

parking consultant's

# annual report

## Morristown

## Parking Authority

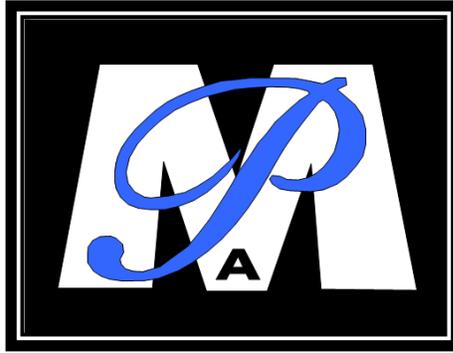
Morristown, NJ



*celebrating  
60 years of  
excellence*

June 2016

LEVEL  ASSOCIATES, LLC



**MORRISTOWN  
PARKING AUTHORITY**  
Established March 6, 1956

Mission Statement

The Morristown Parking Authority (MPA) is devoted to the betterment of the Town of Morristown by providing a public parking system that is well maintained, clean, safe, affordable, facilitates traffic flow, and serves the best interest of its patrons, Town residents, and the business community.

---

---

**Richard L. Tighe**  
**Anthony Lucia**  
**Linda Stamato**  
**James Gervasio**  
**Margret Brady**

**Chairperson**  
**Vice Chairperson**  
**Treasurer**  
**Secretary**  
**Assistant Secretary / Treasurer**

George Fiore  
*Executive Director*  
*1/1/2016 to 5/31/2016*

Michael Fabrizio  
*Interim Director*

Mark Axelrod  
*Assistant Director*

Gregory S. Deal  
*Field Manager*

Robert S. Goldsmith  
*Attorney*

# TABLE OF CONTENTS

<b>1.</b>	<b>INTRODUCTION .....</b>	<b>1.</b>
<b>2.</b>	<b>PARKING AUTHORITY FACILITIES .....</b>	<b>2.</b>
	Total Parking Spaces	2.
	TABLE 1 - Parking Facility Schedule	3.
	On-Street Parking Meters	4.
	Parking Lots	5.
	Parking Structures	6.
	Parking Authority Office Building	7.
	Physical Condition of Parking Facilities / Remedial Repairs	7.
<b>3.</b>	<b>PARKING AUTHORITY PERSONNEL &amp; ENFORCEMENT .....</b>	<b>9.</b>
	Parking Authority Personnel	9.
	Parking Fines and Enforcement	9.
<b>4.</b>	<b>PARKING AUTHORITY INCOME .....</b>	<b>12.</b>
	Parking Lot Revenue	12.
	Parking Garage Revenue	13.
	On-Street Meter Revenue	13.
	TABLE 2 - Income Summary with Changes from '14 to '15	14.
	Other Income	15.
	Total Income	16.
<b>5.</b>	<b>PARKING AUTHORITY OPERATING EXPENSES &amp; BUDGET .....</b>	<b>17.</b>
	Operating and Maintenance Expense	17.
	Parking Authority Budget Comparisons	18.
<b>6.</b>	<b>FINANCIAL SUMMARY &amp; DEBT SERVICE COVERAGE .....</b>	<b>20.</b>
	2015 Debt Service Coverage	20.
	2016 Debt Service Coverage – Projected	21.
	Debt Service – 2011 to 2017	22.
<b>7.</b>	<b>PROGRAM UPDATES, RECENT DEVELOPMENTS &amp; UPGRADES .....</b>	<b>23.</b>

# LIST OF APPENDICES

<b>APPENDIX A</b>	PARKING FACILITIES OF THE MORRISTOWN PARKING AUTHORITY	<i>Map</i>
<b>APPENDIX B</b>	FIVE-YEAR ANNUAL INCOME, EXPENSE AND NET INCOME SUMMARY	<i>Table</i>
<b>APPENDIX C</b>	FINANCIAL TRENDS PAST FIVE YEARS	<i>Charts</i>
<b>APPENDIX D</b>	FIVE-YEAR ANNUAL OPERATING AND MAINTENANCE EXPENSE SUMMARY	<i>Table</i>
<b>APPENDIX E</b>	FIVE-YEAR BUDGET COMPARISON MORRISTOWN PARKING AUTHORITY	<i>Table</i>
<b>APPENDIX F</b>	DEBT SERVICE PAYMENT SCHEDULE 8 YEAR SUMMARY MORRISTOWN PARKING AUTHORITY	<i>Table</i>

## 1. INTRODUCTION

The Morristown Parking Authority, established by the Town of Morristown in 1956, is a body corporate and politic of the State of New Jersey. The fundamental purpose of the Parking Authority is to build, maintain, and operate a responsive and dependable public parking system to meet the needs of the Town of Morristown and its constituents.

The Parking Authority has engaged Level G Associates, LLC for the purpose of preparing an Annual Report on the operation and performance of the parking system during the most recent fiscal year of record. This report reviews and summarizes the physical, operational, and financial performance of the Morristown Parking Authority for calendar year 2015.

Many financial references in this report are based on data presented in -- "The Parking Authority of the Town of Morristown (A Component Unit of the Town of Morristown) - Report on Examination of Financial Statements - Year Ended December 31, 2015" -- prepared by VM Associates, Inc. Other financial data were obtained from Parking Authority records.

Further information was gathered by the parking consultant during several visits which took place in the first two quarters of 2016. During these visits the parking consultant met with Parking Authority officials to discuss key aspects of the operation, performance, and condition of the parking system.

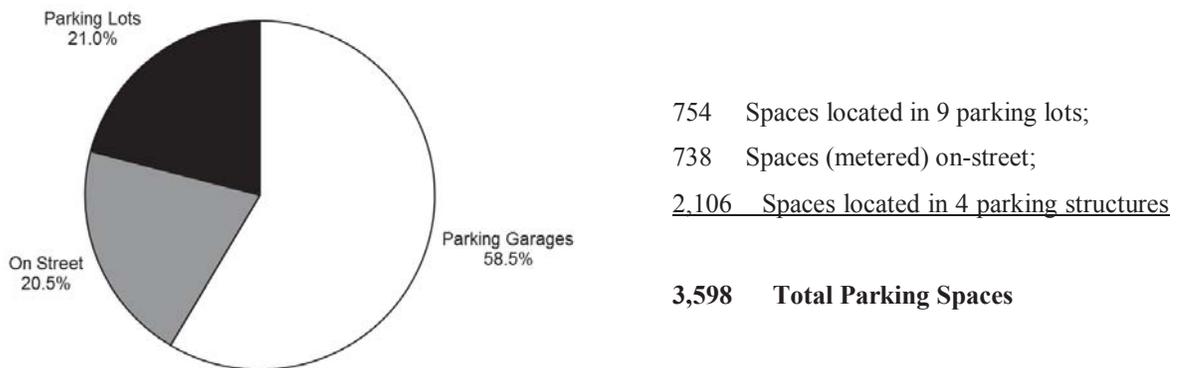
Finally, the parking consultant conducted general observations of on and off street parking spaces administered by the Morristown Parking Authority (MPA) and performed a visual inspection of all off-street parking facilities to review their general condition.

## 2. PARKING AUTHORITY FACILITIES

The Morristown Parking Authority's office is located on the ground floor of 14 Maple Avenue, a four story 33,000 SF LEED certified office building that is owned and operated by the MPA. This office building was part of an award winning redevelopment project that also included the construction of the MPA's 757 space De Hart Street parking garage and private redevelopment consisting of residential units and retail space.

### Total Parking Spaces

As of June 2016, the total parking supply operated by the Morristown Parking Authority amounted to 3,598 parking spaces, broken down as follows:



As indicated, more than one-half of all spaces administered by the MPA are located in parking structures. Table 1, next page, presents more detailed information regarding the capacity, operation, and rates charged at the MPA facilities. Appendix A is a map showing the location of the parking facilities, as well as their basic size, shape, access roads, and intended use.

TABLE 1

**PARKING FACILITY SCHEDULE  
MORRISTOWN PARKING AUTHORITY**

Facility	Capacity	Handicap Spaces In Total	Year Opened	Type of Operation	Fees / Usage	Monthly (Permit) Fees
On Street Meters	738 Spaces	5	Various	30 min limit 60 min limit 90 min limit 2 hour limit 2 hour limit 18 hour limit	15 Total - 25 cents for 15 minutes 7 Total - 25 cents for 15 minutes 377 Total - 25 cents for 15 minutes 130 Total - 25 cents for 15 minutes 200 Total - 25 cents for 20 minutes 9 Total - 25 cents for 20 minutes	Not Available
Lot 3C	115 Spaces	5	1958	Pay Station & Permits	(32) Daily Pay Station @ \$5.00 per day; (77) permit spaces; (6) spaces rented to local businesses.	\$85 \$50 (Town Residents)
Lot 6F			1958	Closed For Redevelopment - As of March 2016		
Lot 8H	70 Spaces	3	1957	Pay Stations & Permits	(18) 3 hr limit spaces @ 25¢ per 30 min; (19) 12 hour limit spaces @ 25¢ per 45 min; (33) permit only spaces.	\$ 35.00
Lot 10J	205 Spaces	7	1957; expanded in 2001	Meters; Pay Stations; & Permits	(11) 30 min meter, (33) 90 min limit and (13) 3 hr meters - all @ 50¢ per hr rate; (148) 18 hour limit @ 25¢ per 45 min or permit parking	\$ 45.00
Lot 13M	8 Spaces	1	1973	Meters	(4) 1 hr meters and (4) 3 hour meters at 50¢ per hour.	Not Available
Lot 14N	21 Spaces	1	1975	Meters & Permits	(21) 3 hour meters @ 50¢ per hour; Permit parking allowed at all meters.	\$ 10.00
Lot 15"O"	18 Spaces	1	1988; expanded in 2000	Pay Station	(18) 3 hour limit @ 50¢ per hour.	Not Available
Mall Lot	269 Spaces	7	1968; redesigned	Permits	(269) permit only spaces.	\$ 65.00
Vail Mansion Facility	110 Spaces	5	2008	Front / Side Pay Stations	(32) No Time Limit Spaces @ 50¢ per hour; \$5 Flat fee on Mayo PAC Event Nights; (16) Reserved	Not Available
				Rear Deck Permits & Pay Stations	(56) permit spaces; \$5 flat fee on Mayo PAC Event Nights; 50¢ per hour on Non-Event Nights; (6) Reserved	\$ 75.00
De Hart Street Garage	757 Spaces	17	2008	Permits & Pay Stations	0 to 30 min = \$1.00; 30 min to 1 hr = \$1.50; each additional 1/2 hr up to 3 hrs = \$0.75; 3 to 4 hrs = \$6.50; each add'l hr up to 8 hrs = \$2 8 to 9 hrs = \$16; each add'l hr up to 24 hrs = \$2.50; \$5 flat fee for vehicles entering after 5PM	\$ 90.00
Dalton Garage	677 Spaces	17	1999	Cashier; Pay Stations & Permits	0 to 30 min = \$1.00; 30 min to 1 hr = \$1.50; each additional 1/2 hr up to 3 hrs = \$0.75; 3 to 4 hrs = \$6.50; each add'l hr up to 8 hrs = \$2 8 to 9 hrs = \$16; each add'l hr up to 24 hrs = \$2.50; \$3 flat fee for vehicles entering after 5PM	\$ 100.00 \$45 (students)
Ann - Bank Garage	610 Spaces	13	1986	Cashier; Pay Stations & Permits	0 to 30 min = \$1.00; 30 min to 1 hr = \$1.50; each additional 1/2 hr up to 3 hrs = \$0.75; 3 to 4 hrs = \$6.50; each add'l hr up to 8 hrs = \$2 8 to 9 hrs = \$16; each add'l hr up to 24 hrs = \$2.50; \$4 flat fee for vehicles entering after 5PM; (118) spaces reserved for Morris County	\$ 75.00
<b>TOTAL</b>	<b>3,598 Spaces</b>			<i>Sources: MPA &amp; Level G Associates ~ as of June 2016</i>		

## **On-Street Parking Meters**

Parking meters are installed to organize and regulate parking space usage on streets serving the various commercial districts in Morristown. The current total of 738 on-street meters includes: (15) - 30 minute limit meters; (7) - 60 minute limit meters; (377) - 90 minute limit meters; (330) - 2 hour limit meters; and (9) – 18 hour limit meters. On-street meters constitute about one-fifth of the parking system.

The MPA meter stock is composed of (231) digital electronic parking meters (commonly referred to as EPM's) and (507) recently installed credit card parking meters. All meters accept nickels, dimes, and quarters but credit card meters have the ability to accept credit cards as well.

The basic charge for parking at the on-street meters is 25 cents for 15 minutes -- translated hourly fee of \$1.00 per hour. However, a discounted fee of 25 cents for 20 minutes is in effect at (209) EPM's. These rates became effective in the fall of 2016, when the Morristown Town Council approved a rate increase from 50 cents per hour, the first on-street meter rate increase in 17 years.

On-street meters are in force from 8AM to 8PM on all weekdays and Saturdays except for a section of meters on Elm Street that are in effect from 8AM to 5PM. There is no charge for parking on Sundays, New Years Day, Memorial Day, Independence Day, Thanksgiving Day, and Christmas Day.

Local businesses are permitted to temporarily “rent” on-street meter spaces in front of their property using “meter cards” that are available from the MPA for \$10 per day.

The total of 738 on street metered spaces is 6 spaces higher than the June 2015 total due to the addition of metered parking on Elm Street resulting from repaving and restriping.

## **Parking Lots**

The Morristown Parking Authority administers 8 parking lots ranging in size from 8 spaces to 269 spaces. The operation of each lot is determined by its size and the type of parking demand in the vicinity of each lot. A breakdown of the operation of the Parking Authority parking lots is as follows:

<b><u>Type of Operation</u></b>	<b><u>No. Lots</u></b>	<b><u>Lot(s)</u></b>	<b><u>No. Spaces</u></b>	<b><u>% of Total</u></b>
Monthly Parking Only	1	Mall	269	35.7%
Pay Station / Meters / Monthly Mix	1	10	205	27.2%
Pay Station / Monthly Parking Mix	2	3, 8	185	24.5%
Parking Meters / Monthly Parking Mix	1	14	21	2.8%
Pay Station (pay by space) Only	2	15, Vail-F	66	8.8%
Parking Meters Only	<u>1</u>	13	<u>8</u>	<u>1.0%</u>
Totals	8		754	100.0%

As indicated, MPA parking lot equipment and operating plans have become fairly specialized to better accommodate local parking demand in the vicinity of each lot. These operating adjustments are typical of higher functioning parking agencies that keep abreast of the latest parking technology and remain aware of the local business environment.

Parking lot spaces comprise 21.0% of the total Parking Authority parking space supply. While the Parking Authority does own most of its parking lots, some lots are leased or partially leased from others -- these include Lot 13M and a small portion of the Mall Lot.

The total of 754 parking lot spaces is 81 spaces less than the June 2015 total due to the temporary loss of Lot 6F. Lot 6F is part of a redevelopment project that is currently under construction and is being replaced by a 60 space public parking deck that is expected re-open in 2017. For further information regarding the Authority's parking lots, including parking rates and other details, please refer to Table 1, page 3.

## **Parking Structures**

MPA parking structure spaces are located in three separate free standing parking garages and on one level of a two level parking deck that was constructed as part of the Vail Mansion redevelopment project.

There are three parking garages containing a total of 2,044 spaces and one parking deck containing 62 spaces in the parking system. The Ann - Bank Garage (formerly Lot 12L) contains 610 spaces and was built by the Authority in 1986. Over the years Morris County, through a number of agreements with the Parking Authority, has acquired some reserved parking and other parking rights in the garage but the Authority continues to operate the entire facility. The Ann-Bank garage maintains a manned cashier lane but also contains pay-on-foot stations and pay-in-lane with credit card technologies.

The John L. Dalton Garage (formerly Lot 2B) contains 677 spaces and was opened in June 1999. This garage is controlled with parking gates and accommodates cashier transactions as well as monthly parking activity. In addition, the Dalton garage contains pay-on-foot stations and pay-in-lane with credit card technologies that speed up transaction processing and exiting times.

The De Hart Street Garage (formerly Deck 1A) contains 757 parking spaces and was opened in October 2008. This garage is completely automated and no cash is accepted in exiting lanes. Transactions are handled either: 1) at “pay on foot stations” that accept cash and credit cards, or 2) in the exit lane using a credit card. Because it is Morristown’s first unmanned garage, the MPA has stationed an attendant in a cashier booth located near the exit lanes to assist customers who need assistance or are unfamiliar with the revenue control system.

The one level Vail Mansion Deck (formally Lot 9I) is accessed from South Street and

contains 62 spaces. It was opened in 2008 and accepts monthly parking, hourly parking and event parking (the deck is adjacent to the Mayo Community Theatre). The deck is controlled with hang tags for monthly permit parking and with two electronic pay-on-foot stations for hourly and event parking transactions. Table 1 indicates parking rates charged at the parking structures.

The total of 2,106 parking structure spaces is unchanged from the 2015 total.

### **Parking Authority Office Building**

The Parking Authority moved its offices from 10 Pine Street to a LEED “gold” certified, four story office building (14 Maple Avenue) located adjacent to the De Hart Street garage in December 2008. The new office building was developed and is owned by the MPA. Other occupants of the building include not-for-profit entities including the Geraldine R. Dodge Foundation, Fannie E. Rippel Foundation, Morristown Partnership and The Seeing Eye.

As part of a three way agreement between the MPA and two other entities, the MPA sold the 10 Pine Street office building but remains its property manager until May 2019.

### **Physical Condition of Facilities / Remedial Repairs**

The parking consultant has reviewed the physical condition of the Authority’s on-street and off-street parking facilities and has found them to be in a state of good repair. Typical parking lot wear and tear, such as pavement cracking, was observed in some facilities -- these conditions are repaired by the Authority on a regular basis as part of an ongoing maintenance program.

After our review of the parking facilities, an itemized listing of some recommended

maintenance items, including minor drainage and crack repairs, was submitted to the Parking Authority.

In 2006, the MPA engaged structural engineers to conduct detailed investigations into the structural condition and integrity of both the Ann-Bank and Dalton parking garages. Although no major structural issues were discovered, a number of remedial repairs were identified by the engineers. All of these repairs were completed in 2007 and 2008.

In 2011, structural engineers engaged by the MPA inspected the retaining wall of the Mall Lot – Lower Elevation and recommended several repairs that were completed in 2011. In 2014, similar inspections and repairs were completed on the Mall Lot's Upper Elevation retaining wall.

In 2014, the MPA's structural engineer inspected the Ann-Bank parking garage and recommended a number of concrete repairs that were recently completed.

In 2014, the MPA completed an ADA compliance review for the handicap parking supply in each parking facility and made related parking facility alterations such as space relocations, re-striping, sign changes and ramp adjustments.

In early 2016, the MPA's structural engineer inspected the De Hart Street parking garage and recommended a number of slab repairs that were completed in the spring of 2016.

Overall, the Morristown Parking Authority parking facilities are in good physical condition due to a responsible combination of short term repair efforts coupled with preventative maintenance and a realistic long term improvement program.

### 3. PARKING AUTHORITY PERSONNEL & ENFORCEMENT

#### Parking Authority Personnel

The Morristown Parking Authority administrative and operating staff is composed of twenty three (23) full time employees and four (4) part time employees:

1	Director of Operations	1	Field Manager / Meter Maint. Person
1	Operations Assistant	1	Computer and Information Specialist
1	Admin. Assistant / Computer Operator	1	Receptionist / Bookkeeper
1	Admin. Bookkeeper / Receptionist	1	Maintenance Supervisor
5	Parking Enforcement Officers	1	Parking Enforce Officer (part time)
1	Evening Facilities Supervisor	2	General Maintenance Persons
3	Deck and Garage Attendants (part time)	7	Deck and Garage Attendants

The current total of 27 full and part time employees is three greater than last year's total.

#### Parking Fines and Enforcement

The Parking Authority's six enforcement officers patrol parking facilities on foot and in two late model vehicles. The most common parking violation, "overtime parking", carries a basic fine of \$25.00. Unlawful extension (purchasing additional time beyond a meter's posted time limit, a.k.a. "meter feeding") carries a fine of \$37.00. The following more serious parking violations carry a fine of \$47.00:

- Prohibited Parking
- Parking on a Sidewalk
- Parking in a Taxi Stand
- Parking Betw. 2:00am and 7:00am
- Parking in Front of Fire Hydrant
- Double Parking
- Parking in a Crosswalk
- Blocking a Driveway
- Parking in a Bus Stop
- Pkg. on Wrong Side of Street

Parking in a handicap space without a valid sticker carries a State-mandated minimum parking fine of \$250. All routine parking fines were increased by \$3.00 in 2004 as a result of a State order.

Some residential streets in Morristown, such as those located near high activity centers, have restricted parking or may only be used by local residents who display a proper “residential parking permit”, either at all times or during certain times of the day. The MPA began enforcement of these “Residential Parking Zones” (RPZ) in November of 2010. The fine for illegal parking in an RPZ without a proper permit is \$47.00.

The Parking Authority does not realize any parking fine revenue -- all revenue from parking violations is collected by the Town and distributed to Town and State of New Jersey coffers. As indicated below, the number of annual parking violations issued by the Parking Authority increased from 18,515 in 2014 to 20,242 in 2015.

	<b><u>MPA Tickets Issued In Downtown Areas</u></b>	<b><u>MPA Tickets Issued In Residential Zones*</u></b>	<b><u>Total Tickets Issued - MPA</u></b>
2006	16,964	n / a	16,964
2007	12,216	n / a	12,216
2008	15,166	n / a	15,166
2009	16,394	n / a	16,394
2010	15,543	567	16,110
2011	13,420	2,956	16,376
2012	15,999	2,693	18,692
2013	17,088	1,615	18,703
2014	15,869	2,646	18,515
2015	16,939	3,303	20,242

\* *MPA enforcement of Residential Permit Zones began in November 2010*

As indicated, after levelling out in the 18,500 to 18,700 range between 2012 and 2014, the annual rate of ticket issuance by the MPA surpassed the 20,000 level in 2015 – an increase of 1,727 or 9.3%. This increase was proportionately higher in the residential zones (24.8% increase) as compared to the downtown zones (6.7% increase).

Due to the MPA's recent solid financial performance, it is recommended that the 2015 enforcement levels be maintained in 2016.

#### 4. PARKING AUTHORITY INCOME

Parking Authority annual income has increased about 27% over the past 5 years and over 5% between 2014 and 2015 as indicated in the following 5-year summary:

	<u>Total Income</u>	<u>Change from Previous Year</u>
2011	\$ 4,937,454	+ 7.0%
2012	\$ 5,319,688	+ 7.7%
2013	\$ 5,426,678	+ 2.0%
2014	\$ 5,965,973	+ 9.9%
2015	\$ 6,273,678	+ 5.2%

The sustained increases in MPA revenue in the first half of the 2010's is due to increased utilization of the MPA's garages and on-street meters that have resulted from continuing redevelopment and increased occupancy of commercial buildings and uses in the downtown area.

Table 2, page 14, is an Income Summary showing the changes in all income categories between 2014 and 2015. A five-year itemized summary of Parking Authority revenue and income can be found in Appendix B.

Income trend summaries are presented in graphical format in Appendix C.

#### **Parking Lot Revenue**

Revenue from the Authority's parking lots increased 1.5% from \$793,797 in 2014 to \$805,664 in 2015. Overall, five of the parking lots in this category posted revenue increases and four posted revenue decreases between 2014 and 2015. The most significant increase was posted in Lot 9I (Vail Lot / Deck) where revenue was up 27% between 2014

and 2015. This was the result of a popular restaurant opening at the Vail Mansion in 2015. We estimate that parking lot revenue will continue to post modest increases and reach the \$810,000 level in 2016.

**Parking Garage Revenue**

The following summary illustrates that total income from the Authority’s three parking structures has increased steadily over the past four fiscal years of record:

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
De Hart Garage	\$ 977,895	\$ 1,067,640	\$ 1,311,920	\$ 1,428,689
Dalton Garage	681,200	603,702	743,542	765,857
Ann - Bank Garage	<u>511,784</u>	<u>544,326</u>	<u>588,245</u>	<u>683,967</u>
<b>Totals</b>	<b>\$ 2,170,879</b>	<b>\$ 2,215,668</b>	<b>\$ 2,643,707</b>	<b>\$ 2,878,513</b>

As indicated above, 2015 income was up at each of the MPA’s three parking garages and the total of \$2,878,513 in garage income was \$234,806 or 8.9% greater than garage income in 2014.

It is estimated that parking garage income will increase slightly to the \$2.95 million level in 2015.

**On-Street Meter Revenue**

Annual on-street meter collections increased from \$596,780 in 2014 to \$684,994 in 2015, an increase of \$88,213 or 14.8%. This increase is primarily the result a rate increase that was implemented in the fall of 2015.

In May of 2015 the Town Council of the Town of Morristown approved an on-street meter rate increase raising meter rates on the streets of downtown Morristown for the first time in

**INCOME SUMMARY (1)  
CHANGES IN ALL CATEGORIES - 2014 TO 2015**

**TABLE 2**

<u>Income from Lots</u>	<u>2014</u>	<u>2015</u>	<u>\$ CHANGE from '14 to '15</u>	<u>% CHANGE from '14 to '15</u>
Lot 3C	\$150,752.90	\$136,446.81	(\$14,306.09)	-9.49%
Lot 6F / R	\$39,567.96	\$37,266.38	(\$2,301.58)	-5.82%
Lot 8H	\$41,536.19	\$43,759.54	\$2,223.35	5.35%
Lot 9I (Vail Lot / Deck)	\$96,204.65	\$122,196.71	\$25,992.06	27.02%
Lot 10J	\$196,356.28	\$208,767.99	\$12,411.71	6.32%
Lot 13M	\$3,111.40	\$3,608.27	\$496.87	15.97%
Lot 14N	\$2,263.08	\$2,509.26	\$246.18	10.88%
Lot 15 "O"	\$7,402.83	\$6,743.80	(\$659.03)	-8.90%
Mall Lot	\$256,602.00	\$244,365.00	(\$12,237.00)	-4.77%
<b>Total Lot Revenue</b>	<b>\$793,797.29</b>	<b>\$805,663.76</b>	<b>\$11,866.47</b>	<b>1.49%</b>
<u>Income from Garages</u>				
De Hart Garage	\$1,311,919.93	\$1,428,689.08	\$116,769.15	8.90%
Ann-Bank Garage	\$588,245.03	\$683,967.41	\$95,722.38	16.27%
Dalton Garage	\$743,541.93	\$765,856.39	\$22,314.46	3.00%
<b>Total Garage Revenue</b>	<b>\$2,643,706.89</b>	<b>\$2,878,512.88</b>	<b>\$234,805.99</b>	<b>8.88%</b>
Curb Meter Revenue	\$596,780.18	\$684,993.55	\$88,213.37	14.78%
<b>Total Income From Parking</b>	<b>\$4,034,284.36</b>	<b>\$4,369,170.19</b>	<b>\$334,885.83</b>	<b>8.30%</b>
<u>Other Income</u>				
Leases & Other Contract Income (2)	\$567,907.15	\$647,594.61	\$79,687.46	14.03%
Interest	\$478.91	\$2,665.44	\$2,186.53	456.56%
Office Rent	\$1,034,332.04	\$1,034,448.75	\$116.71	0.01%
Meter Cards, Forfeitures & Misc.	\$111,376.03	\$56,302.86	(\$55,073.17)	-49.45%
Solar Energy Credits	\$20,385.00	\$0.00	(\$20,385.00)	n/a
Parking Debit Cards	\$87,244.75	\$130,714.62	\$43,469.87	49.83%
Validation Stamps	\$109,964.83	\$32,781.41	(\$77,183.42)	-70.19%
<b>Total Other Income</b>	<b>\$1,931,688.71</b>	<b>\$1,904,507.69</b>	<b>(\$27,181.02)</b>	<b>-1.41%</b>
<b>Grand Total Income</b>	<b>\$5,965,973.07</b>	<b>\$6,273,677.88</b>	<b>\$307,704.81</b>	<b>5.16%</b>

(1) Source: Morristown Parking Authority Annual Financial Statements

(2) Incremental Cost, Applied Ground Lease, Washington - Cattano, Granite, Morristown Green, Epstein's

17 years. The new meter rates are: 25¢ per 15 minutes at spaces with 30 minute, 60 minute and 90 minute time limits; 25¢ per 15 minutes at 2 hour limit spaces with credit card meters; 25¢ per 20 minutes at 2 hour limit spaces without credit card meters, and; 25¢ per 20 minutes for spaces with an 18 hour time limit. These rate increases were implemented in the fall of 2015.

Factoring in the rate increase for a full 12 months plus associated credit card meter communication and processing fees we estimate that income from on-street meters will be approximately \$900,000 in 2016.

**Other Income**

This income category includes interest income, income from meter card rentals, solar energy credits, validation stamps, rent income from the MPA-owned office building (14 Maple Ave), and miscellaneous income. Other Income also includes “Leases & Other Contract Income” which is used to post MPA income streams that are related to developer agreements at the De Hart garage, Mall lot, Dalton garage, and Ann - Bank garage. In 2011 a new income source, Parking Debit Cards, was added to this category. A breakdown of income from the individual categories composing Other Income over the past two years is as follows:

<b>Category</b>	<b>2014</b>	<b>2015</b>	<b>Change</b>
Leases & Other Contract Income	\$567,907	\$647,595	\$79,688
Parking Debit Cards	\$87,245	\$130,715	\$43,470
Interest	\$479	\$2,665	\$2,186
Rent Rolls - 10 Pine / 14 Maple	\$1,034,332	\$1,034,449	\$117
Solar Energy Credits	\$20,385	\$0	(\$20,385)
Miscellaneous & Meter Bag	\$111,376	\$56,303	(\$55,073)
Validation Program	\$109,965	\$32,781	(\$77,184)
<b>Totals</b>	<b>\$1,931,689</b>	<b>\$1,904,508</b>	<b>(\$27,181)</b>

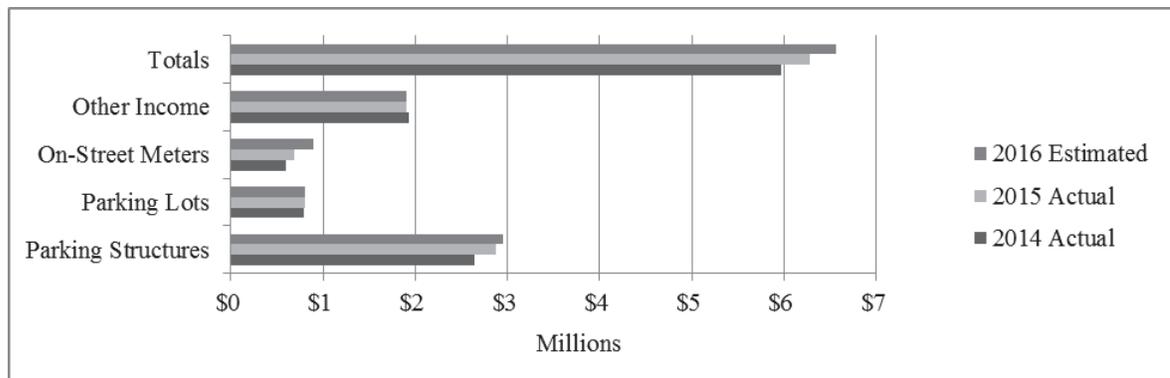
As indicated, income in this category was improved by Contract Income and the MPA’s Parking Debit Card program. These increases were offset by material decreases in Meter Bag income, Validations, and the complete elimination of Solar Energy Credits in 2015.

We estimate that income in this category will remain at about \$1,900,000 in 2016.

**Total Income**

Total income increased from \$5,965,973 in 2014 to \$6,273,678 in 2015 – an increase of \$307,705 or 5.2%. Comparison charts showing total income by category in 2014 and 2015 along with our estimates for total income in 2016 are provided below. As indicated, we are estimating that MPA annual income will reach the \$6.5 million level in 2016.

	2014 Actual	2015 Actual	2016 Estimated
Parking Structures	\$2,643,707	\$2,878,513	\$2,950,000
Parking Lots	\$793,797	\$805,664	\$810,000
On-Street Meters	\$596,780	\$684,993	\$900,000
Other Income	\$1,931,689	\$1,904,508	\$1,900,000
<b>Totals</b>	<b>\$5,965,973</b>	<b>\$6,273,678</b>	<b>\$6,560,000</b>



## 5. PARKING AUTHORITY OPERATING EXPENSES & BUDGET

### Operating and Maintenance Expense

Total operating expenses increased from \$2,908,752 in 2014 to \$2,996,194 in 2015 -- an increase of \$87,442 or 3.0%. The majority of the expense increase was due to additional staffing requirements, the cost of fringe benefits associated with additional staff, and rising healthcare and insurance costs.

The summary below compares Parking Authority operating expense changes between calendar years 2014 and 2015 and includes the new category named "Security" that was added in 2013.

<u>Expense Category</u>	<u>2014 Expense</u>	<u>2015 Expense</u>	<u>Change (\$)</u>
Taxes, Insurance & Benefits	\$586,221	\$666,641	\$80,420
Operating & Admin. Salaries	\$915,237	\$982,943	\$67,706
Enforcement Salaries	\$121,322	\$144,497	\$23,175
Security	\$109,526	\$116,032	\$6,506
Property Rent	\$112,759	\$116,678	\$3,919
Utilities including Electric	\$279,417	\$281,050	\$1,633
Miscellaneous	\$37,526	\$25,919	-\$11,607
Special Services	\$101,546	\$89,016	-\$12,530
Office & Administration	\$218,785	\$184,170	-\$34,615
Maintenance	<u>\$426,413</u>	<u>\$389,248</u>	<u>-\$37,165</u>
<b>Totals</b>	<b>\$2,908,752</b>	<b>\$2,996,194</b>	<b>\$87,442</b>

As indicated, six expense categories posted increases while four expense categories decreased from 2014 to 2015. More detailed information regarding operating expense records and trends can be found in Appendix C and Appendix D.

## Parking Authority Budget Comparisons

The Parking Authority budget for 2015 was \$3,130,000 and the Parking Authority utilized \$2,996,194 or 95.7% of the total appropriation. The Morristown Parking Authority consistently remains within its budget and this is a good indication of the Authority's fiscal responsibility and ability to plan. Increases in the MPA operating budget over the past decade are the result of significant system expansion in the form of a new 757 space parking garage and new 33,000 square foot office building, additional manpower, expanded enforcement duties and zones, additional security and monitoring expenses in response to late night activity in and around several MPA facilities, technology upgrades, and the town-wide residential enforcement program.

The following summary compares the 2015 budget appropriation with the latest (2016) budget appropriation:

	<u>2015</u>	<u>2016</u>
De Hart Street Garage	\$635,255	\$651,934
Dalton Garage	\$504,258	\$529,302
Ann / Bank Garage (Lot 12L)	\$441,319	\$454,477
14 Maple Avenue Office Building	\$292,406	\$282,406
Salaries	\$277,264	\$272,760
Taxes & Insurance Coverage	\$191,292	\$217,452
Maintenance Expenses / Meter Fees	\$135,750	\$192,750
High Street Mall Expenses	\$184,157	\$187,294
10 Pine Street Office Building	\$171,646	\$176,191
Special Services	\$131,376	\$167,375
Vail Parking Facilities	\$90,342	\$92,094
Miscellaneous	\$39,735	\$40,765
Administrative Expenses	\$23,000	\$23,000
Electrical Utility Expenses (Lots)	\$9,500	\$9,500
Property Lease	<u>\$2,700</u>	<u>\$2,700</u>
<b>TOTALS</b>	<b>\$3,130,000</b>	<b>\$3,300,000</b>

As indicated, the approved MPA budget for 2016 totals \$3,300,000 -- \$170,000, or 5.4% greater than the 2015 budget. This budget increase reflects normal inflationary pressures that can be expected for a parking authority in the northeast region.

A five year budget comparison can be found in Appendix E.

## 6. FINANCIAL SUMMARY & DEBT SERVICE COVERAGE

In 1998, the Parking Authority issued \$ 9,265,000 in Guaranteed Parking Revenue Bonds to finance the John L. Dalton parking garage. In early 2002, older bond series were refunded to take advantage of falling interest rates. In early 2004, the 1998 bonds were refunded via the issuance of \$10,025,000 in Parking Authority Guaranteed Parking Revenue Bonds. In 2007, the MPA issued \$27,180,000 in Guaranteed Parking Revenue Bonds to fund the construction of the Maple Avenue garage and office building project. In August 2011, the 2002 and 2004 bond series were refunded via issuance of \$9,890,000 in MPA Guaranteed Parking Revenue (Refunding) Bonds.

### **2015 Debt Service Coverage**

The 2015 debt service obligation of the Morristown Parking Authority amounted to \$2,454,863 and was composed as follows: \$1,467,710 in principal and interest payments on the Series 2007 Revenue Bonds, and \$987,153 in principal and interest payments on the Series 2011 Revenue (Refunding) Bonds.

After debt service payments, net income of the Morristown Parking Authority was \$822,621 in calendar year 2015:

Total Operating Income – 2015	\$ 6,273,678
Total Expense - 2015	<u>(2,996,194)</u>
2015 Net Income <i>before</i> Debt Service	\$ 3,277,484
2015 Debt Service (principal and interest)	(\$ 2,454,863)
2015 Net Income <i>after</i> Debt Service	\$ 822,621 <sup>1</sup>

---

<sup>1</sup> Net income was used to fund portions of the MPA's 6-year \$1.7 million capital improvement program and to fund the planning, design, and development of the MPA's next major parking garage project expected to begin construction in 2017.

Rate Covenants in the MPA Bond Indentures stipulate that parking charges should be set so that “Net Revenues for each Fiscal Year are at least equal to 110% of the Annual Debt Service Requirements”. In 2015 this ratio was 133.5%, exceeding the coverage requirement:

$$\frac{\text{Net Income before Debt Service}}{\text{Debt Service Obligation}} = \frac{\$ 3,277,484}{\$ 2,454,863} = 133.5 \%$$

**2016 Debt Service Coverage - Projected**

The 2016 payment schedule for the Morristown Parking Authority’s outstanding bonds is summarized below:

February 1, 2016 payment (2007 Revenue Bonds)	\$ 597,355
February 1, 2016 payment (2011 Refunding Bonds)	145,951
August 1, 2016 payment (2007 Revenue Bonds)	857,355
August 1, 2016 payment (2011 Refunding Bonds)	<u>855,951</u>
 Total Debt Service Obligation – 2016	 \$ 2,456,612

Please refer to Appendix F for a summary of the MPA’s debt service payment schedule from 2010 to 2017. Based on the parking consultant’s income estimate for 2016, the 2016 budget, and the 2016 debt service obligation, we estimate the following financial summary for Fiscal Year 2016:

Estimated Income – 2016	\$ 6,560,000
2016 Operating Budget	<u>( 3,300,000)</u>
2016 Net Income <i>before</i> Debt Service	\$ 3,260,000
2016 Debt Service (principal and interest)	<u>(\$ 2,456,612)</u>
2016 Net Income <i>after</i> Debt Service	\$ 803,388

The projected 2016 financial summary translates to an estimated annual debt service coverage ratio of 132.7%, exceeding the debt service coverage requirement of 110% in the Bond Indenture.

**Debt Service – 2011 to 2017**

The 2011 refunding bonds issued by the MPA in August 2011 favorably affected the debt service schedule in 2012, 2013, and 2014. In 2015 and beyond, annual debt service payments return to the \$2.4 million level. The following are scheduled annual debt service payments for the MPA between 2011 and 2017 illustrating this pattern:

2011	\$ 2,465,455
2012	\$ 2,079,785
2013	\$ 2,082,550
2014	\$ 2,084,400
2015	\$ 2,454,863
2016	\$ 2,456,613
2017	\$ 2,452,313

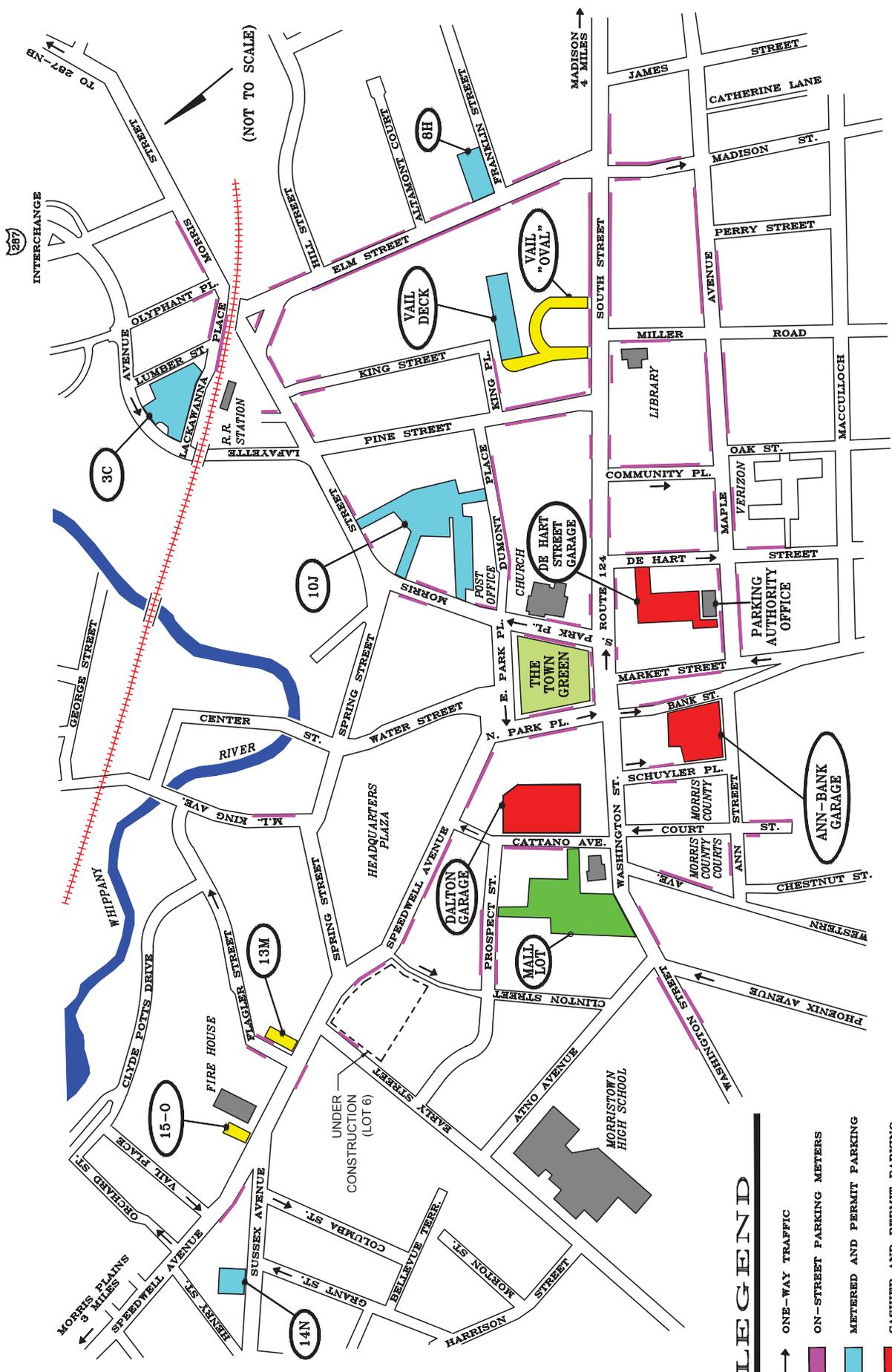
Because of the inflated debt service schedule in 2015 and beyond we had previously recommended that the MPA continue to use net income to fund system capital improvements and place as much surplus income as practical into its debt service accounts to assure that future debt service payments are comfortably met, at least until routine debt service coverage ratios exceed 120% in two consecutive years, not including 2012, 2013, and 2014 when debt service payments will be about \$385,000, or 15% lower than typical levels. The MPA achieved a 133.5% debt service coverage ratio in 2015 and appears on track for a 132% coverage ratio in 2016.

## **7. PROGRAM UPDATES, RECENT DEVELOPMENTS & UPGRADES**

Over the past year, the Morristown Parking Authority has been engaged in a number of activities and upgrades designed to improve the Morristown parking experience and the delivery of parking services. The following is a partial listing and brief overview of these activities:

- The MPA's long time Executive Director, George Fiore, has retired after more than 25 years of leading the organization. Under Mr. Fiore's guidance the MPA expanded, modernized, and was instrumental in fostering a period of downtown growth and revitalization that has been one of the most celebrated and successful in the State of New Jersey;
- The MPA completed a sale of Lot 6F as part of a major town redevelopment project. As a condition of the sale, the developer will construct 60 public parking spaces that the MPA will operate. This project is currently under construction;
- The MPA has purchased and installed three Mini Bar Double Charging Stations for electric vehicles in the De Hart, Dalton, and Ann-Bank parking garages;
- The MPA converted 516 (70%) of its 738 on-street meters to state-of-the-art credit card parking meters. The new meters provide superior internal controls and have been well received by customers and the business community;
- The MPA replaced an aging multi-space parking pay station in Lot 15 with a new pay station offering more features and better reporting capabilities;
- The MPA has installed additional security cameras at the Dalton garage and the Ann-Bank parking garage;

- The MPA-enforced Residential Parking Zone program has been a large success and continues to expand to additional streets;
- As part of the Town’s “Clean & Safety” initiative, the MPA has continued to fund police patrols in the De Hart garage during evening hours on certain days. In addition, the MPA has extended the hours of evening security patrols throughout the system;
- The MPA remains actively involved in downtown redevelopment proposals and continues to work closely and in cooperation with town officials in these regards. One significant project, currently in the planning stages, could see the MPA develop a new parking garage on Lot 10 within the next few years.



**LEGEND**

- ONE-WAY TRAFFIC
- ON-STREET PARKING METERS
- METERED AND PERMIT PARKING
- CASHIER AND PERMIT PARKING
- METERED PARKING
- PERMIT PARKING ONLY

**APPENDIX A  
PARKING FACILITIES  
of the**

**MORRISTOWN PARKING AUTHORITY**

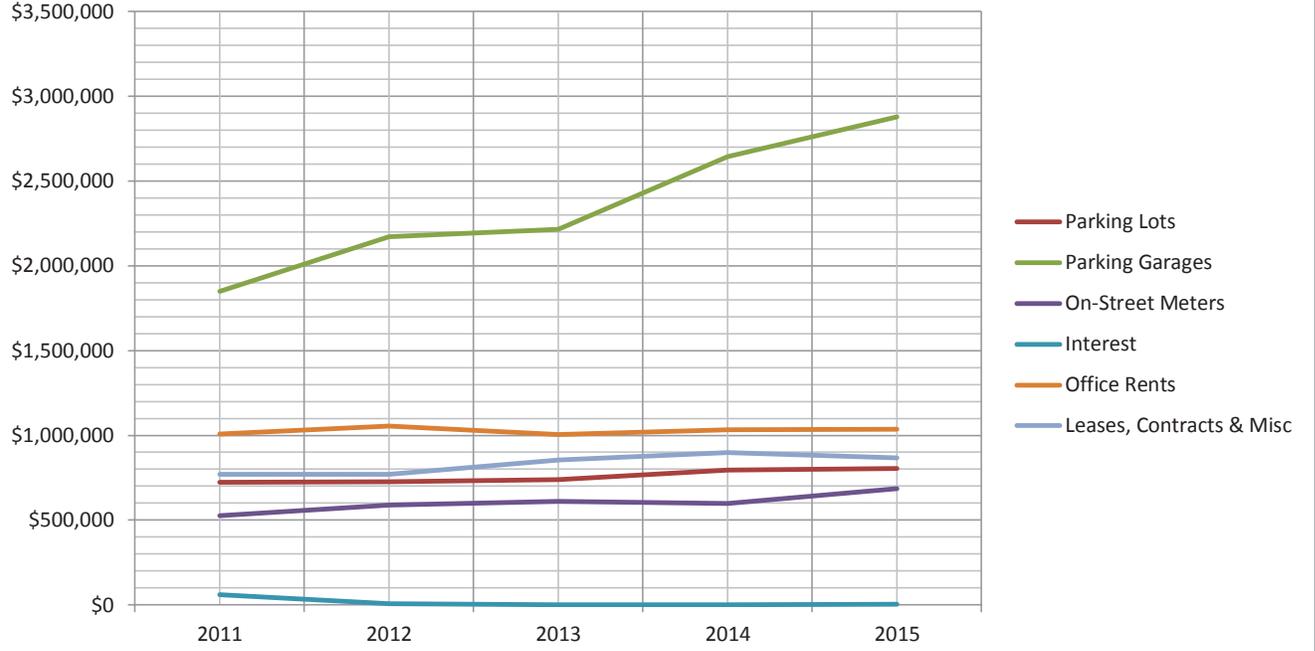
**APPENDIX B □ 5-YEAR ANNUAL INCOME, EXPENSE & NET INCOME SUMMARY (1)**

	2011	2012	2013	2014	2015
<b><u>Income from Lots</u></b>					
Lot 3C	\$119,025.16	\$117,621.80	\$116,363.78	\$150,752.90	\$136,446.81
Lot 6F	\$35,174.26	\$32,614.72	\$34,127.29	\$39,567.96	\$37,266.38
Lot 8H	\$37,066.94	\$42,799.11	\$41,788.64	\$41,536.19	\$43,759.54
Lot 9I - Vail Lot / Deck	\$86,772.93	\$88,661.42	\$81,328.35	\$96,204.65	\$122,196.71
Lot 10J	\$152,610.53	\$162,753.15	\$183,029.94	\$196,356.28	\$208,767.99
Lot 13M	\$2,000.02	\$1,870.88	\$2,454.69	\$3,111.40	\$3,608.27
Lot 14N	\$2,858.03	\$2,558.31	\$2,360.99	\$2,263.08	\$2,509.26
Lot 15O	\$7,289.33	\$7,482.68	\$7,610.78	\$7,402.83	\$6,743.80
Mall Lot (incl. stamps)	\$280,626.00	\$270,035.00	\$269,695.00	\$256,602.00	\$244,365.00
<b>Total Lot Revenue</b>	<b>\$723,423.20</b>	<b>\$726,397.07</b>	<b>\$738,759.46</b>	<b>\$793,797.29</b>	<b>\$805,663.76</b>
<b><u>Income from Garages</u></b>					
De Hart Street Garage	\$790,439.51	\$977,894.94	\$1,067,640.48	\$1,311,919.93	\$1,428,689.08
Ann-Bank Garage	\$442,240.97	\$511,784.10	\$544,325.75	\$588,245.03	\$683,967.41
Dalton Garage	\$614,902.36	\$681,199.57	\$603,702.00	\$743,541.93	\$765,856.39
<b>Total Garage Revenue</b>	<b>\$1,847,582.84</b>	<b>\$2,170,878.61</b>	<b>\$2,215,668.23</b>	<b>\$2,643,706.89</b>	<b>\$2,878,512.88</b>
<b>Curb Meter Revenue</b>	<b>\$527,347.31</b>	<b>\$590,229.40</b>	<b>\$611,500.58</b>	<b>\$596,780.18</b>	<b>\$684,993.55</b>
<b>Total Income from Parking</b>	<b>\$3,098,353.35</b>	<b>\$3,487,505.08</b>	<b>\$3,565,928.27</b>	<b>\$4,034,284.36</b>	<b>\$4,369,170.19</b>
<b><u>Other Income</u></b>					
Leases & Other Contract Income (2)	\$564,167.40	\$545,389.40	\$575,157.09	\$567,907.15	\$647,594.61
Interest	\$60,903.96	\$6,673.61	\$1,997.26	\$478.91	\$2,665.44
Office Rent	\$1,006,644.71	\$1,054,337.41	\$1,003,455.46	\$1,034,332.04	\$1,034,448.75
Meter Cards & Misc.	\$93,911.23	\$106,697.23	\$140,522.44	\$111,376.03	\$56,302.86
Solar Energy Credits	\$23,562.53	\$0.00	\$9,301.87	\$20,385.00	\$0.00
Parking Debit Cards	\$45,305.10	\$59,459.53	\$67,351.08	\$87,244.75	\$130,714.62
Validation Stamps	\$44,605.68	\$59,625.48	\$62,964.89	\$109,964.83	\$32,781.41
<b>Total Other Income</b>	<b>\$1,839,100.61</b>	<b>\$1,832,182.66</b>	<b>\$1,860,750.09</b>	<b>\$1,931,688.71</b>	<b>\$1,904,507.69</b>
<b>Grand Total Income</b>	<b>\$4,937,453.96</b>	<b>\$5,319,687.74</b>	<b>\$5,426,678.36</b>	<b>\$5,965,973.07</b>	<b>\$6,273,677.88</b>
<b>Operating Expenses</b>	<b><u>(\$2,443,215.00)</u></b>	<b><u>(\$2,545,006.84)</u></b>	<b><u>(\$2,735,528.00)</u></b>	<b><u>(\$2,908,752.42)</u></b>	<b><u>(\$2,996,194.21)</u></b>
<i>Net Income - before Debt Service</i>	\$2,494,238.96	\$2,774,680.90	\$2,691,150.36	\$3,057,220.65	\$3,277,483.67

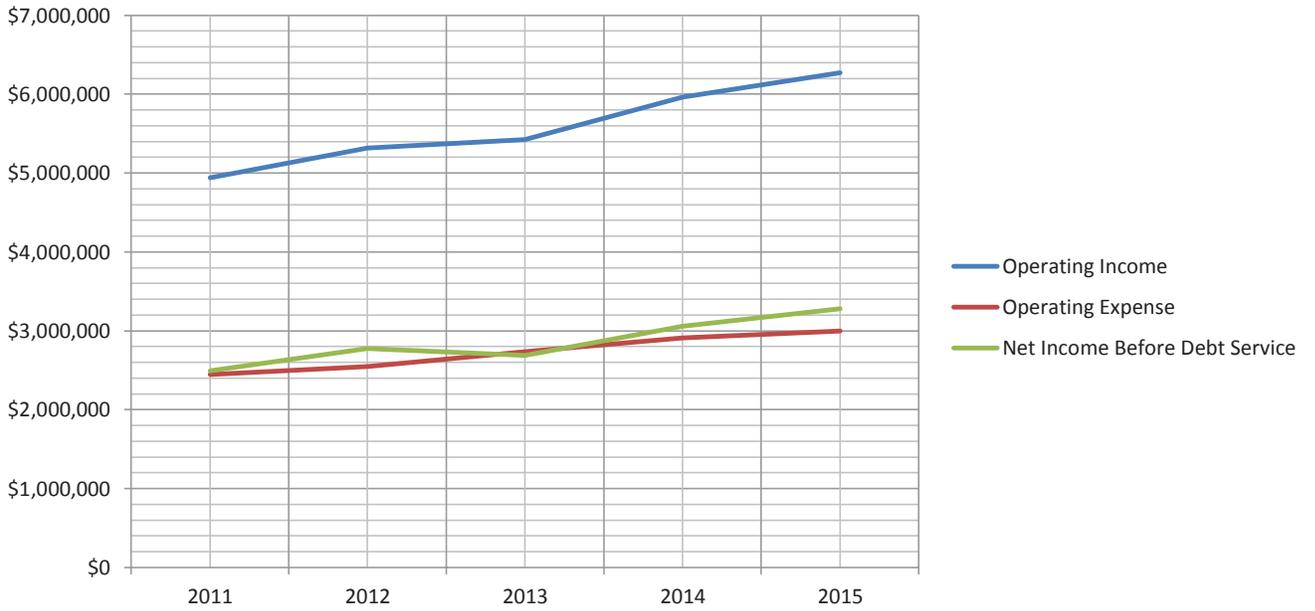
(1) Source: Morristown Parking Authority Annual Financial Statements

(2) Incremental Cost (Ann-Bank), Applied Ground Lease (Mall), Temporary Lots, Washington - Cattano, Granite, Morristown Green, Vail Guarantee

### REVENUE TRENDS



### FINANCIAL SUMMARY



**APPENDIX D**  
**FIVE-YEAR ANNUAL OPERATING AND MAINTENANCE EXPENSE SUMMARY\***  
**MORRISTOWN PARKING AUTHORITY**

	2011	2012	2013	2014	2015
Operating and Administrative Salaries	\$695,032	\$778,309	\$813,286	\$915,237	\$982,943
Taxes, Insurance, & Benefits	\$472,705	\$534,818	\$583,043	\$586,221	\$666,641
Maintenance	\$306,123	\$294,620	\$332,993	\$426,413	\$389,248
Utilities including Electricity	\$360,386	\$305,971	\$284,134	\$279,417	\$281,050
Office & Administrative	\$162,635	\$194,701	\$198,005	\$218,785	\$184,170
Enforcement	\$118,233	\$115,958	\$132,120	\$121,322	\$144,497
Property Rents	\$103,100	\$106,048	\$109,346	\$112,759	\$116,678
Security			\$128,078	\$109,526	\$116,032
Special Services	\$171,372	\$163,497	\$102,168	\$101,546	\$89,016
Miscellaneous	\$53,629	\$51,085	\$52,355	\$37,526	\$25,919
<b>Totals</b>	<b>\$2,443,215</b>	<b>\$2,545,007</b>	<b>\$2,735,528</b>	<b>\$2,908,752</b>	<b>\$2,996,194</b>

\*Source: Parking Authority Annual Financial Statements

**LEVEL G ASSOCIATES, LLC**

**APPENDIX E**  
**5-YEAR BUDGET COMPARISON**  
**MORRISTOWN PARKING AUTHORITY**

	2012	2013	2014	2015	2015
De Hart Street Garage	\$538,860	\$588,561	\$622,308	\$635,255	\$651,934
Dalton Garage	\$426,983	\$464,656	\$491,514	\$504,258	\$529,302
Ann / Bank Garage (Lot 12L)	\$345,836	\$424,680	\$428,323	\$441,319	\$454,477
14 Maple Avenue Office Building	\$256,648	\$262,919	\$279,245	\$292,406	\$282,406
Salaries	\$215,360	\$232,992	\$268,800	\$277,264	\$272,760
Taxes & Insurance Coverage	\$147,146	\$180,226	\$193,046	\$191,292	\$217,452
Maintenance Expenses / Meter Fees	\$68,250	\$74,250	\$88,250	\$135,750	\$192,750
High Street Mall Expenses	\$143,322	\$167,623	\$177,163	\$184,157	\$187,294
10 Pine Street Office Building	\$155,809	\$161,848	\$168,057	\$171,646	\$176,191
Special Services	\$124,281	\$123,077	\$133,134	\$131,376	\$167,375
Vail Parking Facilities	\$77,520	\$84,371	\$88,447	\$90,342	\$92,094
Miscellaneous	\$61,785	\$55,097	\$54,013	\$39,735	\$40,765
Administrative Expenses	\$17,500	\$17,500	\$20,500	\$23,000	\$23,000
Electrical Utility Expenses (Lots)	\$8,000	\$9,500	\$9,500	\$9,500	\$9,500
Property Lease	\$2,700	\$2,700	\$2,700	\$2,700	\$2,700
<b>TOTALS</b>	<b>\$2,590,000</b>	<b>\$2,850,000</b>	<b>\$3,025,000</b>	<b>\$3,130,000</b>	<b>\$3,300,000</b>

**APPENDIX F  
DEBT SERVICE SCHEDULE  
8-YEAR SUMMARY  
Morristown Parking Authority**

	Series '02 & '04 Totals	Series 2007 Principal	Series 2007 Interest	Series 2007 Total	Series 2011 Principal	Series 2011 Interest	Series 2011 Total	Grand Totals
February 1, 2010 payment	\$648,291.25	\$0.00	\$627,673.76	\$627,673.76				\$1,275,965.01
August 1, 2010 payment	\$340,198.75	\$220,000.00	\$627,673.76	\$847,673.76				\$1,187,872.51
<b>Total 2010 payments</b>	<b>\$988,490.00</b>	<b>\$220,000.00</b>	<b>\$1,255,347.52</b>	<b>\$1,475,347.52</b>				<b>\$2,463,837.52</b>
February 1, 2011 payment	\$648,703.75	\$0.00	\$623,273.76	\$623,273.76				\$1,271,977.51
August 1, 2011 payment	\$340,203.75	\$230,000.00	\$623,273.76	\$853,273.76				\$1,193,477.51
<b>Total 2011 payments</b>	<b>\$988,907.50</b>	<b>\$230,000.00</b>	<b>\$1,246,547.52</b>	<b>\$1,476,547.52</b>				<b>\$2,465,455.02</b>
February 1, 2012 payment		\$0.00	\$618,673.76	\$618,673.76	\$0.00	\$128,010.94	\$128,010.94	\$746,684.70
August 1, 2012 payment		\$230,000.00	\$618,673.76	\$848,673.76	\$315,000.00	\$169,426.25	\$484,426.25	\$1,333,100.01
<b>Total 2012 payments</b>		<b>\$230,000.00</b>	<b>\$1,237,347.52</b>	<b>\$1,467,347.52</b>	<b>\$315,000.00</b>	<b>\$297,437.19</b>	<b>\$612,437.19</b>	<b>\$2,079,784.71</b>
February 1, 2013 payment		\$0.00	\$614,073.76	\$614,073.76	\$0.00	\$164,701.25	\$164,701.25	\$778,775.01
August 1, 2013 payment		\$240,000.00	\$614,073.76	\$854,073.76	\$285,000.00	\$164,701.25	\$449,701.25	\$1,303,775.01
<b>Total 2013 payments</b>		<b>\$240,000.00</b>	<b>\$1,228,147.52</b>	<b>\$1,468,147.52</b>	<b>\$285,000.00</b>	<b>\$329,402.50</b>	<b>\$614,402.50</b>	<b>\$2,082,550.02</b>
February 1, 2014 payment		\$0.00	\$609,273.76	\$609,273.76	\$0.00	\$160,426.25	\$160,426.25	\$769,700.01
August 1, 2014 payment		\$255,000.00	\$609,273.76	\$864,273.76	\$290,000.00	\$160,426.25	\$450,426.25	\$1,314,700.01
<b>Total 2014 payments</b>		<b>\$255,000.00</b>	<b>\$1,218,547.52</b>	<b>\$1,473,547.52</b>	<b>\$290,000.00</b>	<b>\$320,852.50</b>	<b>\$610,852.50</b>	<b>\$2,084,400.02</b>
February 1, 2015 payment		\$0.00	\$603,855.01	\$603,855.01	\$0.00	\$156,076.25	\$156,076.25	\$759,931.26
August 1, 2015 payment		\$260,000.00	\$603,855.01	\$863,855.01	\$675,000.00	\$156,076.25	\$831,076.25	\$1,694,931.26
<b>Total 2015 payments</b>		<b>\$260,000.00</b>	<b>\$1,207,710.02</b>	<b>\$1,467,710.02</b>	<b>\$675,000.00</b>	<b>\$312,152.50</b>	<b>\$987,152.50</b>	<b>\$2,454,862.52</b>
February 1, 2016 payment		\$0.00	\$597,355.01	\$597,355.01	\$0.00	\$145,951.25	\$145,951.25	\$743,306.26
August 1, 2016 payment		\$260,000.00	\$597,355.01	\$857,355.01	\$710,000.00	\$145,951.25	\$855,951.25	\$1,713,306.26
<b>Total 2016 payments</b>		<b>\$260,000.00</b>	<b>\$1,194,710.02</b>	<b>\$1,454,710.02</b>	<b>\$710,000.00</b>	<b>\$291,902.50</b>	<b>\$1,001,902.50</b>	<b>\$2,456,612.52</b>
February 1, 2017 payment		\$0.00	\$590,855.01	\$590,855.01	\$0.00	\$135,301.25	\$135,301.25	\$726,156.26
August 1, 2017 payment		\$265,000.00	\$590,855.01	\$855,855.01	\$735,000.00	\$135,301.25	\$870,301.25	\$1,726,156.26
<b>Total 2017 payments</b>		<b>\$265,000.00</b>	<b>\$1,181,710.02</b>	<b>\$1,446,710.02</b>	<b>\$735,000.00</b>	<b>\$270,602.50</b>	<b>\$1,005,602.50</b>	<b>\$2,452,312.52</b>