



## **FINANCIAL REPORT**

**Brian E. Scholm, Chief Financial Officer**

**August 24, 2020 Board Meeting**

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- **Human Resources Report – prepared by:**

**Bonnie J. Lytle, Director of Human Resources**

- **Chief Financial Officer's Reports**

- **Financial Statements for July 2020**

**FINANCE**

## **HUMAN RESOURCES - ACTIVITY REPORT**

**Bonnie J. Lytle**

**Park New Haven Board Meeting, August 24, 2020**

### **Personnel**

- A list of new hires and employees terminating employment in July, 2020 is attached to this report.
- Due to the decrease in activity in our facilities as a result of COVID-19, we are not filling vacant positions at this time, with the exception of a new Custodian hired in July.
- The Mystery Shopper program, which was temporarily suspended due to the COVID-19 closure of our facilities, has not yet resumed but will do so as soon as the facilities have an increase in parkers.
- **Arbitrations/Unemployment Hearings**
- No arbitrations or unemployment hearings are scheduled at this time.

### **Insurance Claims/Lawsuits**

#### **J. Jones v. NHPA et al**


- This lawsuit was recently settled after ongoing negotiations between the attorneys for both sides after an unsuccessful mediation. The plaintiff claimed injuries as a result of a fall on the stairs from the platform at Union Station on June 23, 2017 due to a floor mat not being placed properly.
- A claim was submitted for damage to a vehicle as a result of a maintenance employee removing weeds in the west lot of Union Station when a rock hit the rear side window of the vehicle, breaking the glass. There were no injuries as a result of the incident.

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**Insurance Claims/Lawsuits (con't)**

- No employee injuries were reported in July, 2020.

Respectfully submitted,

  
Bonnie J. Lytle  
Director of Human Resources

**PARK NEW HAVEN PERSONNEL CHANGES JULY, 2020**

**NEW HIRES**

<b><u>NAME</u></b>	<b><u>HIRE DATE</u></b>	<b><u>POSITION</u></b>
Vanessa Purdie	July 20, 2020	Custodian

**EMPLOYEES TERMINATING EMPLOYMENT**

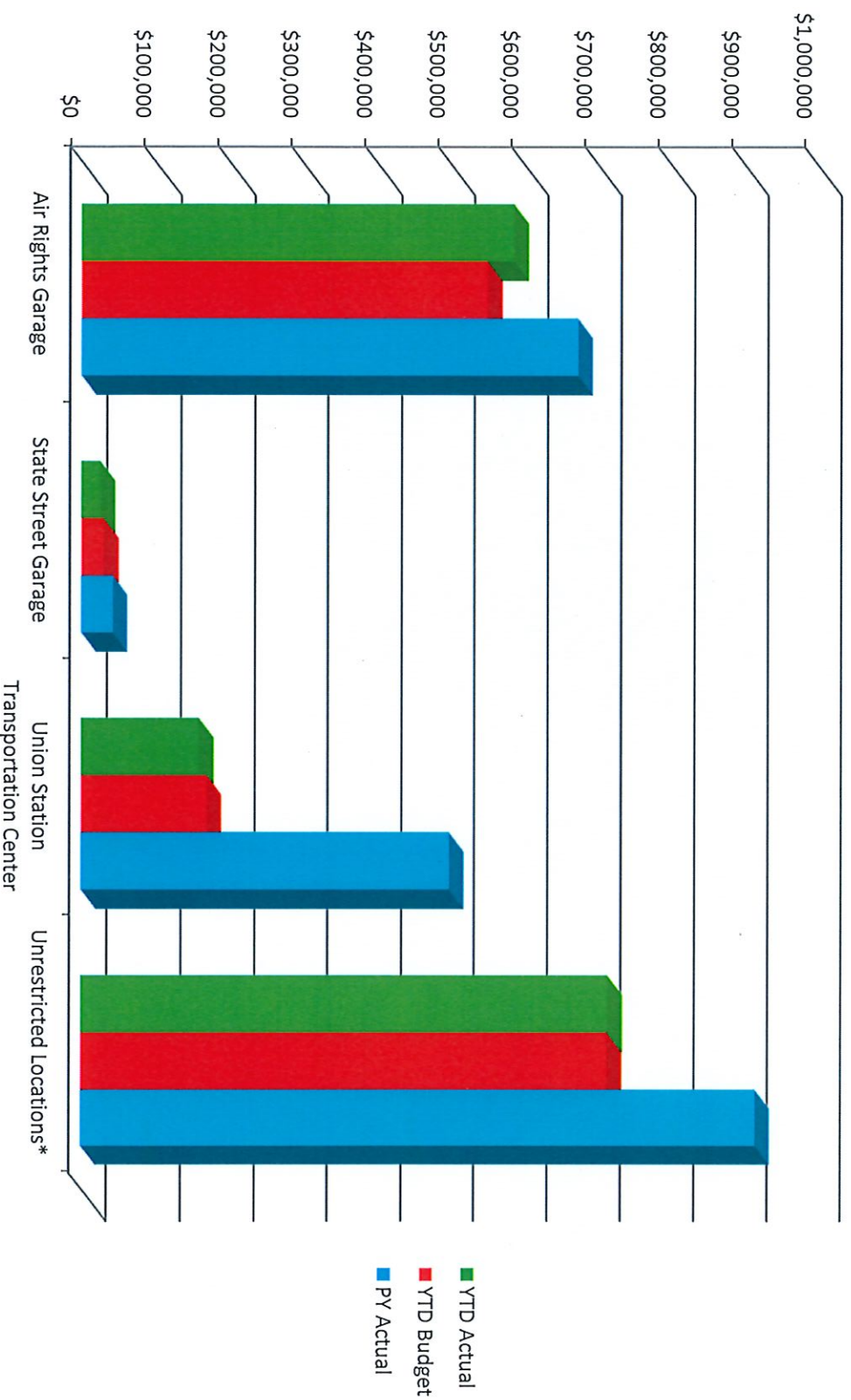
<b><u>NAME</u></b>	<b><u>EFFECTIVE DATE</u></b>	<b><u>POSITION</u></b>
NONE		

# Chief Financial Officers Report

## July 2020 Results

- Restricted/Unrestricted Revenues Overview
- Restricted/Unrestricted Location Budget to Actual Comparison
- Major Variance Points
- Restricted/Unrestricted Revenue Per Space
- COVID-19 Impacts

# YTD Revenue - Budget to Actual July 2020



\* - Excludes Administrative Revenues (rebilled expenses)





# PNH – YTD Location Budget to Actual July 2020

FACILITY	Year-to-Date per Space/Month				FISCAL YEAR-TO-DATE								
	SPACES	REV PER SPACE	NET EXP SPACE	NET REV SPACE	ACT NET REVENUE	BDGT NET REVENUE	REVENUE VAR B/(W)	ACT OPER EXPENSES	BDGT NET EXPENSES	EXPENSE VAR B/(W)	ACT NET INCOME	BDGT NET INCOME	NET INC VAR B/(W)
RESTRICTED													
Air Rights Garage	2,552	231	109	121	589	552	37	279	265	(14)	310	287	23
State Street Garage	268	97	67	30	26	30	(4)	18	12	(6)	8	18	(10)
Union Station Garage	1,130	43	122	(79)	49	59	(10)	138	143	5	(89)	(84)	(5)
Union Station Building	n/a				110	110	0	207	221	14	(97)	(111)	14
Total Restricted					774	751	23	642	641	(1)	132	110	22
UNRESTRICTED													
Management Locations	n/a				1	1	0	0	0	0	1	1	0
Crown Street Garage	708	194	198	(4)	137	133	4	140	151	11	(3)	(18)	15
Granite Square Garage	305	164	193	(30)	50	50	0	59	61	2	(9)	(11)	2
Temple Medical Garage	386	215	163	52	83	82	1	63	71	8	20	11	9
Temple Street Garage	1,247	180	142	38	224	212	12	177	170	(7)	47	42	5
Orange & Elm Lot	35	114	114	-	4	3	1	4	4	0	0	(1)	1
Orchard & Sherman Lot	460	128	35	93	59	59	0	16	16	0	43	43	0
Residential Lots	249	48	36	12	12	13	(1)	9	10	1	3	3	0
Sherman & Tyler Lot	470	130	30	100	61	61	0	14	14	0	47	47	0
State/Fair and State/Chapel Lots	165	61	67	(6)	10	10	0	11	12	1	(1)	(2)	1
State & George Lot	490	82	45	37	40	40	0	22	22	0	18	18	0
State Street Lots	220	32	41	(9)	7	14	(7)	9	10	1	(2)	4	(6)
State & Trumbull Lot	75	27	40	(13)	2	5	(3)	3	3	0	(1)	2	(3)
State & Wall Lot	127	79	31	47	10	16	(6)	4	6	2	6	10	(4)
Tower Lane Lot	100	-	-	-	0	0	0	0	0	0	0	0	0
Under Air Rights Lot	184	114	54	60	21	21	0	10	10	0	11	11	0
Total Unrestricted					721	720	1	541	560	19	180	160	20
Administration	n/a				216	216	0	196	205	9	20	11	9
Total NHPA	9,171				1,711	1,687	24	1,379	1,406	27	332	281	51

# NHPA Major Variances – July 2020

	ACTUAL	BUDGET	VARIANCE	REASON
<b>AIR RIGHTS</b>				
Monthly Rev	458,167	427,725	30,442	YNHH 24-hour cards up \$19,000 and night up \$18,000, partly offset by debits down \$17,000. Additional YU cards.
Transient Rev	118,797	108,605	10,192	Conservative budget, due to unpredictable effects of Covid.
Repairs & Maint	21,259	7,097	(14,162)	Lighting up \$5700, elevators up \$8500 and cleaning of stormwater line not budgeted (\$2950)..
<b>STATE ST GARAGE</b>				
Monthly Rev	21,194	29,077	(7,883)	Standard parkers up 80, commercial up 28 and affordable housing down 50.
Utilities	10,352	1,685	(8,667)	Payment of past months of water and sewer.
<b>UNION STATION BUILDING</b>				
Utilities	30,902	37,320	6,418	Electricity generation down \$3400, water down \$1100 and sewer down \$1400.
Repairs & Maint	21,333	14,769	(6,564)	Deep cleaning not budgeted-\$19,800, partly offset by plumbing down \$1900, elevators/escalators down \$5000 and lighting down \$4300.
Supplies	1,962	7,080	5,118	Cleaning down \$2600 and other down \$1700.
<b>UNION STATION GARAGE</b>				
Monthly Rev	33,320	39,735	(6,415)	Almost 100 cancellations, mostly due to Covid per parkers cancelling.
Bank Fees	646	8,400	7,754	Credit card transactions down due to dramatic reduction in transients. Budget conservative.
<b>ADMIN</b>				
Managers-ST	105,700	114,081	8,381	Under budget.
Benefits	51,784	46,192	(5,592)	Unemployment payments up \$8000.
<b>CROWN STREET</b>				
Monthly Rev	114,156	126,150	(11,994)	About 80 cancellations, primarily due to Covid.
Transient Rev	20,779	5,801	14,978	Conservative budget, due to unpredictable effects of Covid.
Repairs & Maint	1,144	6,477	5,333	Lighting down \$2500 and elevators down \$1500.
<b>STATE STREET LOTS</b>				
Monthly Rev	6,825	13,500	(6,675)	Cancellations mostly due to Covid per callers.
<b>STATEMALL</b>				
Monthly Rev	9,643	15,620	(5,977)	Cancellations due to Covid, along with rash of vehicle break-ins.
<b>TEMPLE STREET</b>				
Transient Rev	14,965	5,820	9,145	Conservative budget, due to unpredictable effects of Covid.
Validations Rev	7,668	1,587	6,081	Conservative budget, due to unpredictable effects of Covid.
Security-ST	25,052	15,969	(9,083)	112 additional Security hours scheduled per week by Operations.
Benefits	46,429	38,144	(8,285)	Pension up due to additional Security hours worked, and vacation way up.



# Revenue Per Space Trend and Year-to-Year July 2020

			JUL 2020		JUN 2020		MAY 2020		YTD JUL 2020	
FACILITY			2020	2019	2020	2019	2020	2019	2020	2019
<u>RESTRICTED</u>	SPACES		RPS	RPS	RPS	RPS	RPS	RPS	RPS	RPS
Air Rights Garage	2,552		231	265	225	270	212	270	231	265
State Street Garage	268		97	160	101	119	108	-	97	160
Union Station Garage	1,130		43	347	8	382	4	386	43	347
<u>UNRESTRICTED</u>										
Crown Street Garage	708		194	291	179	340	167	343	194	291
Granite Square Garage	305		164	164	167	161	174	164	164	164
Temple Medical Garage	371		224	221	251	296	175	302	224	221
Temple Street Garage - X Gateway	635		240	348	254	342	207	381	240	348
Temple Street Garage - Gateway	600		120	120	120	120	120	120	120	120
Orange & Elm Lot	35		114	286	57	286	29	343	114	286
Orchard & Sherman Lot	460		128	126	126	124	126	124	128	126
Residential Lots	249		48	60	44	68	44	68	48	60
Sherman & Tyler	472		129	127	127	125	127	125	129	127
State/Fair and State/Chapel Lots	165		61	85	61	85	55	91	61	85
State Street Lots	145		48	103	62	97	69	55	48	103
State & Trumbull Lot	75		27	107	13	107	13	107	27	107
State & Wall Lot	127		79	134	87	134	87	126	79	134
Tower Lane Lot	100		-	20	-	30	-	50	-	20
Under Air Rights Lot	184		114	114	114	114	114	114	114	114

# Transient Revenue by Month March – June 2020

	March	April	May	June
	Total	Total	Total	Total
<b>USG</b>	<b>\$ 130,640.00</b>	<b>\$ 1,976.00</b>	<b>\$ 3,618.00</b>	<b>\$ 9,430.00</b>
<b>ARG</b>	<b>\$ 184,956.00</b>	<b>\$ 106,399.00</b>	<b>\$ 100,325.00</b>	<b>\$ 134,508.00</b>
<b>UNRESTRICTED FACILITIES</b>				
TSG	\$ 30,069.00	\$ 4,092.30	\$ 5,229.95	\$ 11,979.90
CSG	\$ 42,804.00	\$ 1,800.00	\$ 4,416.63	\$ 13,394.00
TMG	\$ 10,265.50	\$ 4.00	\$ 32.00	\$ 2,785.65
SSG	\$ 2,535.00	\$ 108.00	\$ 274.00	\$ 985.00
O/Elm	\$ 6,877.00	\$ 756.00	\$ 1,294.00	\$ 2,849.00
ST/Fair	\$ 1,899.20	\$ 171.75	\$ 73.40	\$ 1,390.10
ST/Mechanic	\$ 1,037.53	\$ 50.55	\$ 164.10	\$ 413.77
Whalley/Blake	\$ 948.74	\$ 10.50	\$ 35.30	\$ 277.15
GSO	\$ 1,307.00	\$ 55.10	\$ 36.75	\$ 394.93
Orange/George	\$ 1,924.00	\$ -	\$ -	\$ 712.00
<b>Total Unrest</b>	<b>\$ 99,666.97</b>	<b>\$ 7,048.20</b>	<b>\$ 11,556.13</b>	<b>\$ 35,181.50</b>

## PNH Board Meeting – August 24, 2020

- Tickets by location – Downtown Garages.
- COVID-19 Impacts to garage capacity – monthly parkers.
- Open for discussion.