into next budget cycle.
<b>Recommendation 8: The city manager should develop a plan to fund the capital maintenance needs for parking garages with ongoing city financial commitments.</b>
<i>Status of Recommendation: In Progress</i>
An annual lump sum of \$440,000 has been allocated to Public Works for general garage maintenance. Staff will develop a Capital Asset Management Plan by April 2021.
<b>SECTION IV: ADDITIONAL OUTCOMES</b>
Parking Program Manager hired 8/31/2020. Multiple parking initiatives and environments are being considered simultaneously (i.e. 3 Light/4Light/STRATA, Barney Allis, COVID-19, Economic Development Incentives, CBD Parking Study, KCMO On-Street Parking Audit, etc). Parking Services Staff will prioritize focus on currently funded areas and prepare FY21/22 Budget request to meet as many recommendations as possible.