

## **Amendment to Parking Management Agreement No. 4**

This Amendment to Parking Management Agreement No. 4 (the "Amendment") is made and entered into as of \_\_\_\_\_, 2025, by and between The City of Racine, Wisconsin (the "City"), and ABM Industry Groups, LLC (the "Operator").

### **RECITALS**

WHEREAS, City and Operator are parties to that certain Parking Management Agreement dated \_\_\_\_\_ (the "Agreement"), wherein Operator agreed to provide certain parking management and related services; and

WHEREAS, the parties desire to amend the Agreement to eliminate all provisions relating to the current meter services and replace them with the on-street services described herein;

### **AMENDMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants herein, the parties agree as follows:

1. **Removal of Meter Services.** All references, pricing, terms, and conditions relating to meter services, and the services themselves, provided by Operator are hereby removed from the Agreement beginning \_\_\_\_\_.
2. **New On-Street Services.** Operator shall provide the following on-street management services ( See Appendix) beginning \_\_\_\_\_:
3. **Compensation.** For calendar year 2026, the City shall pay Operator \$129,171.06
4. **Extensions.** The Agreement may be extended for up to three (3) additional one-year terms to address increases in service costs. Operator must submit extension requests, including proposed revised compensation, no later than August 1 of each year for the subsequent calendar year.
5. **Free or Reduced Parking Requests.** Any requests for free or reduced parking must be submitted in writing to Operator for consideration. If Operator elects to grant such requests, it must include an estimate of lost revenue from both parking fees and citations. In the event that Operator provides free or reduced parking, Operator shall reimburse the City in an amount equal to the estimated lost revenue. The decision by Operator to grant or deny any such request shall be final and binding.

6. **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same instrument. Electronic or facsimile signatures shall be deemed binding for all purposes.

7. **Definitions and Incorporation.** Except as expressly amended hereby, all capitalized terms shall have the meanings set forth in the Agreement. All other provisions of the Agreement not expressly modified herein shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto have executed this Amendment as of the date first above written.

ABM INDUSTRY GROUPS, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

CITY OF RACINE

By: \_\_\_\_\_

Name:

Title:

ATTEST:

By: \_\_\_\_\_

Name:

Title:

Provisions have been made to pay the liability that will accrue hereunder.

By: \_\_\_\_\_

Name:

Title:

APPROVED AS TO FORM:

By: \_\_\_\_\_

Name:

Title:

Description	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Year 1
On Street Revenue	\$ 23,180.00	\$ 22,740.00	\$ 29,120.00	\$ 26,325.00	\$ 26,325.00	\$ 24,570.00	\$ 26,000.00	\$ 24,180.00	\$ 22,425.00	\$ 27,040.00	\$ 23,980.00	\$ 24,000.00	\$ 299,885.00
Violation Revenue ( 30% of Revenue)	\$ 6,954.00	\$ 6,822.00	\$ 8,736.00	\$ 7,897.50	\$ 7,897.50	\$ 7,371.00	\$ 7,800.00	\$ 7,254.00	\$ 6,727.50	\$ 8,112.00	\$ 7,194.00	\$ 7,200.00	\$ 89,965.50
<b>Total Net Revenue</b>	<b>\$ 30,134.00</b>	<b>\$ 29,562.00</b>	<b>\$ 37,856.00</b>	<b>\$ 34,222.50</b>	<b>\$ 34,222.50</b>	<b>\$ 31,941.00</b>	<b>\$ 33,800.00</b>	<b>\$ 31,434.00</b>	<b>\$ 29,152.50</b>	<b>\$ 35,152.00</b>	<b>\$ 31,174.00</b>	<b>\$ 31,200.00</b>	<b>\$ 389,850.50</b>
<b>Expenses:</b>													
Payroll (Wages & Salary)	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 4,141.60	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 3,094.40	\$ 4,141.60	\$ 39,227.20
Vacations	\$ 142.80	\$ 142.80	\$ 142.80	\$ 142.80	\$ 142.80	\$ 214.20	\$ 142.80	\$ 142.80	\$ 142.80	\$ 142.80	\$ 142.80	\$ 214.20	\$ 1,856.40
Sick	\$ 138.99	\$ 138.99	\$ 138.99	\$ 138.99	\$ 138.99	\$ 208.49	\$ 138.99	\$ 138.99	\$ 138.99	\$ 138.99	\$ 138.99	\$ 208.49	\$ 1,806.88
Payroll Tax	\$ 299.28	\$ 299.28	\$ 299.28	\$ 299.28	\$ 299.28	\$ 448.92	\$ 299.28	\$ 299.28	\$ 299.28	\$ 299.28	\$ 299.28	\$ 448.92	\$ 3,890.64
Workers Comp	\$ 120.59	\$ 120.59	\$ 120.59	\$ 120.59	\$ 120.59	\$ 180.88	\$ 120.59	\$ 120.59	\$ 120.59	\$ 120.59	\$ 120.59	\$ 180.88	\$ 1,567.66
401K Plan	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
H&W Premium	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 240.00	\$ 2,880.00
Violation Notice Letters/Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance-Vehile Insurance	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
Materials/Supplies/Signs	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 1,200.00
Vehicle Lease/Finanace	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 950.00	\$ 11,400.00
Vehicle Branding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
R & M	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 6,000.00
Enforcement Printer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Registration Wheels Fee	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00	\$ 240.00
Fuel	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00	\$ 3,600.00
Management Fee	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 24,000.00
Passport License Set Up	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Licenses & Permits	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
Telephone / DSL/Cell Patrol	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 70.00	\$ 840.00
Uniforms	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 600.00
Office Space	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 2,105.19	\$ 25,262.28
<b>CAPEX</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Expenses</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 11,929.28</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 11,929.28</b>	<b>\$ 129,171.06</b>
<b>Net Income</b>	<b>\$ 19,602.75</b>	<b>\$ 19,030.75</b>	<b>\$ 27,324.75</b>	<b>\$ 23,691.25</b>	<b>\$ 23,691.25</b>	<b>\$ 20,011.72</b>	<b>\$ 23,268.75</b>	<b>\$ 20,902.75</b>	<b>\$ 18,621.25</b>	<b>\$ 24,620.75</b>	<b>\$ 20,642.75</b>	<b>\$ 19,270.72</b>	<b>\$ 260,679.44</b>
Management Inc Fee 1.5% NOI	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Net After Inc Fee</b>	<b>\$ 19,602.75</b>	<b>\$ 19,030.75</b>	<b>\$ 27,324.75</b>	<b>\$ 23,691.25</b>	<b>\$ 23,691.25</b>	<b>\$ 20,011.72</b>	<b>\$ 23,268.75</b>	<b>\$ 20,902.75</b>	<b>\$ 18,621.25</b>	<b>\$ 24,620.75</b>	<b>\$ 20,642.75</b>	<b>\$ 19,270.72</b>	<b>\$ 260,679.44</b>
	21,723	143,226	164,950										
<b>Current Monthly Fixed Charges</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 22,215.00</b>	<b>\$ 266,580.00</b>
<b>Proposed Monthly Expenses</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 11,929.28</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 10,531.25</b>	<b>\$ 11,929.28</b>	<b>\$ 129,171.06</b>
<b>Supplis to City</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 10,285.72</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 11,683.75</b>	<b>\$ 10,285.72</b>	<b>\$ 137,408.94</b>
Supplis to City( if Office isProvided by C	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 12,390.91	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 13,788.94	\$ 12,390.91	\$ 162,671.22

- **Current Annual Operating Expenses:** \$266,580.00 (\$22,215.00/month)
  - **Projected Annual Operating Expenses (Post-Implementation):** \$129,171.06 (\$10,764.26/month)
  - **Annual Savings: \$137,408.88**
  - **Monthly Savings: \$11,450.74**
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#### **Additional Notes**

- All **signage and related integration with Passport, Inc.** will be at the cost of the City of Racine.
- The **Flowbird Kiosk** may be purchased directly by the City or procured by ABM with costs charged back to the City, as preferred.

## Appendix

### Scope of Work

#### **Phase 1: License Plate Number (LPN) Switch (30–45 days)**

- Transition parking system to license plate–based tracking.

#### **Phase 2: Curbside Refresh (60 days)**

- Install new branded, ADA-compliant signage.
- Implement **Text2Pay** and **Guest Checkout** features.
- Provide decals/signs with short codes and keywords for Text2Pay.

#### **Phase 3: Enforcement Discovery (30 days)**

- Assess enforcement needs, processes, and best practices.

#### **Phase 4: Enforcement Implementation & Go-Live (3 months)**

- Integrate all parking operations into **Passport's platform**.
- Deploy **license plate recognition** and handheld enforcement devices.
- Enable **mobile ticket issuance, e-citations, and letter generation**.
- Launch **back-office system** with reporting, payments, and management portal.
- Provide functionality for **citation search, online payments, and appeals**.

#### **Phase 5: Pilot Program with Flowbird Kiosk**

- Install **one kiosk** at the west side of 5th & 6th (Main Street).
- Eliminate coin collection to reduce operating costs.
- Implement revised **rate zones** (2-hour, 4-hour, 25-minute) while eliminating the 10-hour rate.

#### **Phase 6: Website Integration (3 months)**

- Create a centralized website for **maps, rates, accounts, permits, prepayments, and citation disputes**.
- Fully integrate website with **Passport systems** for seamless operations.

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### **Financial Impact – Savings to the City of Racine**