From: Bennett, James
Sent: Tuesday, March 20, 2018 10:19 AM
To: 'S Behen' <sbehen@hotmail.com>
Subject: RE: Biddeford Downtown Free Parking Costs - FOAA

Mr. Behen,

Thank you for your email. My responses to your questions are found below. I noticed that you included the FOAA in your email. I wanted to take a moment to make sure you understand how FOAA work. Under the state law, any person can ask to see, inspect or obtain a copy of any public record. In a case of a formal FOAA request, the governmental until must comply with request, if any such documents exist. If they do not exist, there is no duty for the government to create such a document. You can find a lot of information on our website about FOAA http://www.biddefordmaine.org/foaa or through the state's website.

Based on your own comments and questions, you have correctly identified that there is no single document that exists that specifically identifies the costs of 'free' parking in the downtown. There really has been no reason to do a cost accounting of those expenses. However, if I was responding to your request as a straight up FOAA, we would have reference you to two documents where some estimate of the costs are included. By the way, you also can find additional information at Downtown and Mill District Parking - Biddeford, Maine   The two documents that we would have responded are as follows:

- Biddeford Public Parking: *An Analysis of the Real Costs of Free Parking and Implications on Downtown Design* http://www.biddefordmaine.org/vertical/sites/%7BFAD9934F-594E-4DFE-8950-698C92DACFDD%7D/uploads/Analysis_of_Costs_of_Free_Parking_Staff_Report_052016.pdf
- The parking analysis that was done included certain assumptions about parking costs: https://docs.google.com/gview?url=https%3A%2F%2Fbiddeford.granicus.com%2FDocumentViewer.php%3Ffile%3Dbiddeford_461d89e31c409f0b30f1a376d57f7a95.pdf%26view%3D1&embedded=true

  This response would have complied with your request. However, it would not have responded to your questions.   Hence, let me take a sometime to do that for you.

- Is it a line item, factored into the Public Work's budget or is it part of the normal costs to the City's infrastructure. The costs are mostly included in the public works department operations budget.   They are not broken out. For example, snow removal costs are covered in the wages, overtime costs and the general maintenance of the equipment. This would be the same answer for the parking lots in the downtown area the City owns. The current rough estimate is that snow removal for all of the area we do snow removable is about $11,000 per event.   The Council has asked staff to work on finding the actual cost and specifically for the area that would be involved for any potential parking management plan. Once determined, it will be loaded on the website under the budget update information.

- Which and where are these particular parking spaces the City Councilors were referring to in their statements? There is no specific set of parking spaces that the comment refers to. Generally, the downtown is the area that was identified, including the spots in the parking lots. In the development of the financial model, the assumption that were used to establish the amount of money the parking fund would need for all parking was:
    - Annual maintenance cost per spot in garage: $300; per spot in lots $200; per spot on street $100
    - Annual sinking fund for the garage:$50,000 and increasing after 2 years to $75,000 and then to $125,000 per year two years later
    - Annual sinking fund for current lots: $10,000
  These costs were added to the financial modeling to make sure that there was indeed adequate monies being generated by the program to pay for future capital costs (in order to show that it truly would have not impact on the current property taxpayers). The numbers were taken from national industry standards.
- How are these costs determined? See above
- What is the total amount for the upkeep of these downtown parking locations? See above
- Are there other non free City parking locations? All public parking is free would few exceptions. Summer parking at the beach is a paid parking situation. Those funds are used to provide lifeguards and other costs associated with the beach. A small administrative fee ($20,000) is also taking out annually to offset taxes. The *Loft at Saco Falls* also pays a monthly fee for all of their tenants to park on the former Maine Energy site. Those funds are currently used for the parking program (mostly to pay for the plowing of that lot).
- I am not sure what the difference is between downtown non free parking versus other city parking locations, such as, the parking on May or Lambert or Graham or Granite Streets. These streets do not have the same level of services that on street parking gets in the downtown. Snow removal in downtown usually happens within 48 hours. The only time snow removal is done in other areas is if the banks get too large and creates some sort of safety issue.
- What makes the downtown streets non free parking and these other locations different? The costs to maintain public parking is all paid for by the property taxpayers (with the exception of any paid parking as mentioned above). To that extent, there is no difference. However, it is the expected service levels that makes a difference.

I hope this answers your questions. Feel free to contact me if you have more.

James A. Bennett, ICMA-CM
City Manager
Biddeford, Maine
Please note the change in email address to James.Bennett@biddefordmaine.org
Phone 207.284.9313
FAX 207.571.0678
Follow me on Twitter: https://twitter.com/BiddMECityMgr
www.biddefordmaine.org

City of Biddeford, Maine