

OFF-STREET PARKING BOARD  
AGENDAS

for

FINANCE COMMITTEE  
MEETING

and

MONTHLY BOARD  
MEETING

WEDNESDAY, SEPTEMBER 9, 2026

**OFF-STREET PARKING BOARD  
FINANCE COMMITTEE MEETING  
AGENDA**

**WEDNESDAY, SEPTEMBER 9, 2026**

**8:00 A. M.**



A G E N D A  
OFF-STREET PARKING BOARD  
FINANCE COMMITTEE MEETING  
CITY OF MIAMI, FLORIDA

**September 9, 2026**

**8:00 a.m.**

**40 N.W. 3<sup>rd</sup> St., Suite 1103**

1. June 2026 Financial Statements
  - A. Miami Parking Authority
  - B. Knight Center Garage
2. July 2026 Financial Statements
  - A. Miami Parking Authority
  - B. Knight Center Garage
3. Bank Reconciliations

Any person may be heard by the Off-Street Parking Board of Directors, through the Chair, for not more than two minutes, on any proposition before the Board of Directors unless modified by the Chair. The Chair will advise the public when the public may have the opportunity to address the Board of Directors during the Public Comment Period or at any other designated time.

In accordance with the Americans with Disabilities Act of 1990, as amended, persons needing special accommodations to participate in this proceeding may contact the Miami Parking Authority at (305) 373-6789 ext. 227 or ext. 228 (Voice) no later than six (6) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than six (6) business days prior to the proceeding.



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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *AA Argudin*

SUBJECT: Financial Summaries For the Period Ended June 30, 2026

DATE: September 9, 2026

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The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended June 30, 2026.

AA:md

Attachment

# MIAMI PARKING AUTHORITY

## Revenue and Expenses Summary

For the Nine Months ended June 30, 2026

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|                                           | Variances         |                           |                   |                               |             |                                      |
|-------------------------------------------|-------------------|---------------------------|-------------------|-------------------------------|-------------|--------------------------------------|
|                                           | FY 2026<br>Actual | FY 2026<br>Adopted Budget | FY 2025<br>Actual | Actual<br>FY 2026 vs. FY 2025 |             | FY 2026 Actual<br>vs. FY 2026 Budget |
|                                           | \$                | \$                        | \$                | \$                            | %           | \$                                   |
| Operating Revenue                         | 53,189,120        | 49,312,653                | 49,125,901        | 4,063,219                     | 8.3         | 3,876,467                            |
| Direct Operating Expenses                 | 22,466,992        | 23,164,860                | 21,829,512        | (637,480)                     | (2.9)       | 697,868                              |
| <b>Operating Results</b>                  | <b>30,722,128</b> | <b>26,147,793</b>         | <b>27,296,389</b> | <b>3,425,739</b>              | <b>12.6</b> | <b>4,574,335</b>                     |
| <b>Non-Operating Revenues (Expenses):</b> |                   |                           |                   |                               |             |                                      |
| Depreciation & Amortization               | (2,352,408)       | (2,700,000)               | (2,425,741)       | 73,333                        | 3.0         | 347,592                              |
| Interest Income                           | 1,378,292         | 119,997                   | 1,484,530         | (106,238)                     | 7.2         | 1,258,295                            |
| Lower of Cost of Market - Investments     | (256,105)         | -                         | 83,573            | (339,678)                     | 406.4       | (256,105)                            |
| Gain (Loss) on Disposal Property          | 72,900            | -                         | 135,759           | (62,859)                      | 46.3        | 72,900                               |
| Interest Expense                          | (947,408)         | (926,667)                 | (1,004,108)       | 56,700                        | 5.6         | (20,741)                             |
| Budgeted Reserves                         | 13,304            | -                         | -                 | 13,304                        | -           | 13,304                               |
| <b>Net Revenue In Excess of Expenses</b>  | <b>28,630,703</b> | <b>22,641,123</b>         | <b>25,570,402</b> | <b>3,060,301</b>              | <b>12.0</b> | <b>5,989,580</b>                     |

The above summary represents the financial performance of the agency for the (9) months ended June 30, 2026 based on the reporting requirements of Ordinance No. 11719.

  
**ALEJANDRA ARGUDIN**  
 CHIEF EXECUTIVE OFFICER

  
**MIRTHA DZIEDZIC**  
 CHIEF FINANCIAL OFFICER

**MIAMI PARKING AUTHORITY**

## Revenue and Expenses Summary

For the Month Ended June 30, 2026

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|                                           | Variances        |                  |                  |                     |             |                    |             |
|-------------------------------------------|------------------|------------------|------------------|---------------------|-------------|--------------------|-------------|
|                                           | FY 2026          | FY 2026          | FY 2025          | Actual              |             | FY 2026 Actual     |             |
|                                           | Actual           | Adopted Budget   | Actual           | FY 2026 vs. FY 2025 |             | vs. FY 2026 Budget |             |
|                                           | \$               | \$               | \$               | \$                  | %           | \$                 | %           |
| Operating Revenue                         | 6,151,685        | 4,995,039        | 5,346,435        | 805,250             | 15.1        | 1,156,646          | 23.2        |
| Direct Operating Expenses                 | 2,560,179        | 2,526,396        | 2,402,623        | (157,556)           | (6.6)       | (33,783)           | (1.3)       |
| <b>Operating Results</b>                  | <b>3,591,506</b> | <b>2,468,643</b> | <b>2,943,812</b> | <b>647,694</b>      | <b>22.0</b> | <b>1,122,863</b>   | <b>45.5</b> |
| <b>Non-Operating Revenues (Expenses):</b> |                  |                  |                  |                     |             |                    |             |
| Depreciation & Amortization               | (263,336)        | (300,000)        | (262,848)        | (488)               | 0.2         | 36,664             | 12.2        |
| Interest Income                           | 140,924          | 13,333           | 191,311          | (50,387)            | (26.3)      | 127,591            | (957.0)     |
| Lower of Cost of Market - Investments     | (55,650)         | -                | 87,743           | (143,393)           | (163.4)     | (55,650)           | -           |
| Interest Expense                          | (105,268)        | (102,963)        | (111,568)        | 6,300               | (5.6)       | (2,305)            | (2.2)       |
| Budgeted Reserves                         | 6,009            | -                | -                | 6,009               | -           | 6,009              | -           |
| <b>Net Revenue In Excess of Expenses</b>  | <b>3,314,185</b> | <b>2,079,013</b> | <b>2,848,450</b> | <b>465,735</b>      | <b>16.4</b> | <b>1,235,172</b>   | <b>59.4</b> |



**MIAMI PARKING AUTHORITY**

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 Schedule of Revenue and Expenses  
 For the Nine Months ended June 30, 2026

|                                                  | Variances         |                   |                   |                     |               |                    |                |
|--------------------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------|--------------------|----------------|
|                                                  | FY 2026           | FY 2026           | FY 2025           | Actual              |               | FY 2026 Actual     |                |
|                                                  | Actual            | Adopted Budget    | Actual            | FY 2026 vs. FY 2025 |               | vs. FY 2026 Budget |                |
|                                                  | \$                | \$                | \$                | \$                  | %             | \$                 | %              |
| <b>Operating Revenue</b>                         |                   |                   |                   |                     |               |                    |                |
| Off-Street Facilities                            | 6,104,177         | 5,944,813         | 5,678,113         | 426,064             | 7.5           | 159,364            | 2.7            |
| Parking Lots                                     | 9,202,292         | 8,896,452         | 8,772,009         | 430,283             | 4.9           | 305,840            | 3.4            |
| On-Street                                        | 35,821,787        | 32,717,008        | 32,669,167        | 3,152,620           | 9.7           | 3,104,779          | 9.5            |
| Management Fees                                  | 1,153,087         | 779,383           | 1,070,037         | 83,050              | 7.8           | 373,704            | 47.9           |
| Other                                            | 907,778           | 974,997           | 936,575           | (28,797)            | (3.1)         | (67,219)           | (6.9)          |
| <b>Total Operating Revenue</b>                   | <b>53,189,121</b> | <b>49,312,653</b> | <b>49,125,901</b> | <b>4,063,220</b>    | <b>8.3</b>    | <b>3,876,468</b>   | <b>7.9</b>     |
| <b>Operating Expenses</b>                        |                   |                   |                   |                     |               |                    |                |
| Salaries, Wages & Fringe Benefits                | 8,846,879         | 9,711,108         | 8,414,500         | (432,379)           | (5.1)         | 864,229            | 8.9            |
| Repairs, Maintenance, Cleaning & Landscape       | 1,807,618         | 1,955,005         | 1,924,221         | 116,603             | 6.1           | 147,387            | 7.5            |
| Security                                         | 1,330,970         | 1,394,538         | 1,365,645         | 34,675              | 2.5           | 63,568             | 4.6            |
| Utilities                                        | 494,284           | 542,690           | 583,915           | 89,631              | 15.4          | 48,406             | 8.9            |
| Insurance                                        | 1,151,161         | 1,127,466         | 1,276,405         | 125,244             | 9.8           | (23,695)           | (2.1)          |
| Rental - Building/Land/Auto                      | 433,798           | 516,874           | 355,667           | (78,131)            | (22.0)        | 83,076             | 16.1           |
| Assessment Expenses                              | 780,107           | 762,294           | 717,789           | (62,318)            | (8.7)         | (17,813)           | (2.3)          |
| Revenue Sharing                                  | 2,256,847         | 2,066,195         | 2,173,902         | (82,945)            | (3.8)         | (190,652)          | (9.2)          |
| Parking Meter Parts & Installation               | 18,812            | 75,702            | 25,136            | 6,324               | 25.2          | 56,890             | 75.1           |
| Professional - Audit                             | 101,934           | 137,916           | 101,934           | -                   | -             | 35,982             | 26.1           |
| Professional - Legal Services                    | 88,218            | 95,625            | 88,218            | -                   | -             | 7,407              | 7.7            |
| Professional - Other                             | 592,600           | 520,454           | 643,235           | 50,635              | 7.9           | (72,146)           | (13.9)         |
| Professional - Pay and Display Fees              | 96,879            | 114,814           | 109,898           | 13,019              | 11.8          | 17,935             | 15.6           |
| Bank Charges                                     | 2,942,438         | 2,546,211         | 2,570,336         | (372,102)           | (14.5)        | (396,227)          | (15.6)         |
| Supplies & Miscellaneous                         | 692,522           | 690,627           | 574,864           | (117,658)           | (20.5)        | (1,895)            | (0.3)          |
| Other Expenses                                   | 317,107           | 322,254           | 348,592           | 31,485              | 9.0           | 5,147              | 1.6            |
| Advertising & Promotion                          | 514,818           | 585,087           | 555,255           | 40,437              | 7.3           | 70,269             | 12.0           |
| <b>Total Operating Expenses</b>                  | <b>22,466,992</b> | <b>23,164,860</b> | <b>21,829,512</b> | <b>(637,480)</b>    | <b>(2.9)</b>  | <b>697,868</b>     | <b>3.0</b>     |
| <b>Operating Results Before Depr &amp; Amort</b> | <b>30,722,129</b> | <b>26,147,793</b> | <b>27,296,389</b> | <b>3,425,740</b>    | <b>12.6</b>   | <b>4,574,336</b>   | <b>17.5</b>    |
| Depreciation & Amortization                      | (2,352,408)       | (2,700,000)       | (2,425,741)       | 73,333              | 3.0           | 347,592            | 12.9           |
| <b>Operating Results</b>                         | <b>28,369,721</b> | <b>23,447,793</b> | <b>24,870,648</b> | <b>3,499,073</b>    | <b>14.1</b>   | <b>4,921,928</b>   | <b>21.0</b>    |
| <b>Non-Operating Revenues (Expenses):</b>        |                   |                   |                   |                     |               |                    |                |
| Interest Income                                  | 1,378,292         | 119,997           | 1,484,530         | (106,238)           | (7.2)         | 1,258,295          | 1,048.6        |
| Lower of Cost of Market - Investments            | (256,105)         | -                 | 83,573            | (339,678)           | (406.4)       | (256,105)          | -              |
| Gain (Loss) on Disposal Property                 | 72,900            | -                 | 135,759           | (62,859)            | (46.3)        | 72,900             | -              |
| Interest Expense                                 | (947,408)         | (926,667)         | (1,004,108)       | 56,700              | (5.6)         | (20,741)           | 2.2            |
| Budgeted Reserves                                | 13,304            | -                 | -                 | 13,304              | -             | 13,304             | -              |
| <b>Total Non-Operating</b>                       | <b>260,983</b>    | <b>(806,670)</b>  | <b>699,754</b>    | <b>(438,771)</b>    | <b>(62.7)</b> | <b>1,067,653</b>   | <b>(132.4)</b> |
| <b>Net Revenue In Excess of Expenses</b>         | <b>28,630,704</b> | <b>22,641,123</b> | <b>25,570,402</b> | <b>3,060,302</b>    | <b>12.0</b>   | <b>5,989,581</b>   | <b>26.5</b>    |



Schedule of Revenue and Expenses  
For the Month Ended June 30, 2026

|                                            |                   |                           |                   | Variances                     |         |                                      |        |         |
|--------------------------------------------|-------------------|---------------------------|-------------------|-------------------------------|---------|--------------------------------------|--------|---------|
|                                            | FY 2026<br>Actual | FY 2026<br>Adopted Budget | FY 2025<br>Actual | Actual<br>FY 2026 vs. FY 2025 |         | FY 2026 Actual<br>vs. FY 2026 Budget |        | Note(s) |
|                                            | \$                | \$                        | \$                | \$                            | %       | \$                                   | %      |         |
| <b>Operating Revenue</b>                   |                   |                           |                   |                               |         |                                      |        |         |
| Off-Street Facilities                      | 782,377           | 618,907                   | 614,514           | 167,863                       | 27.3    | 163,470                              | 26.4   |         |
| Parking Lots                               | 1,153,411         | 909,585                   | 882,217           | 271,194                       | 30.7    | 243,826                              | 26.8   |         |
| On-Street                                  | 3,948,333         | 3,285,416                 | 3,626,726         | 321,607                       | 8.9     | 662,917                              | 20.2   |         |
| Management Fees                            | 166,696           | 72,798                    | 125,439           | 41,257                        | 32.9    | 93,898                               | 129.0  |         |
| Other                                      | 100,869           | 108,333                   | 97,538            | 3,331                         | 3.4     | (7,464)                              | (6.9)  |         |
| Total Operating Revenue                    | 6,151,686         | 4,995,039                 | 5,346,434         | 805,252                       | 15.1    | 1,156,647                            | 23.2   |         |
| <b>Operating Expenses</b>                  |                   |                           |                   |                               |         |                                      |        |         |
| Salaries, Wages & Fringe Benefits          | 1,031,128         | 1,079,012                 | 880,703           | (150,425)                     | (17.1)  | 47,884                               | 4.4    |         |
| Repairs, Maintenance, Cleaning & Landscape | 192,843           | 250,722                   | 191,633           | (1,210)                       | (0.6)   | 57,879                               | 23.1   |         |
| Security                                   | 142,058           | 145,798                   | 177,710           | 35,652                        | 20.1    | 3,740                                | 2.6    |         |
| Utilities                                  | 55,953            | 58,363                    | 62,637            | 6,684                         | 10.7    | 2,410                                | 4.1    |         |
| Insurance                                  | 132,639           | 125,274                   | 138,073           | 5,434                         | 3.9     | (7,365)                              | (5.9)  |         |
| Rental - Building/Land/Auto                | 56,199            | 62,753                    | 39,518            | (16,681)                      | (42.2)  | 6,554                                | 10.4   |         |
| Assessment Expenses                        | 90,063            | 81,787                    | 80,641            | (9,422)                       | (11.7)  | (8,276)                              | (10.1) |         |
| Revenue Sharing                            | 243,613           | 221,310                   | 206,133           | (37,480)                      | (18.2)  | (22,303)                             | (10.1) | 1       |
| Parking Meter Parts & Installation         | 290               | 7,783                     | 1,337             | 1,047                         | 78.3    | 7,493                                | 96.3   |         |
| Professional - Audit                       | 11,326            | 15,324                    | 11,326            | -                             | -       | 3,998                                | 26.1   |         |
| Professional - Legal Services              | 9,802             | 10,625                    | 9,802             | -                             | -       | 823                                  | 7.7    |         |
| Professional - Other                       | 63,000            | 60,599                    | 93,251            | 30,251                        | 32.4    | (2,401)                              | (4.0)  |         |
| Professional - Technology Fees             | 4,038             | 4,565                     | 31,513            | 27,475                        | 87.2    | 527                                  | 11.5   |         |
| Bank Charges                               | 344,426           | 232,755                   | 297,782           | (46,644)                      | (15.7)  | (111,671)                            | (48.0) | 2       |
| Supplies & Miscellaneous                   | 79,293            | 73,020                    | 57,225            | (22,068)                      | (38.6)  | (6,273)                              | (8.6)  |         |
| Other Expenses                             | 49,457            | 45,670                    | 67,890            | 18,433                        | 27.2    | (3,787)                              | (8.3)  |         |
| Advertising & Promotion                    | 54,051            | 51,036                    | 55,449            | 1,398                         | 2.5     | (3,015)                              | (5.9)  |         |
| Total Operating Expenses                   | 2,560,179         | 2,526,396                 | 2,402,623         | (157,556)                     | (6.6)   | (33,783)                             | (1.3)  |         |
| Operating Results Before Depr & Amort      | 3,591,507         | 2,468,643                 | 2,943,811         | 647,696                       | 22.0    | 1,122,864                            | 45.5   |         |
| Depreciation & Amortization                | (263,336)         | (300,000)                 | (262,848)         | (488)                         | (0.2)   | 36,664                               | (12.2) |         |
| Operating Results                          | 3,328,171         | 2,168,643                 | 2,680,963         | 647,208                       | 24.1    | 1,159,528                            | 53.5   |         |
| <b>Non-Operating Revenues (Expenses):</b>  |                   |                           |                   |                               |         |                                      |        |         |
| Interest Income                            | 140,924           | 13,333                    | 191,311           | (50,387)                      | 26.3    | 127,591                              | 957.0  |         |
| Lower of Cost or Market - Investments      | (55,650)          | -                         | 87,743            | (143,393)                     | 163.4   | (55,650)                             | -      |         |
| Interest Expense                           | (105,268)         | (102,963)                 | (111,568)         | 6,300                         | (5.6)   | (2,305)                              | 2.2    |         |
| Budgeted Reserves                          | 6,009             | -                         | -                 | 6,009                         | -       | 6,009                                | -      |         |
| Total Non-Operating                        | (13,985)          | (89,630)                  | 167,486           | (181,471)                     | (108.3) | 75,645                               | (84.4) |         |
| Net Revenue In Excess of Expenses          | 3,314,186         | 2,079,013                 | 2,848,449         | 465,737                       | 16.4    | 1,235,173                            | 59.4   |         |

Summary of Major Variances

For the Month Ended June 30, 2026

- 1 **Revenue Sharing** - This category is a contractual amount that is either a percentage of revenue or net revenue in excess of expenses. This number has a direct relationship with revenues as revenues increase/decrease for these managed operations there will be a proportional increase/decrease in the expense category. For the month of November this line item had a negative variance of \$22k.
- 2 **Bank Charges** - The negative variance of \$112k is attributable to system-wide credit card usage being more than anticipated.

The above summary represents the major variances from budget for the month ended June 30, 2026



ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER

**JAMES L. KNIGHT CENTER GARAGE**

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Revenue and Expenses Summary  
For the Nine Months ended June 30, 2026

|                                          | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |               |                                      |                |
|------------------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|---------------|--------------------------------------|----------------|
|                                          |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |               | FY 2026 Actual<br>vs. FY 2026 Budget |                |
|                                          |                         |                                 |                         | \$                            | %             | \$                                   | %              |
| Operating Revenue                        | 2,521,008               | 2,408,377                       | 2,532,954               | (11,946)                      | (0.5)         | 112,631                              | 4.7            |
| Direct Operating Expenses                | 1,039,848               | 1,046,098                       | 1,658,196               | 618,348                       | 37.3          | 6,250                                | 0.6            |
| <b>Net Revenue In Excess of Expenses</b> | <b>1,481,160</b>        | <b>1,362,279</b>                | <b>874,758</b>          | <b>606,403</b>                | <b>69.3</b>   | <b>118,881</b>                       | <b>8.7</b>     |
| Capital Expenses                         | 1,873,043               | -                               | 1,640,005               | 233,038                       | 14.2          | 1,873,043                            | 0.0            |
| <b>Total Net of Capital Expenses</b>     | <b>(391,883)</b>        | <b>1,362,279</b>                | <b>(765,247)</b>        | <b>373,364</b>                | <b>(48.8)</b> | <b>(1,754,162)</b>                   | <b>(128.8)</b> |

The above summary represents the financial performance of the agency for the (5) months ended June 30, 2026 based on the reporting requirements of Ordinance No 11719.



ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER



**JAMES L. KNIGHT CENTER GARAGE**

Revenue and Expenses Summary  
For the Month Ended June 30, 2026

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|                                          | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |                |                                      |            |
|------------------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|----------------|--------------------------------------|------------|
|                                          |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |                | FY 2026 Actual<br>vs. FY 2026 Budget |            |
|                                          |                         |                                 |                         | \$                            | %              | \$                                   | %          |
| Operating Revenue                        | 261,714                 | 268,642                         | 277,521                 | (15,807)                      | (5.7)          | (6,928)                              | (2.6)      |
| Direct Operating Expenses                | 108,971                 | 116,324                         | 753,651                 | 644,680                       | 85.5           | 7,353                                | 6.3        |
| <b>Net Revenue in Excess of Expenses</b> | <b>152,743</b>          | <b>152,318</b>                  | <b>(476,130)</b>        | <b>628,873</b>                | <b>(132.1)</b> | <b>425</b>                           | <b>0.3</b> |
| Capital Expenses                         | -                       | -                               | 2,400                   | 2,400                         | 100.0          | -                                    | 0.0        |
| <b>Total Net of Capital Expenses</b>     | <b>152,743</b>          | <b>152,318</b>                  | <b>(478,530)</b>        | <b>626,473</b>                | <b>(130.9)</b> | <b>425</b>                           | <b>0.3</b> |

# JAMES L. KNIGHT CENTER GARAGE

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## Schedule of Revenue and Expenses

For the Nine Months ended June 30, 2026

|                                            |                         |                                 |                         | Variances                             |         |                                              |        |         |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|---------------------------------------|---------|----------------------------------------------|--------|---------|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$ % |         | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$ % |        | Note(s) |
| Operating Revenue                          |                         |                                 |                         |                                       |         |                                              |        |         |
| Monthly Revenue                            | 1,471,763               | 1,499,078                       | 1,530,093               | (58,330)                              | (3.8)   | (27,315)                                     | (1.8)  |         |
| Daily Revenue                              | 880,345                 | 700,569                         | 806,134                 | 74,210                                | 9.2     | 179,776                                      | 25.7   |         |
| Special Event Revenue                      | 168,631                 | 208,730                         | 196,457                 | (27,826)                              | (14.2)  | (40,099)                                     | (19.2) |         |
| Other                                      | 270                     | -                               | 270                     | -                                     | -       | 270                                          | -      |         |
| Total Operating Revenue                    | 2,521,008               | 2,408,377                       | 2,532,954               | (11,946)                              | (0.5)   | 112,631                                      | 4.7    |         |
| Operating Expenses                         |                         |                                 |                         |                                       |         |                                              |        |         |
| Salaries, Wages & Fringe Benefits          | 225,082                 | 269,717                         | 237,328                 | 12,246                                | 5.2     | 44,635                                       | 16.5   |         |
| Repairs, Maintenance, Cleaning & Landscape | 179,390                 | 138,384                         | 134,003                 | (45,387)                              | (33.9)  | (41,006)                                     | (29.6) |         |
| Security                                   | 347,587                 | 364,365                         | 364,969                 | 17,382                                | 4.8     | 16,778                                       | 4.6    |         |
| Utilities                                  | 75,508                  | 76,490                          | 75,590                  | 82                                    | 0.1     | 982                                          | 1.3    |         |
| Insurance                                  | 52,766                  | 43,965                          | 53,341                  | 574                                   | 1.1     | (8,801)                                      | (20.0) |         |
| Legal & Professional                       | 19,849                  | 27,225                          | 655,202                 | 635,353                               | 97.0    | 7,376                                        | 27.1   |         |
| Supplies & Printing                        | 8,749                   | 4,534                           | 3,645                   | (5,104)                               | (140.0) | (4,215)                                      | (93.0) |         |
| Mgmt Fees & Admin O/H                      | 130,918                 | 120,418                         | 131,310                 | 392                                   | 0.3     | (10,500)                                     | (8.7)  |         |
| Other Expenses                             | -                       | 1,000                           | 2,809                   | 2,809                                 | 100.0   | 1,000                                        | 100.0  |         |
| Total Operating Expenses                   | 1,039,848               | 1,046,098                       | 1,658,196               | 618,348                               | 37.3    | 6,250                                        | 0.6    |         |
| Net Revenue In Excess of Expenses          | 1,481,160               | 1,362,279                       | 874,758                 | 606,403                               | 69.3    | 118,881                                      | 8.7    |         |
| Capital Expenses                           | 1,873,043               | -                               | 1,640,005               | 233,038                               | 14.2    | 1,873,043                                    | 0.0    |         |
| Total Net of Capital Expenses              | (391,883)               | 1,362,279                       | (765,247)               | 373,364                               | (48.8)  | (1,754,162)                                  | 9.8    |         |

# JAMES L. KNIGHT CENTER GARAGE

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## Schedule of Revenue and Expenses For the Month Ended June 30, 2026

|                                            |                         |                                 |                         | Variances                             |         |                                              |        |         |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|---------------------------------------|---------|----------------------------------------------|--------|---------|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$ % |         | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$ % |        | Note(s) |
| <b>Operating Revenue</b>                   |                         |                                 |                         |                                       |         |                                              |        |         |
| Monthly Revenue                            | 141,097                 | 165,081                         | 174,418                 | (33,321)                              | (19.1)  | (23,984)                                     | (14.5) |         |
| Daily Revenue                              | 112,233                 | 67,979                          | 87,795                  | 24,437                                | 27.8    | 44,254                                       | 65.1   |         |
| Special Event Revenue                      | 8,354                   | 35,582                          | 15,278                  | (6,924)                               | (45.3)  | (27,228)                                     | (76.5) |         |
| Other                                      | 30                      | -                               | 30                      | -                                     | -       | 30                                           | -      |         |
| Total Operating Revenue                    | 261,714                 | 268,642                         | 277,521                 | (15,807)                              | (5.7)   | (6,928)                                      | (2.6)  |         |
| <b>Operating Expenses</b>                  |                         |                                 |                         |                                       |         |                                              |        |         |
| Salaries, Wages & Fringe Benefits          | 22,980                  | 29,955                          | 24,123                  | 1,143                                 | 4.7     | 6,975                                        | 23.3   |         |
| Repairs, Maintenance, Cleaning & Landscape | 10,311                  | 15,376                          | 8,188                   | (2,122)                               | (25.9)  | 5,065                                        | 32.9   |         |
| Security                                   | 37,498                  | 40,803                          | 53,821                  | 16,323                                | 30.3    | 3,305                                        | 8.1    |         |
| Utilities                                  | 8,364                   | 7,848                           | 8,122                   | (242)                                 | (3.0)   | (516)                                        | (6.6)  |         |
| Insurance                                  | 5,648                   | 4,885                           | 5,771                   | 124                                   | 2.1     | (763)                                        | (15.6) |         |
| Legal & Professional                       | 1,931                   | 3,025                           | 639,237                 | 637,306                               | 99.7    | 1,094                                        | 36.2   |         |
| Supplies & Printing                        | 8,749                   | -                               | -                       | (8,749)                               | -       | (8,749)                                      | -      |         |
| Mgmt Fees & Admin O/H                      | 13,492                  | 13,432                          | 14,388                  | 896                                   | 6.2     | (60)                                         | (0.4)  |         |
| Other Expenses                             | -                       | 1,000                           | -                       | -                                     | -       | 1,000                                        | 100.0  |         |
| Total Operating Expenses                   | 108,971                 | 116,324                         | 753,651                 | 644,680                               | 85.5    | 7,353                                        | 6.3    |         |
| Net Revenue In Excess of Expenses          | 152,743                 | 152,318                         | (476,130)               | 628,873                               | (132.1) | 425                                          | 0.3    |         |
|                                            |                         |                                 |                         |                                       |         |                                              |        |         |
| Capital Expenses                           | -                       | -                               | 2,400                   | 2,400                                 | 100.0   | -                                            | 0.0    |         |
| Total Net of Capital Expenses              | 152,743                 | 152,318                         | (478,530)               | 626,473                               | (130.9) | 425                                          | 0.3    |         |



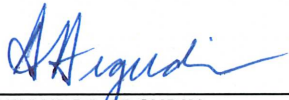
**JAMES L. KNIGHT CENTER GARAGE**

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**Summary of Major Variances  
For the Month Ended June 30, 2026**

**1 No variance to report.**

The above summary represents the major variances from budget for the month ended June 30, 2026



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**ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER**



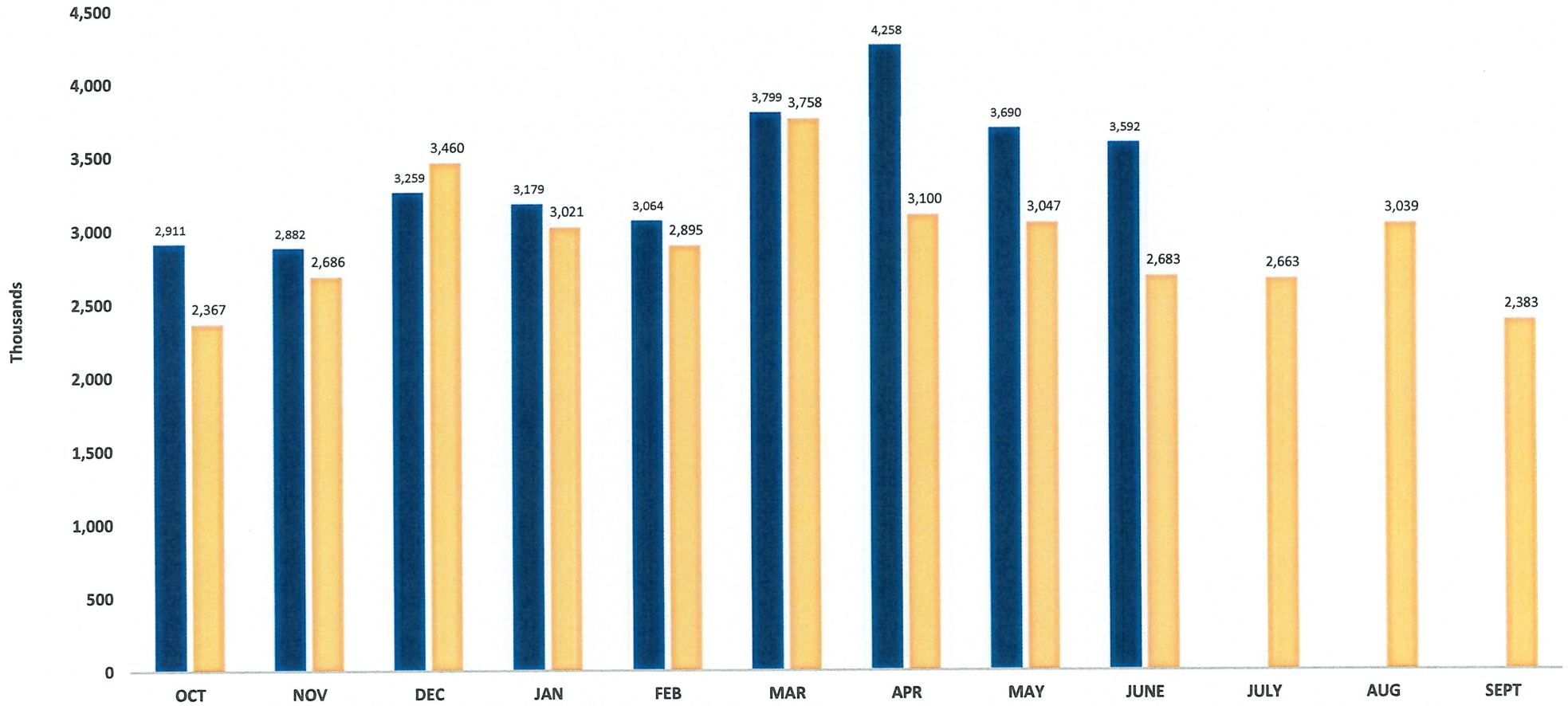
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**MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER**



## MIAMI PARKING AUTHORITY OPERATING INCOME

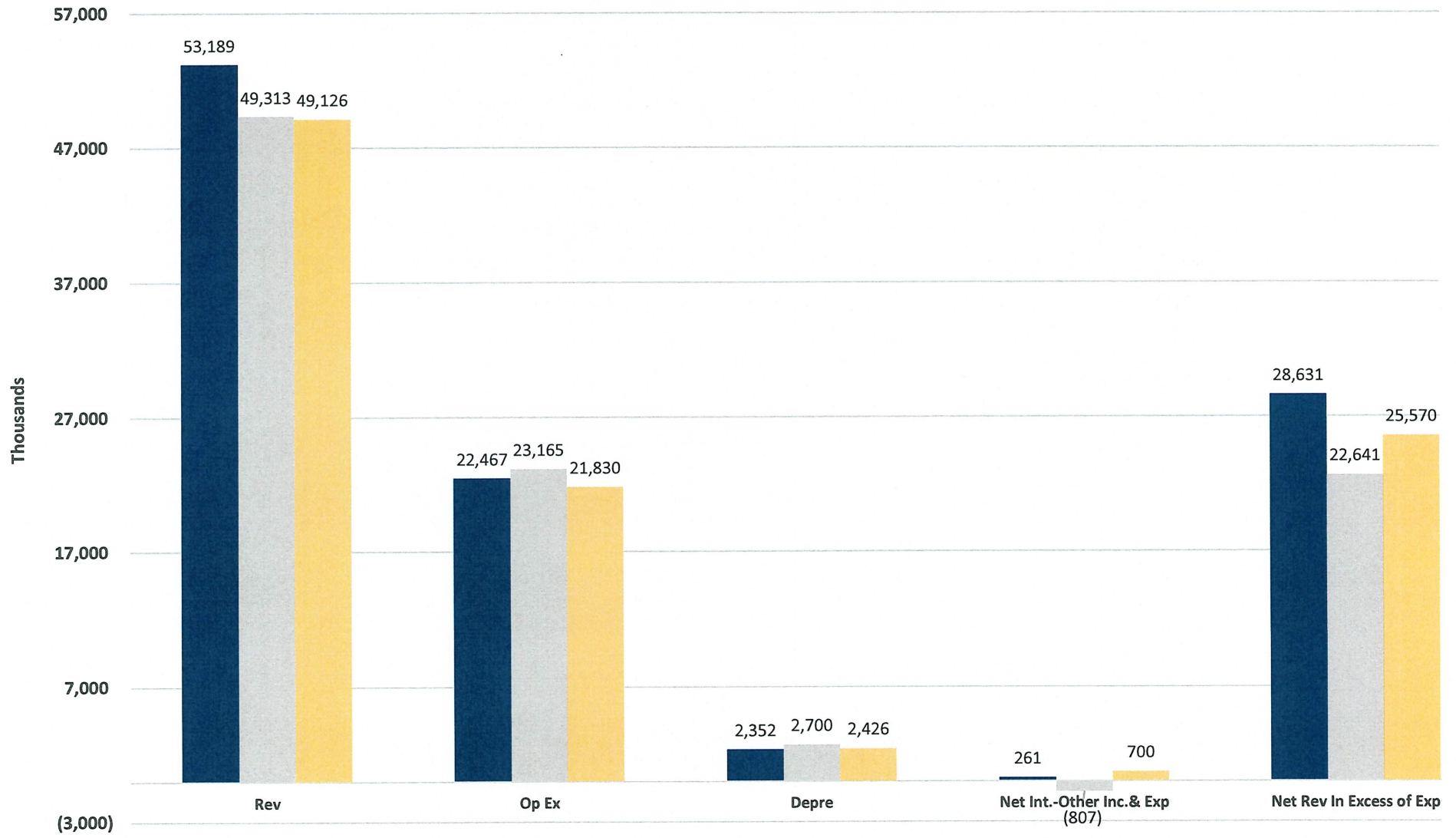
■ Fiscal 2026 ■ Fiscal 2025



# MIAMI PARKING AUTHORITY

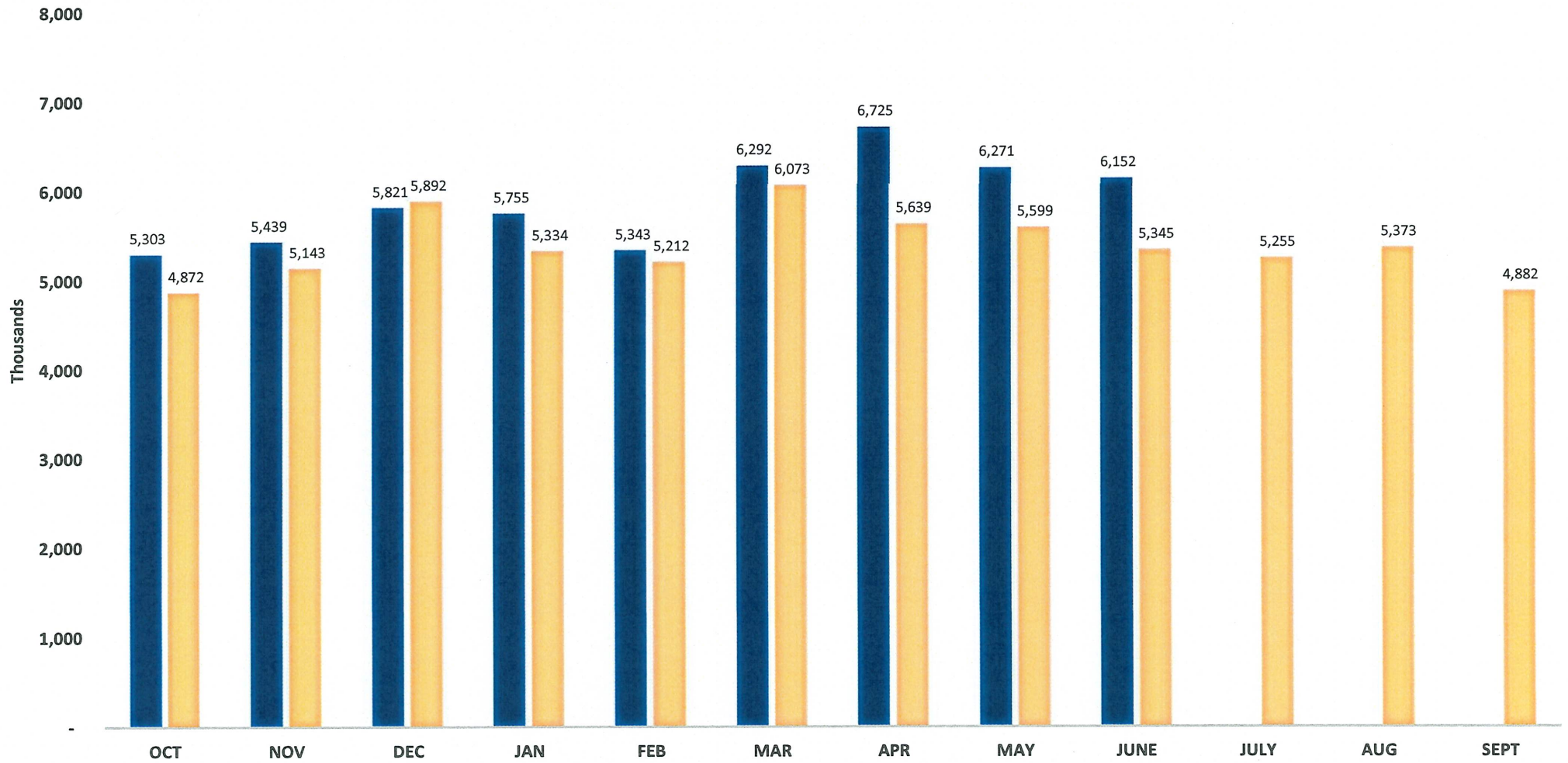
## For The Nine Months Ended June 30, 2026

■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR



## MIAMI PARKING AUTHORITY OPERATING REVENUE

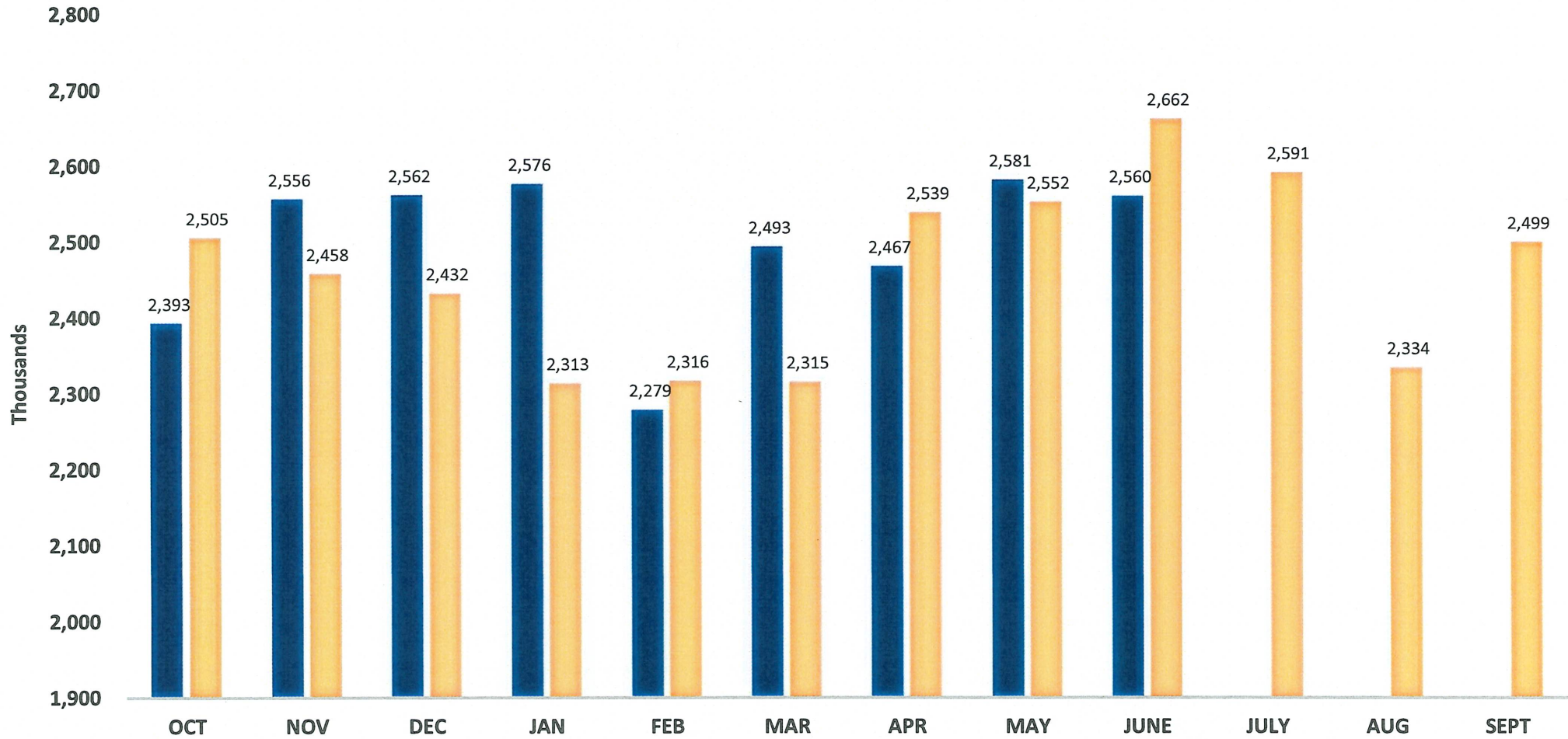
■ Fiscal 2026 ■ Fiscal 2025





## MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2026 ■ Fiscal 2025







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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Financial Summaries For the Period Ended July 31, 2026

DATE: September 9, 2026

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The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended July 31, 2026.

AA:md

Attachment

**MIAMI PARKING AUTHORITY**

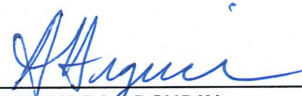
## Revenue and Expenses Summary

For the Ten Months ended July 31, 2026

Page 1

|                                           | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |             |                                      |             |
|-------------------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|-------------|--------------------------------------|-------------|
|                                           |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |             | FY 2026 Actual<br>vs. FY 2026 Budget |             |
|                                           |                         |                                 |                         | \$                            | %           | \$                                   | %           |
| Operating Revenue                         | 59,116,264              | 54,463,651                      | 54,380,436              | 4,735,828                     | 8.7         | 4,652,613                            | 8.5         |
| Direct Operating Expenses                 | 25,136,690              | 25,754,975                      | 24,420,869              | (715,821)                     | (2.9)       | 618,285                              | 2.4         |
| <b>Operating Results</b>                  | <b>33,979,574</b>       | <b>28,708,676</b>               | <b>29,959,567</b>       | <b>4,020,007</b>              | <b>13.4</b> | <b>5,270,898</b>                     | <b>18.4</b> |
| <b>Non-Operating Revenues (Expenses):</b> |                         |                                 |                         |                               |             |                                      |             |
| Depreciation & Amortization               | (2,630,388)             | (3,000,000)                     | (2,688,321)             | 57,933                        | 2.2         | 369,612                              | 12.3        |
| Interest Income                           | 1,521,846               | 133,330                         | 1,686,016               | (164,170)                     | 9.7         | 1,388,516                            | (1,041.4)   |
| Lower of Cost of Market - Investments     | (344,244)               | -                               | 40,279                  | (384,523)                     | 954.6       | (344,244)                            | -           |
| Gain (Loss) on Disposal Property          | 72,900                  | -                               | 66,759                  | 6,141                         | (9.2)       | 72,900                               | -           |
| Interest Expense                          | (1,052,675)             | (1,029,630)                     | (1,115,675)             | 63,000                        | 5.6         | (23,045)                             | (2.2)       |
| Budgeted Reserves                         | 17,866                  | -                               | -                       | 17,866                        | -           | 17,866                               | -           |
| <b>Net Revenue In Excess of Expenses</b>  | <b>31,564,879</b>       | <b>24,812,376</b>               | <b>27,948,625</b>       | <b>3,616,254</b>              | <b>12.9</b> | <b>6,752,503</b>                     | <b>27.2</b> |

The above summary represents the financial performance of the agency for the (10) months ended July 31, 2026 based on the reporting requirements of Ordinance No. 11719.

  
 ALEJANDRA ARGUDIN  
 CHIEF EXECUTIVE OFFICER

  
 MIRTHA DZIEDZIC  
 CHIEF FINANCIAL OFFICER

**MIAMI PARKING AUTHORITY**

Revenue and Expenses Summary  
For the Month Ended July 31, 2026

Page 2

|                                           | Variances        |                  |                  |                     |             |                    |             |
|-------------------------------------------|------------------|------------------|------------------|---------------------|-------------|--------------------|-------------|
|                                           | FY 2026          | FY 2026          | FY 2025          | Actual              |             | FY 2026 Actual     |             |
|                                           | Actual           | Adopted Budget   | Actual           | FY 2026 vs. FY 2025 |             | vs. FY 2026 Budget |             |
|                                           | \$               | \$               | \$               | \$                  | %           | \$                 | %           |
| Operating Revenue                         | 5,927,143        | 5,150,998        | 5,254,534        | 672,609             | 12.8        | 776,145            | 15.1        |
| Direct Operating Expenses                 | 2,669,697        | 2,590,115        | 2,591,357        | (78,340)            | (3.0)       | (79,582)           | (3.1)       |
| <b>Operating Results</b>                  | <b>3,257,446</b> | <b>2,560,883</b> | <b>2,663,177</b> | <b>594,269</b>      | <b>22.3</b> | <b>696,563</b>     | <b>27.2</b> |
| <b>Non-Operating Revenues (Expenses):</b> |                  |                  |                  |                     |             |                    |             |
| Depreciation & Amortization               | (277,979)        | (300,000)        | (262,580)        | (15,399)            | 5.9         | 22,021             | 7.3         |
| Interest Income                           | 143,554          | 13,333           | 201,486          | (57,932)            | (28.8)      | 130,221            | (976.7)     |
| Lower of Cost of Market - Investments     | (88,139)         | -                | (43,293)         | (44,846)            | 103.6       | (88,139)           | -           |
| Interest Expense                          | (105,268)        | (102,963)        | (111,568)        | 6,300               | (5.6)       | (2,305)            | (2.2)       |
| Budgeted Reserves                         | 4,562            | -                | -                | 4,562               | -           | 4,562              | -           |
| <b>Net Revenue In Excess of Expenses</b>  | <b>2,934,176</b> | <b>2,171,253</b> | <b>2,378,222</b> | <b>555,954</b>      | <b>23.4</b> | <b>762,923</b>     | <b>35.1</b> |



**MIAMI PARKING AUTHORITY**

 Schedule of Revenue and Expenses  
 For the Ten Months ended July 31, 2026

|                                                  | Variances         |                   |                   |                     |               |                    |                |
|--------------------------------------------------|-------------------|-------------------|-------------------|---------------------|---------------|--------------------|----------------|
|                                                  | FY 2026           | FY 2026           | FY 2025           | Actual              |               | FY 2026 Actual     |                |
|                                                  | Actual            | Adopted Budget    | Actual            | FY 2026 vs. FY 2025 |               | vs. FY 2026 Budget |                |
|                                                  | \$                | \$                | \$                | \$                  | %             | \$                 | %              |
| <b>Operating Revenue</b>                         |                   |                   |                   |                     |               |                    |                |
| Off-Street Facilities                            | 6,898,805         | 6,544,902         | 6,280,248         | 618,557             | 9.8           | 353,903            | 5.4            |
| Parking Lots                                     | 9,978,934         | 9,870,654         | 9,662,017         | 316,917             | 3.3           | 108,280            | 1.1            |
| On-Street                                        | 39,925,570        | 36,104,067        | 36,217,686        | 3,707,884           | 10.2          | 3,821,503          | 10.6           |
| Management Fees                                  | 1,293,157         | 860,698           | 1,207,961         | 85,196              | 7.1           | 432,459            | 50.2           |
| Other                                            | 1,019,798         | 1,083,330         | 1,012,523         | 7,275               | 0.7           | (63,532)           | (5.9)          |
| <b>Total Operating Revenue</b>                   | <b>59,116,264</b> | <b>54,463,651</b> | <b>54,380,435</b> | <b>4,735,829</b>    | <b>8.7</b>    | <b>4,652,613</b>   | <b>8.5</b>     |
| <b>Operating Expenses</b>                        |                   |                   |                   |                     |               |                    |                |
| Salaries, Wages & Fringe Benefits                | 9,915,254         | 10,790,120        | 9,474,268         | (440,986)           | (4.7)         | 874,866            | 8.1            |
| Repairs, Maintenance, Cleaning & Landscape       | 2,040,939         | 2,194,847         | 2,145,103         | 104,164             | 4.9           | 153,908            | 7.0            |
| Security                                         | 1,548,431         | 1,594,055         | 1,488,230         | (60,201)            | (4.0)         | 45,624             | 2.9            |
| Utilities                                        | 553,909           | 601,380           | 635,575           | 81,666              | 12.8          | 47,471             | 7.9            |
| Insurance                                        | 1,276,562         | 1,252,740         | 1,414,885         | 138,323             | 9.8           | (23,822)           | (1.9)          |
| Rental - Building/Land/Auto                      | 488,840           | 579,620           | 396,195           | (92,645)            | (23.4)        | 90,780             | 15.7           |
| Assessment Expenses                              | 870,170           | 844,081           | 798,430           | (71,740)            | (9.0)         | (26,089)           | (3.1)          |
| Revenue Sharing                                  | 2,463,191         | 2,273,364         | 2,364,515         | (98,676)            | (4.2)         | (189,827)          | (8.4)          |
| Parking Meter Parts & Installation               | 20,015            | 84,052            | 52,468            | 32,453              | 61.9          | 64,037             | 76.2           |
| Professional - Audit                             | 113,260           | 153,240           | 113,260           | -                   | -             | 39,980             | 26.1           |
| Professional - Legal Services                    | 98,020            | 106,250           | 98,020            | -                   | -             | 8,230              | 7.7            |
| Professional - Other                             | 655,087           | 579,713           | 788,416           | 133,329             | 16.9          | (75,374)           | (13.0)         |
| Professional - Pay and Display Fees              | 99,414            | 122,140           | 119,541           | 20,127              | 16.8          | 22,726             | 18.6           |
| Bank Charges                                     | 3,285,589         | 2,810,187         | 2,867,067         | (418,522)           | (14.6)        | (475,402)          | (16.9)         |
| Supplies & Miscellaneous                         | 756,736           | 751,576           | 641,680           | (115,056)           | (17.9)        | (5,160)            | (0.7)          |
| Other Expenses                                   | 352,947           | 355,646           | 412,499           | 59,552              | 14.4          | 2,699              | 0.8            |
| Advertising & Promotion                          | 598,327           | 661,964           | 610,718           | 12,391              | 2.0           | 63,637             | 9.6            |
| <b>Total Operating Expenses</b>                  | <b>25,136,691</b> | <b>25,754,975</b> | <b>24,420,870</b> | <b>(715,821)</b>    | <b>(2.9)</b>  | <b>618,284</b>     | <b>2.4</b>     |
| <b>Operating Results Before Depr &amp; Amort</b> | <b>33,979,573</b> | <b>28,708,676</b> | <b>29,959,565</b> | <b>4,020,008</b>    | <b>13.4</b>   | <b>5,270,897</b>   | <b>18.4</b>    |
| Depreciation & Amortization                      | (2,630,388)       | (3,000,000)       | (2,688,321)       | 57,933              | 2.2           | 369,612            | 12.3           |
| <b>Operating Results</b>                         | <b>31,349,185</b> | <b>25,708,676</b> | <b>27,271,244</b> | <b>4,077,941</b>    | <b>15.0</b>   | <b>5,640,509</b>   | <b>21.9</b>    |
| <b>Non-Operating Revenues (Expenses):</b>        |                   |                   |                   |                     |               |                    |                |
| Interest Income                                  | 1,521,846         | 133,330           | 1,686,016         | (164,170)           | (9.7)         | 1,388,516          | 1,041.4        |
| Lower of Cost of Market - Investments            | (344,244)         | -                 | 40,279            | (384,523)           | (954.6)       | (344,244)          | -              |
| Gain (Loss) on Disposal Property                 | 72,900            | -                 | 66,759            | 6,141               | 9.2           | 72,900             | -              |
| Interest Expense                                 | (1,052,675)       | (1,029,630)       | (1,115,675)       | 63,000              | (5.6)         | (23,045)           | 2.2            |
| Budgeted Reserves                                | 17,866            | -                 | -                 | 17,866              | -             | 17,866             | -              |
| <b>Total Non-Operating</b>                       | <b>215,693</b>    | <b>(896,300)</b>  | <b>677,379</b>    | <b>(461,686)</b>    | <b>(68.2)</b> | <b>1,111,993</b>   | <b>(124.1)</b> |
| <b>Net Revenue In Excess of Expenses</b>         | <b>31,564,878</b> | <b>24,812,376</b> | <b>27,948,623</b> | <b>3,616,255</b>    | <b>12.9</b>   | <b>6,752,502</b>   | <b>27.2</b>    |



**MIAMI PARKING AUTHORITY**  
Schedule of Revenue and Expenses  
For the Month Ended July 31, 2026

|                                            |                   |                           |                   | Variances                     |         |                                      |        |         |
|--------------------------------------------|-------------------|---------------------------|-------------------|-------------------------------|---------|--------------------------------------|--------|---------|
|                                            | FY 2026<br>Actual | FY 2026<br>Adopted Budget | FY 2025<br>Actual | Actual<br>FY 2026 vs. FY 2025 |         | FY 2026 Actual<br>vs. FY 2026 Budget |        | Note(s) |
|                                            | \$                | \$                        | \$                | \$                            | %       | \$                                   | %      |         |
| Operating Revenue                          |                   |                           |                   |                               |         |                                      |        |         |
| Off-Street Facilities                      | 794,628           | 600,089                   | 602,135           | 192,493                       | 32.0    | 194,539                              | 32.4   |         |
| Parking Lots                               | 776,642           | 974,202                   | 890,008           | (113,366)                     | (12.7)  | (197,560)                            | (20.3) |         |
| On-Street                                  | 4,103,784         | 3,387,059                 | 3,548,520         | 555,264                       | 15.6    | 716,725                              | 21.2   |         |
| Management Fees                            | 140,070           | 81,315                    | 137,924           | 2,146                         | 1.6     | 58,755                               | 72.3   |         |
| Other                                      | 112,019           | 108,333                   | 75,948            | 36,071                        | 47.5    | 3,686                                | 3.4    |         |
| Total Operating Revenue                    | 5,927,143         | 5,150,998                 | 5,254,535         | 672,608                       | 12.8    | 776,145                              | 15.1   |         |
| Operating Expenses                         |                   |                           |                   |                               |         |                                      |        |         |
| Salaries, Wages & Fringe Benefits          | 1,068,375         | 1,079,012                 | 1,059,767         | (8,608)                       | (0.8)   | 10,637                               | 1.0    |         |
| Repairs, Maintenance, Cleaning & Landscape | 233,321           | 239,842                   | 220,882           | (12,439)                      | (5.6)   | 6,521                                | 2.7    |         |
| Security                                   | 217,462           | 199,517                   | 122,585           | (94,877)                      | (77.4)  | (17,945)                             | (9.0)  |         |
| Utilities                                  | 59,625            | 58,690                    | 51,660            | (7,965)                       | (15.4)  | (935)                                | (1.6)  |         |
| Insurance                                  | 125,401           | 125,274                   | 138,480           | 13,079                        | 9.4     | (127)                                | (0.1)  |         |
| Rental - Building/Land/Auto                | 55,042            | 62,746                    | 40,528            | (14,514)                      | (35.8)  | 7,704                                | 12.3   |         |
| Assessment Expenses                        | 90,063            | 81,787                    | 80,641            | (9,422)                       | (11.7)  | (8,276)                              | (10.1) |         |
| Revenue Sharing                            | 206,344           | 207,169                   | 190,613           | (15,731)                      | (8.3)   | 825                                  | 0.4    |         |
| Parking Meter Parts & Installation         | 1,203             | 8,350                     | 27,332            | 26,129                        | 95.6    | 7,147                                | 85.6   |         |
| Professional - Audit                       | 11,326            | 15,324                    | 11,326            | -                             | -       | 3,998                                | 26.1   |         |
| Professional - Legal Services              | 9,802             | 10,625                    | 9,802             | -                             | -       | 823                                  | 7.7    |         |
| Professional - Other                       | 62,486            | 59,259                    | 145,182           | 82,696                        | 57.0    | (3,227)                              | (5.4)  |         |
| Professional - Technology Fees             | 2,535             | 7,326                     | 9,643             | 7,108                         | 73.7    | 4,791                                | 65.4   |         |
| Bank Charges                               | 343,151           | 263,976                   | 296,731           | (46,420)                      | (15.6)  | (79,175)                             | (30.0) | 1       |
| Supplies & Miscellaneous                   | 64,214            | 60,949                    | 66,815            | 2,601                         | 3.9     | (3,265)                              | (5.4)  |         |
| Other Expenses                             | 35,840            | 33,392                    | 63,908            | 28,068                        | 43.9    | (2,448)                              | (7.3)  |         |
| Advertising & Promotion                    | 83,509            | 76,877                    | 55,463            | (28,046)                      | (50.6)  | (6,632)                              | (8.6)  |         |
| Total Operating Expenses                   | 2,669,699         | 2,590,115                 | 2,591,358         | (78,341)                      | (3.0)   | (79,584)                             | (3.1)  |         |
| Operating Results Before Depr & Amort      | 3,257,444         | 2,560,883                 | 2,663,177         | 594,267                       | 22.3    | 696,561                              | 27.2   |         |
| Depreciation & Amortization                | (277,979)         | (300,000)                 | (262,580)         | (15,399)                      | (5.9)   | 22,021                               | (7.3)  |         |
| Operating Results                          | 2,979,465         | 2,260,883                 | 2,400,597         | 578,868                       | 24.1    | 718,582                              | 31.8   |         |
| Non-Operating Revenues (Expenses):         |                   |                           |                   |                               |         |                                      |        |         |
| Interest Income                            | 143,554           | 13,333                    | 201,486           | (57,932)                      | 28.8    | 130,221                              | 976.7  |         |
| Lower of Cost or Market - Investments      | (88,139)          | -                         | (43,293)          | (44,846)                      | (103.6) | (88,139)                             | -      |         |
| Interest Expense                           | (105,268)         | (102,963)                 | (111,568)         | 6,300                         | (5.6)   | (2,305)                              | 2.2    |         |
| Budgeted Reserves                          | 4,562             | -                         | -                 | 4,562                         | -       | 4,562                                | -      |         |
| Total Non-Operating                        | (45,291)          | (89,630)                  | (22,375)          | (22,916)                      | 102.4   | 44,339                               | (49.5) |         |
| Net Revenue In Excess of Expenses          | 2,934,174         | 2,171,253                 | 2,378,222         | 555,952                       | 23.4    | 762,921                              | 35.1   |         |

Summary of Major Variances

For the Month Ended July 31, 2026

- 1 **Bank Charges** - The negative variance of \$79k is attributable to system-wide credit card usage being more than anticipated.

The above summary represents the major variances from budget for the month ended July 31, 2026



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ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER



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MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER

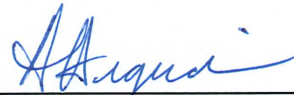
**JAMES L. KNIGHT CENTER GARAGE**

Page 6

Revenue and Expenses Summary  
For the Ten Months ended July 31, 2026

|                                          | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |               |                                      |                |
|------------------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|---------------|--------------------------------------|----------------|
|                                          |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |               | FY 2026 Actual<br>vs. FY 2026 Budget |                |
|                                          |                         |                                 |                         | \$                            | %             | \$                                   | %              |
| Operating Revenue                        | 2,782,296               | 2,658,714                       | 2,792,217               | (9,921)                       | (0.4)         | 123,582                              | 4.6            |
| Direct Operating Expenses                | 1,179,486               | 1,180,435                       | 1,786,418               | 606,931                       | 34.0          | 949                                  | 0.1            |
| <b>Net Revenue In Excess of Expenses</b> | <b>1,602,810</b>        | <b>1,478,279</b>                | <b>1,005,800</b>        | <b>597,010</b>                | <b>59.4</b>   | <b>124,531</b>                       | <b>8.4</b>     |
| Capital Expenses                         | 1,873,043               | -                               | 1,640,005               | 233,038                       | 14.2          | 1,873,043                            | 0.0            |
| <b>Total Net of Capital Expenses</b>     | <b>(270,233)</b>        | <b>1,478,279</b>                | <b>(634,205)</b>        | <b>363,972</b>                | <b>(57.4)</b> | <b>(1,748,512)</b>                   | <b>(118.3)</b> |

The above summary represents the financial performance of the agency for the (5) months ended July 31, 2026 based on the reporting requirements of Ordinance No 11719.



ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER



# JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary  
For the Month Ended July 31, 2026

Page 7

|                                   | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Variances                     |        |                                      |       |
|-----------------------------------|-------------------------|---------------------------------|-------------------------|-------------------------------|--------|--------------------------------------|-------|
|                                   |                         |                                 |                         | Actual<br>FY 2026 vs. FY 2025 |        | FY 2026 Actual<br>vs. FY 2026 Budget |       |
|                                   |                         |                                 |                         | \$                            | %      | \$                                   | %     |
| Operating Revenue                 | 261,288                 | 250,337                         | 259,263                 | 2,025                         | 0.8    | 10,951                               | 4.4   |
| Direct Operating Expenses         | 139,638                 | 134,337                         | 125,821                 | (13,817)                      | (11.0) | (5,301)                              | (3.9) |
| Net Revenue in Excess of Expenses | 121,650                 | 116,000                         | 133,442                 | (11,792)                      | (8.8)  | 5,650                                | 4.9   |
| Capital Expenses                  | -                       | -                               | 2,400                   | 2,400                         | 100.0  | -                                    | 0.0   |
| Total Net of Capital Expenses     | 121,650                 | 116,000                         | 131,042                 | (14,192)                      | (10.8) | 5,650                                | 4.9   |

**JAMES L. KNIGHT CENTER GARAGE**

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## Schedule of Revenue and Expenses

For the Ten Months ended July 31, 2026

|                                            |                         |                                 |                         | Variances                                              |         |                                                               |        |         |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|--------------------------------------------------------|---------|---------------------------------------------------------------|--------|---------|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$                  % |         | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$                  % |        | Note(s) |
| <b>Operating Revenue</b>                   |                         |                                 |                         |                                                        |         |                                                               |        |         |
| Monthly Revenue                            | 1,608,120               | 1,669,130                       | 1,706,274               | (98,154)                                               | (5.8)   | (61,010)                                                      | (3.7)  |         |
| Daily Revenue                              | 1,000,873               | 778,485                         | 889,187                 | 111,687                                                | 12.6    | 222,388                                                       | 28.6   |         |
| Special Event Revenue                      | 173,003                 | 211,099                         | 196,457                 | (23,454)                                               | (11.9)  | (38,096)                                                      | (18.0) |         |
| Other                                      | 300                     | -                               | 300                     | -                                                      | -       | 300                                                           | -      |         |
| Total Operating Revenue                    | 2,782,296               | 2,658,714                       | 2,792,217               | (9,921)                                                | (0.4)   | 123,582                                                       | 4.6    |         |
| <b>Operating Expenses</b>                  |                         |                                 |                         |                                                        |         |                                                               |        |         |
| Salaries, Wages & Fringe Benefits          | 246,968                 | 299,677                         | 266,578                 | 19,611                                                 | 7.4     | 52,709                                                        | 17.6   |         |
| Repairs, Maintenance, Cleaning & Landscape | 201,761                 | 153,760                         | 154,492                 | (47,268)                                               | (30.6)  | (48,001)                                                      | (31.2) |         |
| Security                                   | 403,451                 | 422,039                         | 400,314                 | (3,136)                                                | (0.8)   | 18,589                                                        | 4.4    |         |
| Utilities                                  | 83,839                  | 83,925                          | 83,664                  | (175)                                                  | (0.2)   | 86                                                            | 0.1    |         |
| Insurance                                  | 58,848                  | 48,850                          | 59,156                  | 307                                                    | 0.5     | (9,998)                                                       | (20.5) |         |
| Legal & Professional                       | 31,332                  | 30,250                          | 670,936                 | 639,604                                                | 95.3    | (1,082)                                                       | (3.6)  |         |
| Supplies & Printing                        | 8,749                   | 8,000                           | 3,645                   | (5,104)                                                | (140.0) | (749)                                                         | (9.4)  |         |
| Mgmt Fees & Admin O/H                      | 144,540                 | 132,934                         | 144,798                 | 258                                                    | 0.2     | (11,606)                                                      | (8.7)  |         |
| Other Expenses                             | -                       | 1,000                           | 2,809                   | 2,809                                                  | 100.0   | 1,000                                                         | 100.0  |         |
| Taxes & Permits                            | -                       | -                               | 25                      | 25                                                     | 100.0   | -                                                             | -      |         |
| Total Operating Expenses                   | 1,179,486               | 1,180,435                       | 1,786,418               | 606,931                                                | 34.0    | 949                                                           | 0.1    |         |
| Net Revenue In Excess of Expenses          | 1,602,810               | 1,478,279                       | 1,005,800               | 597,010                                                | 59.4    | 124,531                                                       | 8.4    |         |
|                                            |                         |                                 |                         |                                                        |         |                                                               |        |         |
| Capital Expenses                           | 1,873,043               | -                               | 1,640,005               | 233,038                                                | 14.2    | 1,873,043                                                     | 0.0    |         |
| Total Net of Capital Expenses              | (270,233)               | 1,478,279                       | (634,205)               | 363,972                                                | (57.4)  | (1,748,512)                                                   | 9.8    |         |

**JAMES L. KNIGHT CENTER GARAGE**

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## Schedule of Revenue and Expenses

For the Month Ended July 31, 2026

|                                            |                         |                                 |                         | Variances                                              |        |                                                               |         |         |
|--------------------------------------------|-------------------------|---------------------------------|-------------------------|--------------------------------------------------------|--------|---------------------------------------------------------------|---------|---------|
|                                            | FY 2026<br>Actual<br>\$ | FY 2026<br>Adopted Budget<br>\$ | FY 2025<br>Actual<br>\$ | Actual<br>FY 2026 vs. FY 2025<br>\$                  % |        | FY 2026 Actual<br>vs. FY 2026 Budget<br>\$                  % |         | Note(s) |
| Operating Revenue                          |                         |                                 |                         |                                                        |        |                                                               |         |         |
| Monthly Revenue                            | 136,357                 | 170,052                         | 176,181                 | (39,824)                                               | (22.6) | (33,695)                                                      | (19.8)  |         |
| Daily Revenue                              | 120,529                 | 77,916                          | 83,052                  | 37,477                                                 | 45.1   | 42,613                                                        | 54.7    |         |
| Special Event Revenue                      | 4,372                   | 2,369                           | -                       | 4,372                                                  | -      | 2,003                                                         | 84.6    |         |
| Other                                      | 30                      | -                               | 30                      | -                                                      | -      | 30                                                            | -       |         |
| Total Operating Revenue                    | 261,288                 | 250,337                         | 259,263                 | 2,025                                                  | 0.8    | 10,951                                                        | 4.4     |         |
| Operating Expenses                         |                         |                                 |                         |                                                        |        |                                                               |         |         |
| Salaries, Wages & Fringe Benefits          | 21,886                  | 29,960                          | 29,250                  | 7,364                                                  | 25.2   | 8,074                                                         | 26.9    |         |
| Repairs, Maintenance, Cleaning & Landscape | 22,371                  | 15,376                          | 20,490                  | (1,881)                                                | (9.2)  | (6,995)                                                       | (45.5)  |         |
| Security                                   | 55,864                  | 57,674                          | 35,345                  | (20,518)                                               | (58.1) | 1,810                                                         | 3.1     |         |
| Utilities                                  | 8,331                   | 7,435                           | 8,074                   | (257)                                                  | (3.2)  | (896)                                                         | (12.1)  |         |
| Insurance                                  | 6,082                   | 4,885                           | 5,815                   | (267)                                                  | (4.6)  | (1,197)                                                       | (24.5)  |         |
| Legal & Professional                       | 11,483                  | 3,025                           | 13,334                  | 1,851                                                  | 13.9   | (8,458)                                                       | (279.6) |         |
| Supplies & Printing                        | -                       | 3,466                           | -                       | -                                                      | -      | 3,466                                                         | 100.0   |         |
| Mgmt Fees & Admin O/H                      | 13,622                  | 12,516                          | 13,488                  | (134)                                                  | (1.0)  | (1,106)                                                       | (8.8)   |         |
| Taxes & Permits                            | -                       | -                               | 25                      | 25                                                     | 100.0  | -                                                             | -       |         |
| Total Operating Expenses                   | 139,638                 | 134,337                         | 125,821                 | (13,817)                                               | (11.0) | (5,301)                                                       | (3.9)   |         |
| Net Revenue In Excess of Expenses          | 121,650                 | 116,000                         | 133,442                 | (11,792)                                               | (8.8)  | 5,650                                                         | 4.9     |         |
| Capital Expenses                           | -                       | -                               | 2,400                   | 2,400                                                  | 100.0  | -                                                             | 0.0     |         |
| Total Net of Capital Expenses              | 121,650                 | 116,000                         | 131,042                 | (14,192)                                               | (10.8) | 5,650                                                         | 4.9     |         |



**Summary of Major Variances  
For the Month Ended July 31, 2026**

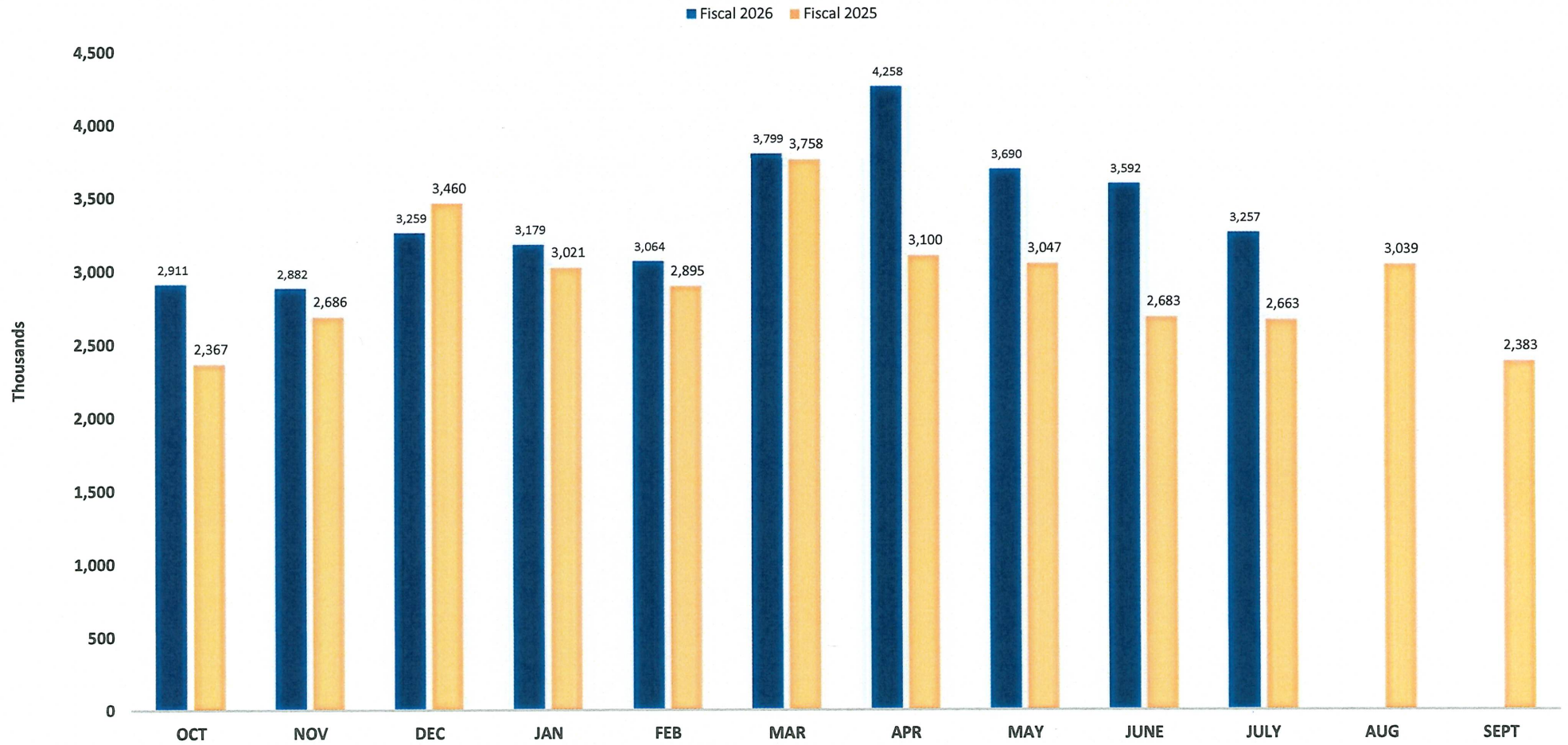
**<sup>1</sup> No variance to report.**

The above summary represents the major variances from budget for the month ended July 31, 2026

  
\_\_\_\_\_  
**ALEJANDRA ARGUDIN  
CHIEF EXECUTIVE OFFICER**

  
\_\_\_\_\_  
**MIRTHA DZIEDZIC  
CHIEF FINANCIAL OFFICER**

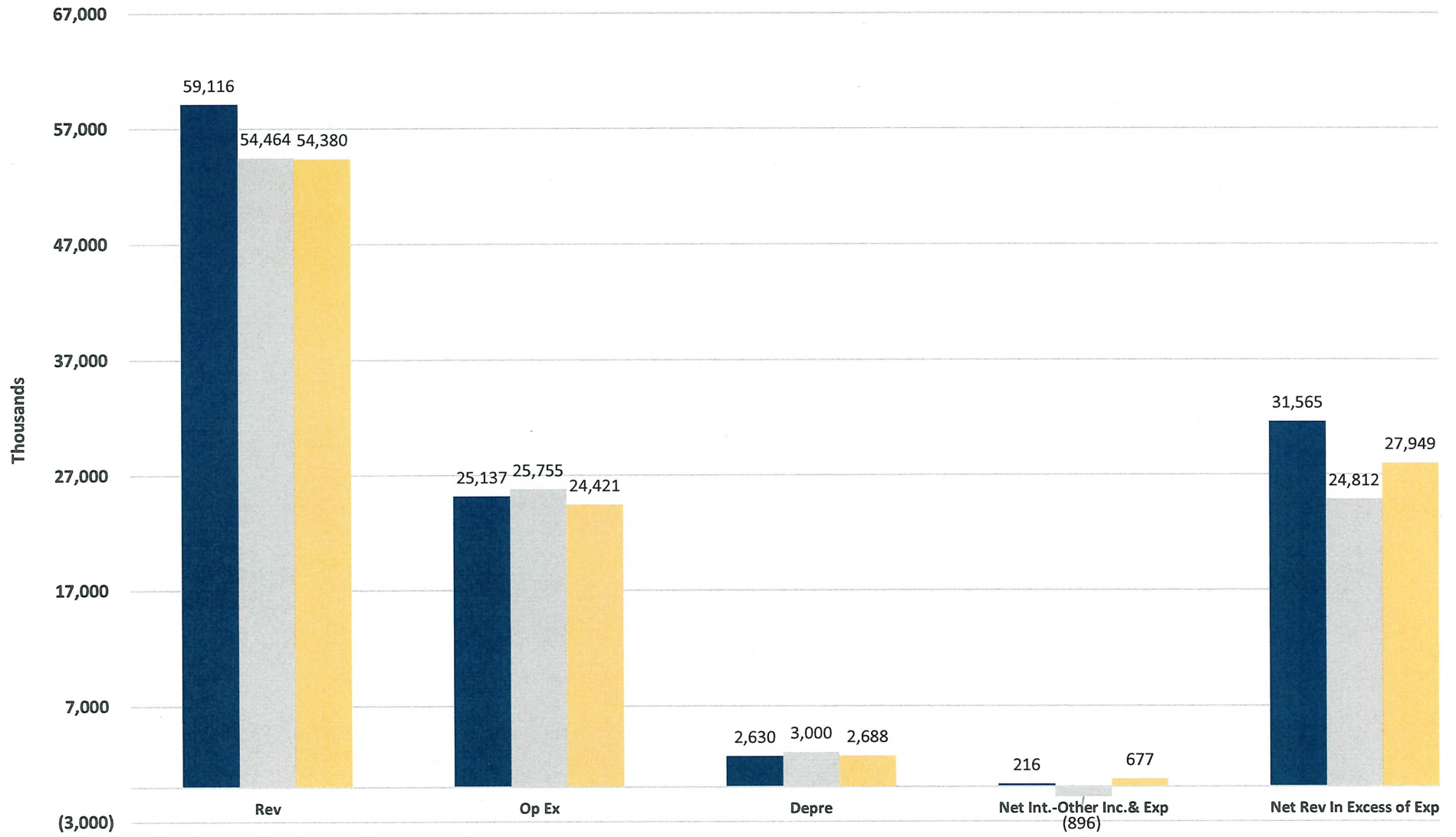
## MIAMI PARKING AUTHORITY OPERATING INCOME



# MIAMI PARKING AUTHORITY

## For The Ten Months Ended July 31, 2026

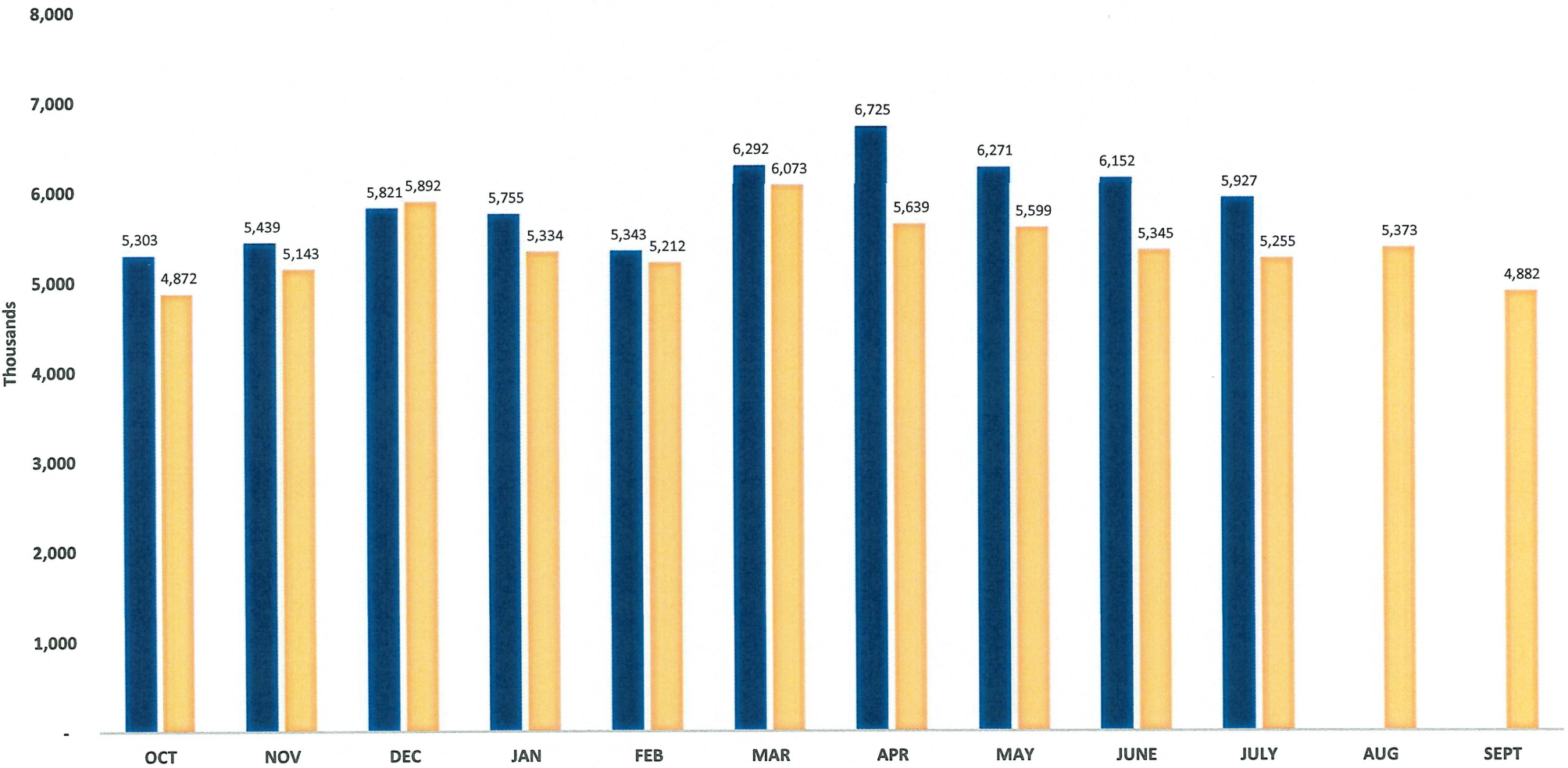
■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR





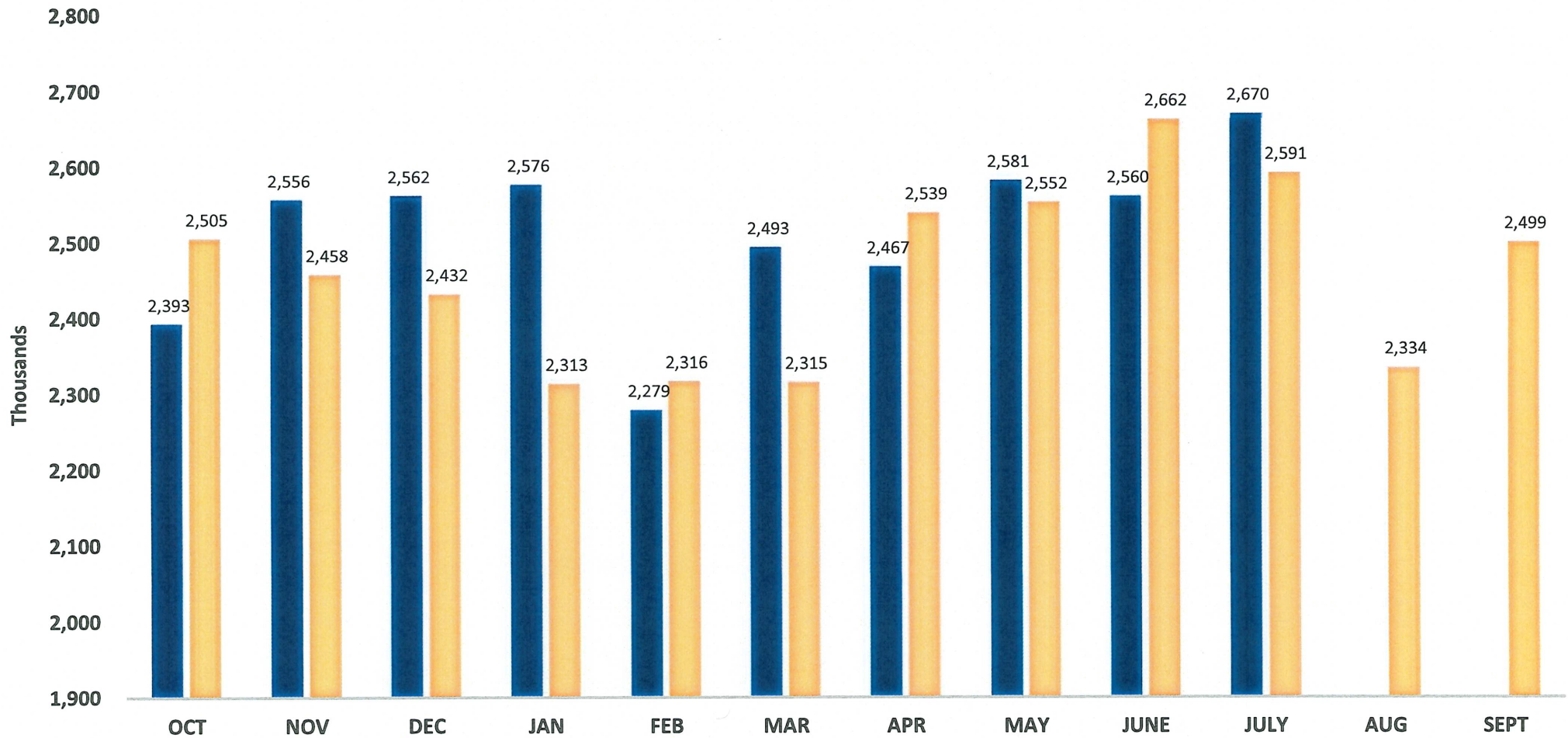
# MIAMI PARKING AUTHORITY OPERATING REVENUE

Fiscal 2026 Fiscal 2025



## MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2026 ■ Fiscal 2025





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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Mirtha Dziedzic, Chief Financial Officer, Miami Parking Authority

SUBJECT: Bank Reconciliations Certification

DATE: September 9, 2026

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This is to certify that bank reconciliations for the months of June and July 2026 for the Miami Parking Authority and its managed facilities have been reviewed and no material differences have been noted.

MD:md



**OFF-STREET PARKING BOARD  
MONTHLY MEETING  
AGENDA**

**WEDNESDAY, SEPTEMBER 9, 2026**

**8:15 A. M.**

# OFF-STREET PARKING BOARD

Thomas Jelke (Chair) \* Jami Reyes \* James S. Cassel \* Deborah Ladron de Guevara \* Marvin Wilmoth

## AGENDA – September 9, 2026

- I.** Public Comments
- II.** MRD Consulting Report
- III.** The Modern Take - Social Media Report (via recorded video)
- IV. APPROVAL ITEMS**
  - 1. 26-0901 June 2026 Financial Statements
    - A. Miami Parking Authority
    - B. Knight Center Garage
  - 2. 26-0902 July 2026 Financial Statements
    - A. Miami Parking Authority
    - B. Knight Center Garage
  - 3. 26-0903 Regular Board Meeting Minutes
    - A. July 8, 2026 Finance Committee
    - B. July 8, 2026 Off-Street Parking
  - 4. 26-0904 Reappointment of Jami Reyes to the Board of Directors - Resolution No: 26-02
  - 5. 26-0905 Approval of Expenditure for Lot 19 Beautification Project by Tropical Touch Gardens Center, Inc.
  - 6. 26-0906 Procurement of Kubota Compact Track Loader SVL75-3 pursuant to State of Florida Contract No. 22100000-21-STC
  - 7. 25-0907 Approval of Electrical Services for Lot 18 by AD Electrical Contractor, LLC

Any person may be heard by the Off-Street Parking Board of Directors, through the Chair, for not more than two minutes, on any proposition before the Board of Directors unless modified by the Chair. The Chair will advise the public when the public may have the opportunity to address the Board of Directors during the Public Comment Period or at any other designated time.

In accordance with the Americans with Disabilities Act of 1990, as amended, persons needing special accommodations to participate in this proceeding may contact the Miami Parking Authority at (305) 373-6789 ext. 227 or ext. 228 (Voice) no later than six (6) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than six (6) business days prior to the proceeding.

8. 25-0908 Procurement of Customized F550 Water Truck - pursuant to Contract Number PS25890 between the League of Oregon Cities and Unified Fleet Services, LLC
9. 25-0909 Procurement of Automated Curb Management Services - pursuant to Sourcewell Cooperative Contract No. 120423-AUTOM with Automotus Inc.
10. 25-0910 Procurement of Freebee Micro Transit Services - pursuant to Agreement No. 102-24 between the City of Plantation and Beefree, LLC, d/b/a Freebee

## **V. CHIEF EXECUTIVE OFFICER'S REPORT**

- Smart Loading Zone Pilot Program
- Miami-Dade County Parks
- Coconut Grove Playhouse

## **VI. STATUS REPORT**

- June 2026 Operations Report
  - KPI City of Doral
  - KPI Village of Palmetto Bay
  - KPI Miami-Dade County Parks
  - Automotus
- July 2026 Operations Report
  - KPI City of Doral
  - KPI Village of Palmetto Bay
  - KPI Miami-Dade County Parks
  - Automotus

Any person may be heard by the Off-Street Parking Board of Directors, through the Chair, for not more than two minutes, on any proposition before the Board of Directors unless modified by the Chair. The Chair will advise the public when the public may have the opportunity to address the Board of Directors during the Public Comment Period or at any other designated time.

In accordance with the Americans with Disabilities Act of 1990, as amended, persons needing special accommodations to participate in this proceeding may contact the Miami Parking Authority at (305) 373-6789 ext. 227 or ext. 228 (Voice) no later than six (6) business days prior to the proceeding. TTY users may call via 711 (Florida Relay Service) no later than six (6) business days prior to the proceeding.





## Progress Report for Miami Parking Authority

### Public Relations Services

July 27 – August 24, 2026

| TASK                     | ACTIVITY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Board Meeting            | ❖ The Board did not meet in August.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Public Relations Tactics | <ul style="list-style-type: none"><li>❖ On August 5<sup>th</sup>, conducted the first of two crisis communication trainings with Ms. Alex Argudin.</li><li>❖ On August 10<sup>th</sup>, conducted the second session of the crisis communication training with Ms. Argudin, featuring a tabletop on-camera exercise.</li><li>❖ On August 19<sup>th</sup>, met via Zoom with Ms. Meagan Camp to review upcoming activities.</li><li>❖ Updated the crisis communication plan. The plan needs the rapid-notification stakeholder list, which MPA is developing.</li><li>❖ Developed a synopsis of a fictional crisis scenario for the training session.</li></ul> |

- ❖ Drafted a still-embargoed press release in English and Spanish for the PMG/MPA Lot 19 beautification project together with facts and features. Coordinated with Levy PR, which represents PMG.
- ❖ Contacted the Greater Miami Convention and Visitor Bureau on behalf of ParkMobile. ParkMobile was interested in a cross-promotion with Miami Spice. The GMCVB said the Miami Spice promotions were closed. I connected them with Ms. Ali Bebeau and Mr. Sebastian Mirandes for a partnership promotion.
- ❖ Reviewed and edited the Camera Enforcement Pilot Program on the website.
- ❖ Drafted an email for Ms. Amy Keller, Executive Editor of Florida Trend, to pitch the smart loading zone program.
- ❖ Pitched and placed Ms. Argudin's op-ed piece in Miami Today about her tenure as chairperson of the International Parking and Mobility Institute's Board of Directors, her vision for the future of parking and mobility, and how Miami is leading the industry. Distributed the story clip.
- ❖ Gathered clips of media and other deliverables to back up Ms. Argudin's renewal of the PTMP recertification.
- ❖ Edited the Lane of Traffic Enforcement page on the website.
- ❖ Shared a story about the Philadelphia smart loading zone program expansion based on positive results.
- ❖ Shared an NBC6 story about illegal sales of handicap placards.
- ❖ Drafted two versions of an abstract to pitch a panel discussion for the 2027 IPMI Conference and Expo. Developed a series of

|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | <p>headlines to ensure that the entry is impactful.</p> <ul style="list-style-type: none"> <li>❖ Reviewed the 2027 Parking and Mobility magazine editorial calendar and submitted it to Ms. Argudin and Mr. Angel Diaz for their input concerning topics of interest.</li> <li>❖ Reviewed the 2027 IPMI award content and passed on the information to MPA.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Community Engagement Events</b> | <ul style="list-style-type: none"> <li>❖ September – Miami Spice</li> <li>❖ September 17 – Park(in) Day</li> <li>❖ November 5 – Miami-Dade County League of Cities Conference</li> <li>❖ November 6 – 8 – NASCAR Miami</li> <li>❖ November 15 – 22 – Miami Book Fair</li> <li>❖ December – Holiday Courtesy Discount Program</li> <li>❖ December 3-6 – Art Basel</li> <li>❖ December 14-15, 2026 – G20 Summit, Doral</li> <li>❖ December 16-17, 2026 – America Business Forum, Kaseya Center</li> <li>❖ <b>2027</b></li> <li>❖ January 3, 2027 – King Mango Strut</li> <li>❖ January 31 – Lifetime Miami Marathon</li> <li>❖ Feb 10-14 - Miami International Boat Show</li> <li>❖ Feb 14-16 (Approx) - Coconut Grove Arts Festival</li> </ul> |

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                 | <ul style="list-style-type: none"> <li>❖ February 26 – UM Real Estate Impact Conference</li> <li>❖ March 2027 – University of Miami’s Smart Cities Miami Conference</li> <li>❖ March 11 – 12 -CWEL 2027: 21. International Conference on Women Entrepreneurship and Leadership</li> <li>❖ March – Carnaval Miami festivities</li> <li>❖ March 22-28 - Miami Music Week</li> <li>❖ March 26-28 - Ultra Music Festival</li> <li>❖ March XX – UM Smart Cities Miami Conference</li> <li>❖ April 1 – 11 – Miami Film Festival</li> <li>❖ April 27 – 28 – CoMotion Miami</li> <li>❖ April – Lexus Corporate</li> <li>❖ May (Date TBD) - Formula 1 Miami Grand Prix</li> <li>❖ December – Art Basel</li> </ul> |
| <p><b>Quarter 3</b></p> <p><b>September - November 2026</b></p> | <p>Prepare for follow-up tabletop crisis exercise and real-world media simulation with Ms. Argudin and Mr. Diaz. Follow up on wallet cards and other materials to prep frontline employees and others.</p> <p>Work on the PBP and ParkMobile Validation campaign.</p> <p>Communicate data and results from implementing the Smart Loading Zone program in Miami. Once the data are available, communicate the impact of the loading zone pilot program</p>                                                                                                                                                                                                                                               |



across approximately 16 loading zones in Miami neighborhoods to the media.

Look into media and community opportunities to highlight the resident discount and other public benefit programs. Create a list of these initiatives from the past three years.

Once the Lot 19 beautification project is complete, follow up on the drafted media releases announcing the project.

Manage media and stakeholder responses to the completion of the Freebee circulator in downtown Miami.

Implement communication tactics for the proposed Playhouse garage in Coconut Grove in preparation for board and committee meetings and community town hall presentations, leading up to approval and construction of the garage and the project's retail component.

Develop communication strategies for the launch of the license plate recognition technology at Lot 19 and at the Pelican Harbour marina.

Follow up on the brand identity options developed earlier this year.

Follow up on the next steps to implement the findings from the focus group report.

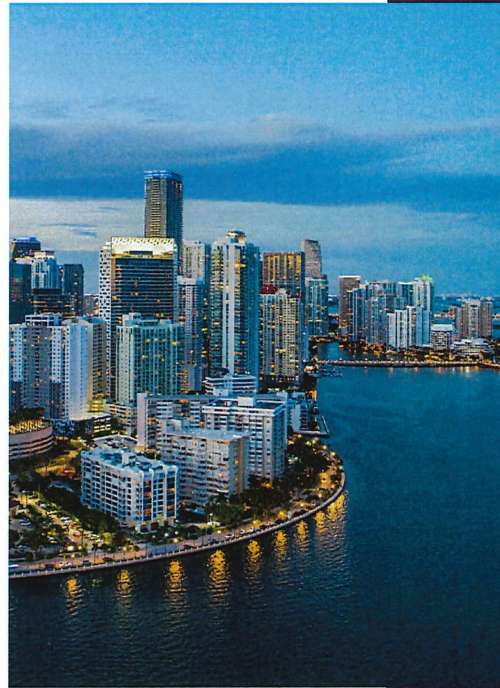
Highlight Ms. Alex Argudin's thought leadership initiatives.

Update the community engagement calendar.

Continue developing pitches for feature stories that highlight the initiatives MPA is implementing to increase parking availability and give back to the community.

|  |                                                                                                                      |
|--|----------------------------------------------------------------------------------------------------------------------|
|  |                                                                                                                      |
|  | NAME: <u>Margarita R. Delgado</u> (Print)<br><br>SIGNATURE: <u>Margarita R. Delgado</u><br><br>DATE: August 24, 2026 |

*the*  
**Modern  
Take**



# July/August 2026

MIAMI PARKING AUTHORITY

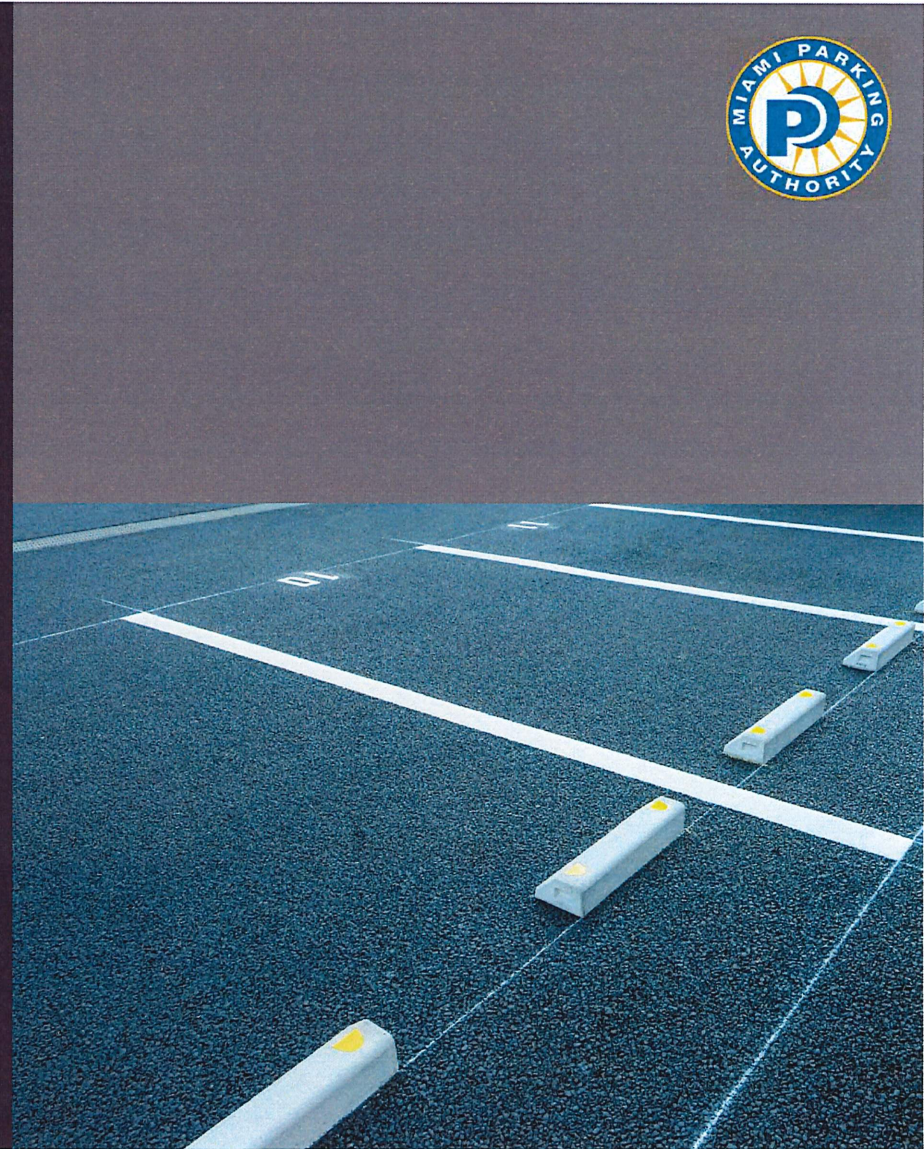
Prepared by Meagan Camp



# Updates

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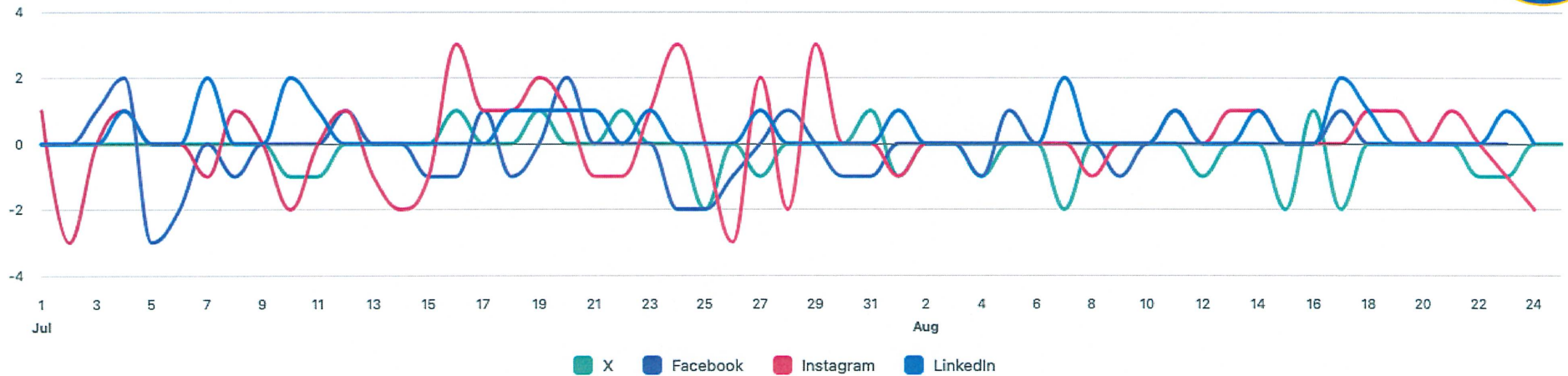
- Fall Sponsorships
- Recruitment Campaign
- Managing Third-Party Reviews







# Audience Growth



| Audience Metrics              | Totals        | % Change        |
|-------------------------------|---------------|-----------------|
| <b>Audience</b>               | <b>28,792</b> | <b>↗ 0%</b>     |
| <b>Net Audience Growth</b>    | <b>7</b>      | <b>↗ 333.3%</b> |
| X Net Follower Growth         | -11           | ↘ 37.5%         |
| Facebook Net Follower Growth  | -8            | ↘ 260%          |
| Instagram Net Follower Growth | 5             | ↗ 109.1%        |
| LinkedIn Net Follower Growth  | 21            | ↘ 61.8%         |

Compared to May/June 2026



# Post Performance by Engagement

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
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| <div><div><div>mpacommunity</div><div>Wed 7/15/2026 4:51 pm EDT</div></div></div> <div>Did you know that City of Miami residents pay less for parking?<br/>...</div> <div></div> <div><div>Engagements194</div><div>Likes50</div><div>Comments6</div><div>Shares112</div><div>Saves26</div></div> <div><div>...</div><div></div><div></div></div> | <div><div><div>mpacommunity</div><div>Mon 7/27/2026 6:33 am EDT</div></div></div> <div>Help keep Miami accessible, welcoming, and easy to navigate. Join Miami Parking Authority's team of professionals dedicated t...</div> <div></div> <div><div>Engagements37</div><div>Likes20</div><div>Comments1</div><div>Shares14</div><div>Saves2</div></div> <div><div>...</div><div></div><div></div></div> | <div><div><div>mpacommunity</div><div>Mon 7/20/2026 3:12 pm EDT</div></div></div> <div>Join us for the Community Resource Fair, where more than 50 community organizations and government agencies will be available to...</div> <div></div> <div><div>Engagements22</div><div>Likes8</div><div>Comments0</div><div>Shares13</div><div>Saves1</div></div> <div><div>...</div><div></div><div></div></div> | <div><div><div>mpacommunity</div><div>Thu 7/16/2026 12:39 pm EDT</div></div></div> <div>This Saturday, we're participating in the Back to School Health &amp; Safety Fair at Charles Hadley Park, where families can access free...</div> <div></div> <div><div>Engagements13</div><div>Likes6</div><div>Comments2</div><div>Shares5</div><div>Saves0</div></div> <div><div>...</div><div></div><div></div></div> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Compared to May/June 2026

# Instagram Stories



| Story Metrics            | Totals    | % Change       |
|--------------------------|-----------|----------------|
| <b>Published Stories</b> | <b>72</b> | <b>↗ 38.5%</b> |
| Story Replies            | 3         | → 0%           |
| Story Taps Back          | 120       | ↘ 2.4%         |
| Story Taps Forward       | 2,044     | ↗ 10.5%        |
| Story Exits              | 469       | ↗ 1.5%         |
| Story Views              | 3,644     | ↗ 6.4%         |
| Average Reach per Story  | 42.38     | ↘ 22.1%        |

Compared to May/June 2026





**PLEASE SEND ANY QUESTIONS TO:**



*meagan@themoderntake.com*



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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *AA Argudin*

SUBJECT: Financial Summaries for the Period Ended June 30, 2026

DATE: September 9, 2026

---

The Financial Summaries for the month ending June 30, 2026, for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. 1.

AA:md

Attachment





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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Financial Summaries for the Period Ended July 31, 2026

DATE: September 9, 2026

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The Financial Summaries for the month ending July 31, 2026, for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. 2.

AA:md

Attachment



MIAMI PARKING AUTHORITY  
BOARD MEETING

July 8, 2026

PRESENT: Jami Reyes (Chairperson)  
Thomas Jelke  
Marvin Wilmoth  
James Cassel  
Deborah Ladron de Guevara

ALSO PRESENT: Alejandra Argudin, CEO, MPA  
Mirtha Dziedzic, CFO, MPA  
Angel Diaz, COO, MPA  
Angela D. Sanchez, Director of Human Resources, MPA  
Henry Espinosa, IT Director, MPA  
Julia Y. Alfonso, Court Reporter, JYA Reporting  
Jihan Soliman, Sr. Assistant City Attorney, City of Miami  
Monica Cuadra, Executive Administrative Assistant, MPA  
Sinthia Hernandez, Executive Administrative Assistant, MPA  
Margarita Delgado, President, MRD Consulting  
Meagan Camp, CDS, The Modern Take (via Teams)  
Humberto Escandon, Sr. Manager of Operations, MPA  
George McLean, Sr. Business Analyst, MPA  
Javier Armenteros, Manager of Operations, MPA  
Jennifer Garcia, Senior Project & Property Manager, MPA  
Gabriel Maytin, System Administrator, MPA  
John Lopez, Sr. Manager of Operations, PHT  
Chantal Gonzalez, Paralegal, MPA  
Orlando Canizales, System Integration Technician, MPA  
Wilfred Soto, Sr. Manager of Operations, MPA  
Jeff Medina, Sr. Manager of Operations, MPA  
Gonsalo Campos, Manager of Operations, MPA  
Victor Valderrama, Cybersecurity Analyst, MPA  
Victor Rosario, Sr. Manager of Operations, MPA  
Pablo Velez, Sr. Executive Advisor to the CEO, MPA  
Margie Carmentates, Controller, MPA  
Daylin Hernandez, Manager, MPA  
Kenneth Carrera, Enforcement Officer, MPA  
Maria Mejia, Enforcement Officer, MPA  
Daniella Joseph, Enforcement Officer, MPA  
Kevin Blequett, Assistant Manager of Operations, MPA  
Luquette Thames, Manager of Operations, MPA  
Sherrie Poitier, Manager of Operations, MPA

Stephen Evans, CTO, Parking Guiding Systems  
Matthew Valera, Director of Sales, Parking Guiding Systems  
Blake Myton, Investment Manager, Sterling Capital

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>1</p> <p>2</p> <p>3 IN RE:</p> <p>4 OFF-STREET PARKING BOARD<br/>FINANCE COMMITTEE MEETING<br/>8:00 a.m.</p> <p>5</p> <p>6 OFF-STREET PARKING BOARD<br/>MONTHLY BOARD MEETING<br/>8:15 a.m.</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12 DATE TAKEN: July 8, 2026</p> <p>13 TIME: 8:00 a.m. - 9:25 a.m.</p> <p>14 PLACE: Miami Parking Authority<br/>40 Northwest 3rd Street<br/>Penthouse Suite 1103<br/>Miami, Florida 33128</p> <p>15</p> <p>16</p> <p>17</p> <p>18 Proceedings taken before:</p> <p>19 Julia Y. Alfonso, RPR, FPR-C<br/>Florida Professional Reporter</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> | <p>1 APPEARANCES</p> <p>2 Present:</p> <p>3 Jami Reyes, Chairperson<br/>Thomas Jelke, Board Member<br/>James Cassel, Board Member<br/>Deborah Ladron de Guevara, Board Member<br/>Marvin Wilmoth, Board Member</p> <p>4</p> <p>5</p> <p>6 Also Present:</p> <p>7 Alejandra Argudin, CEO, MPA<br/>Mirtha Dziedzic, CFO, MPA<br/>Angel Diaz, COO, MPA<br/>Angela D. Sanchez, Director of Human Resources, MPA<br/>Henry Espinosa, IT Director, MPA<br/>Julia Y. Alfonso, Court Reporter, JYA Reporting<br/>Jihan Soliman, Sr. Assistant City Attorney, City of Miami<br/>Monica Cuadra, Executive Administrative Assistant, MPA<br/>Sinthia Hernandez, Executive Administrative Assistant, MPA<br/>Margarita Delgado, President, MRD Consulting<br/>Meagan Camp, CDS, The Modern Take (via Teams)<br/>Humberto Escandon, Sr. Manager of Operations, MPA<br/>George McLean, Sr. Business Analyst, MPA<br/>Javier Armenteros, Manager of Operations, MPA<br/>Jennifer Garcia, Senior Project &amp; Property Manager, MPA<br/>Gabriel Maytin, System Administrator, MPA<br/>John Lopez, Sr. Manager of Operations, PHT<br/>Chantal Gonzalez, Paralegal, MPA<br/>Orlando Canizales, System Integration Technician, MPA<br/>Wilfred Soto, Sr. Manager of Operations, MPA<br/>Jeff Medina, Sr. Manager of Operations, MPA<br/>Gonsalo Campos, Manager of Operations, MPA<br/>Victor Valderrama, Cybersecurity Analyst, MPA<br/>Victor Rosario, Sr. Manager of Operations, MPA<br/>Pablo Velez, Sr. Executive Advisor to the CEO, MPA<br/>Margie Carmentates, Controller, MPA<br/>Daylin Hernandez, Manager, MPA<br/>Kenneth Carrera, Enforcement Officer, MPA<br/>Maria Mejia, Enforcement Officer, MPA<br/>Daniella Joseph, Enforcement Officer, MPA<br/>Kevin Blequett, Assistant Manager of Operations, MPA<br/>Luquette Thames, Manager of Operations, MPA<br/>Sherrie Poitier, Manager of Operations, MPA<br/>Stephen Evans, CTO, Parking Guiding Systems<br/>Matthew Valera, Director of Sales, Parking Guiding Systems<br/>Blake Myton, Investment Manager, Sterling Capital</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> |
| <p>1 INDEX</p> <p>2 FINANCE COMMITTEE MEETING: PAGE</p> <p>3 1. May 2026 Financial Statements</p> <p>4 A. Miami Parking Authority 6<br/>B. Knight Center Garage 7</p> <p>5 2. Bank Reconciliations (May 2026) 6</p> <p>6 3. Presentation by Sterling Capital to discuss 8<br/>MPA Investment Portfolio of Pension Plan<br/>First Quarter 2026</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>                                                                                                             | <p>1 AGENDA:</p> <p>2 I. Public Comments 33</p> <p>3 II. Employee/Board Recognition/Presentations</p> <p>4 A. Employee 'Years of Service' Award</p> <p>5 1. Daniella Joseph (5-Year Award) 34<br/>2. Maria Mejia (5-Year Award) 34<br/>3. Kenneth Carrera (5-Year Award) 34</p> <p>6</p> <p>7 III. MRD Consulting Reports 36</p> <p>8 IV. The Modern Take - Social Media Report 38</p> <p>9 V. APPROVAL ITEMS</p> <p>10 1. 26-0701 May 2026 Financial Statements 43</p> <p>11 A. Miami Parking Authority<br/>B. Knight Center Garage</p> <p>12 2. 26-0702 Regular Board Meeting Minutes 43</p> <p>13 A. June 2, 2026 Finance Committee<br/>B. June 2, 2026 Off-Street Parking</p> <p>14</p> <p>15 3. 26-0703 Approval for an Automated Parking 44<br/>Guidance System Expenditure Third<br/>Amendment to the Parking Guidance<br/>Systems, LLC Professional Services<br/>Agreement</p> <p>16</p> <p>17</p> <p>18 4. 26-0704 Approval of Expenditure for College 48<br/>Station Garage Avigilon Cameras<br/>Installation by Industrial Communications<br/>and Electronics, Inc.</p> <p>19</p> <p>20 5. 26-0705 Resolution authorizing the reelection 50<br/>of the Board Chairperson and Fiance<br/>Committee Chair</p> <p>21</p> <p>22 VI. CHIEF EXECUTIVE OFFICER'S REPORT</p> <p>23 o Smart Loading Zone Pilot Program 58<br/>o Miami-Dade County Parks 69<br/>o Coconut Grove Playhouse 70</p> <p>24</p> <p>25</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



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| <p>1 cont. AGENDA: 5</p> <p>2 VI. STATUS REPORTS</p> <p>3 o May 2026 Operation Reports</p> <p>4 KPI City of Doral</p> <p>5 KPI Miami-Dade County Parks</p> <p>6 KPI Village of Palmetto Bay</p> <p>7 PBP vs ParkMobile</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>1 P-R-O-C-E-E-D-I-N-G-S 6</p> <p>2 MR. CASSEL: Are we ready to go?</p> <p>3 Good morning.</p> <p>4 MS. CARMENATES: Good morning. I'm going to</p> <p>5 be reviewing with you the financials for the eight</p> <p>6 months ended May 31, 2026, but before I do that, a</p> <p>7 few housekeeping items.</p> <p>8 Bank recs for May have been completed. No</p> <p>9 material reconciling items from previous months.</p> <p>10 Also, we finally completed our ERP implementation.</p> <p>11 And we are still working through some minor issues,</p> <p>12 but the system is stable for the most part.</p> <p>13 If you please turn to page five of the board</p> <p>14 package and the monthly summary page.</p> <p>15 So year to date are favorable as compared to</p> <p>16 prior year and budgets. Our operating revenues are</p> <p>17 6.1 percent better than budget, and operating</p> <p>18 expenses are 4 percent better than budgeted. So</p> <p>19 we're on target for the year to date.</p> <p>20 If you turn to page six, next page, this is</p> <p>21 the month -- the year-to-date summary for the eight</p> <p>22 months. Operating revenues -- no, turn to page six</p> <p>23 for the next -- there. Got it.</p> <p>24 Operating revenues were 6.2 million, which is</p> <p>25 766,000, or 14 percent better than budget.</p>                                             |
| <p>1 Operating expenses were 2.6 million, 57,000, or 7</p> <p>2 2.3 percent higher than budget, with operating</p> <p>3 results of 3.7 million.</p> <p>4 Page -- the next page is the detail.</p> <p>5 One more. Thank you.</p> <p>6 This is the detail. There's only two</p> <p>7 variances to note. One's in Professional Other.</p> <p>8 We paid for some modifications as a result of the</p> <p>9 ERP implementation. Also, we paid for our PCI</p> <p>10 audit this month. And if there's any questions on</p> <p>11 that, Henry can address them.</p> <p>12 But also the next variance is in Bank Charges,</p> <p>13 credit card usage being higher than anticipated</p> <p>14 this month. And we've had the same variance in</p> <p>15 previous months as well.</p> <p>16 If you go to the Knight Center board package</p> <p>17 11.</p> <p>18 Operating revenues for the Knight Center</p> <p>19 Garage were 256,000, or 7 percent lower than</p> <p>20 budget. Operating expenses were 102,000, or</p> <p>21 9 percent better than budget, leaving 153,000 of</p> <p>22 operating revenue before capital expenses. Page 13</p> <p>23 is the detail, and there's no major variances to</p> <p>24 note.</p> <p>25 The Capital Expenses of 201,000 relate to the</p> | <p>1 continuing upgrade project that we've been working 8</p> <p>2 on in the facility.</p> <p>3 Any questions on this report or the previous</p> <p>4 report for MPA?</p> <p>5 Okay. Great.</p> <p>6 So at this time I'd like to present Blake</p> <p>7 Myton from Sterling Capital who's going to present</p> <p>8 to us the quarterly results of the pension plan.</p> <p>9 MR. MYTON: Thank you so much.</p> <p>10 Good morning, everyone. When I first started</p> <p>11 in the investment management business more years</p> <p>12 ago than I care to admit, one of the things that</p> <p>13 really drew me to it was the fact that things</p> <p>14 always change. It's never the same quarter twice.</p> <p>15 But I candidly cannot remember a time when so much</p> <p>16 has changed in just six months, from the beginning</p> <p>17 of this year, to where we sit at the halfway point.</p> <p>18 You know, again, just to recall, we came into</p> <p>19 the year coming off of three really good, strong</p> <p>20 years in the equity market. So we're up over</p> <p>21 20 percent in 2023, '24, and '25. To give you some</p> <p>22 context there, the last time we've had four years</p> <p>23 of 20 percent more was World War II, '42, '43, '44,</p> <p>24 and '45. So, again, it doesn't happen very often.</p> <p>25 Consequently, we were a little bit cautious</p> |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <p>9</p> <p>1 coming into the year. So, again, what that means</p> <p>2 for your portfolio, we have about a 60 percent</p> <p>3 target in equities and with the remainder being in</p> <p>4 fixed income and cash. We were always -- you know,</p> <p>5 for the last couple of years, we have been</p> <p>6 overweight that -- and that sort of helped the</p> <p>7 portfolio.</p> <p>8 We kind of adjusted that and got a little bit</p> <p>9 more conservative in the first quarter, but then</p> <p>10 that quickly changed as we saw the selloff</p> <p>11 transpire during the quarter. And I'll show you,</p> <p>12 you know, where we ended the March numbers.</p> <p>13 But, candidly, so much has changed even since</p> <p>14 March, you know, and it really all revolved around</p> <p>15 the conflict in the Middle East that broke out.</p> <p>16 And the markets traded off pretty significantly in</p> <p>17 March, and you'll see that here in a moment.</p> <p>18 But with that selloff, we actually switch back</p> <p>19 to more of a modest allocation and kind of aligned</p> <p>20 back with our 60/40 target. And then we got such a</p> <p>21 rally in April and May. We got up to 62,</p> <p>22 63 percent. We actually trimmed it just to get</p> <p>23 back to that 60 percent. So that's kind of where</p> <p>24 we sit today.</p> <p>25 But, you know, that's really just the tip of</p>                  | <p>10</p> <p>1 the iceberg as far as everything that's changed.</p> <p>2 That's what's changed with our strategy during the</p> <p>3 last six months.</p> <p>4 But, you know, again, considering the</p> <p>5 situation in Iran, the subsequent spike in oil</p> <p>6 prices and that impact on inflation, not to mention</p> <p>7 we've gotten a new Fed chair who had his first</p> <p>8 meeting and was quite hawkish with respect to not</p> <p>9 really providing a lot of guidance, and sort of</p> <p>10 spooked the markets a little bit.</p> <p>11 So with all of that going on, though, the one</p> <p>12 fundamental thing that's kept this market going is</p> <p>13 earnings. The earnings have been very, very</p> <p>14 strong, especially for those large -- larger</p> <p>15 companies. We're also seeing a little bit of</p> <p>16 broadening that we were hoping for. It's not just</p> <p>17 concentrated in those same seven tech names that</p> <p>18 we've talked about in the last couple of meetings.</p> <p>19 While it's still very concentrated, it's kind</p> <p>20 of like it rotated away from those tech names that</p> <p>21 were spending all the money on AI and data</p> <p>22 generation. They switched over and they said,</p> <p>23 Okay, you know who's going to be the primary</p> <p>24 beneficiaries? Well, it's going to be the</p> <p>25 semiconductors. It's going to be the energy</p>                    |
| <p>11</p> <p>1 companies that are building these data centers.</p> <p>2 So we've seen this -- kind of this huge</p> <p>3 rotation away from some of the big hyperscalers and</p> <p>4 into a couple of very small segments. So, again,</p> <p>5 that's had an impact on the portfolio.</p> <p>6 But, again, with respect to the material that</p> <p>7 we typically cover, I'm going to be a little bit</p> <p>8 briefer because we typically go through the 3/31</p> <p>9 numbers and the 9/30 numbers. I also brought with</p> <p>10 me today some preliminary 6/30, some June 30th</p> <p>11 numbers, to give you an idea of where we sit since</p> <p>12 so much has changed.</p> <p>13 And then we did make a change in the portfolio</p> <p>14 that I'm going to detail a little bit. We actually</p> <p>15 split the large cap value allocation into two new</p> <p>16 products. They've done a little bit better to get</p> <p>17 started here, because that was really an area of</p> <p>18 concern. It was a Sterling product, and I'll talk</p> <p>19 a little bit more about that here in a moment.</p> <p>20 But with that being said, if we skip over on</p> <p>21 my material, it'll be the slide number six at the</p> <p>22 bottom right.</p> <p>23 Yeah. Go past all the fluffy marketing stuff</p> <p>24 there about who we are. You guys know who we are.</p> <p>25 So this is sort of the scorecard. Again, I</p> | <p>12</p> <p>1 can't tell you how much this has changed, but just</p> <p>2 to give you a sense, that second row in there, the</p> <p>3 Russell 3000, obviously pretty negative for the</p> <p>4 month. Off almost 5 percent. The three months of</p> <p>5 the year to date through March we were off about</p> <p>6 4 percent. As we sit here today, that number is</p> <p>7 closer to 9, 10 percent. It's crazy.</p> <p>8 We've really seen a very significant bounce</p> <p>9 back without a whole lot of change in the Middle</p> <p>10 East. So we're continuing to monitor that.</p> <p>11 But, again, at least for this quarter, what we</p> <p>12 saw was -- it was really the Mag 7 or the</p> <p>13 hyperscalers, the large cap growth sector as</p> <p>14 measured by that Russell top 200 growth of about</p> <p>15 five rows in there. You'll see it was off about</p> <p>16 10 percent where its value counterpart was actually</p> <p>17 up 1.3, 1.4. Primarily what that was, was energy.</p> <p>18 When oil spiked in March, a lot of Exxon, Chevron,</p> <p>19 the energy sector did extremely well, and that</p> <p>20 really buoyed the large cap value benchmarks.</p> <p>21 But, again, like I said, a whole lot has</p> <p>22 changed. But at least during this quarter, we</p> <p>23 started to see a rotation away from just those</p> <p>24 large cap growth names.</p> <p>25 If you continue down, you look at the Russell</p> |

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| <p>13</p> <p>1 2000 and mid-cap indices, you'll see some positive<br/>2 numbers, albeit modest, but very positive, which is<br/>3 good to see because that's really the sector of the<br/>4 market that was lagging. It was really so<br/>5 concentrated in just those large cap growth names.<br/>6 So it's certainly good to see it spread out a<br/>7 little bit.</p> <p>8 The other thing, typically the bond investors<br/>9 are a very fearful bunch, and we saw that again.<br/>10 And that shows up here down under the fixed income<br/>11 benchmark. If we look at the US Aggregate Bond<br/>12 Index, it was off over one and three quarters just<br/>13 for the month alone. That dragged down the<br/>14 year-to-date number to essentially even, and a<br/>15 pretty soft one-year return over the last 12<br/>16 months. So at least through March it was a very<br/>17 volatile period.</p> <p>18 Again, I talked about our asset allocation<br/>19 changes, but let me just really briefly go through<br/>20 the performance here, and then I'll show you the<br/>21 update.</p> <p>22 If we skip ahead to page 20 -- one more.<br/>23 There we go.</p> <p>24 And this is the Performance Summary Report.<br/>25 Again, we have all the various time periods dating</p>                                                                                      | <p>14</p> <p>1 back to the Sterling inception back in February of<br/>2 '22. As you'll see, you know, for the month,<br/>3 obviously, you know, pretty poor. We were up -- we<br/>4 started up about 33.8, finished about 32.5. Again,<br/>5 a pretty significant drawdown in dollar terms, you<br/>6 know, for the quarter in the fiscal year. Still<br/>7 pretty good. Up about 32 and a half million for<br/>8 the portfolio. So good solid numbers in absolute<br/>9 returns.</p> <p>10 If we skip over to the next page, got the bar<br/>11 charts at the top. But in the middle of the page<br/>12 is the performance and our blended benchmark there.<br/>13 The pension plan is there in the dark blue, and the<br/>14 lighter blue is the blended benchmark. Again, that<br/>15 consists of both US stocks, international stocks,<br/>16 as well as fixed income securities.</p> <p>17 You'll see for the quarter, we were off about<br/>18 1.4. Slightly better than the benchmark at<br/>19 negative 1.7. So, again, one of the things that I<br/>20 guess was at least a mildly silver lining -- I<br/>21 wouldn't call it silver, maybe grayish lining --<br/>22 was we really haven't had a negative quarter in<br/>23 quite some time. And you guys -- like I see the<br/>24 faces -- have been here for several years now.<br/>25 You've heard me say more than once, you know,</p> |
| <p>15</p> <p>1 this portfolio is designed to hold up when the<br/>2 markets go down. We really haven't tested that<br/>3 over the last couple of years because we've really<br/>4 just been a straight-up market. So while it's only<br/>5 a modest outperformance, it certainly is good to<br/>6 see that we didn't lose as much as the blended<br/>7 benchmark when things were tough.</p> <p>8 Again, the flip side of that is when things<br/>9 roar, that's usually when we typically only get 85,<br/>10 90 percent of that upside. But we're comfortable<br/>11 with that to be able to show you quarters like this<br/>12 or years like this. Because, again, I've been<br/>13 doing this for quite some time. We know it's<br/>14 coming, whether it was the Y2K bubble, the<br/>15 financial crisis, COVID, there's going to be an<br/>16 event that significantly impacts the market. And<br/>17 when it happens, it happens very, very quickly.</p> <p>18 So, again, good, solid performance there. It<br/>19 really was. You know, both pieces of the portfolio<br/>20 held up pretty well. The bonds were in line with<br/>21 their benchmark, and fixed income did slightly<br/>22 better, meaning lost a little bit less during that<br/>23 first quarter of the year.</p> <p>24 So the rest of this material kind of goes into<br/>25 a lot more detail.</p> | <p>16</p> <p>1 One thing I will highlight, because I want to<br/>2 spend a little bit more time talking about what the<br/>3 large cap value change we made. If we skip over to<br/>4 page 23, this is really just sort of indicative of,<br/>5 you know -- sorry, I guess 24. There you go.</p> <p>6 That very first grouping there.</p> <p>7 No. Back one more. Sorry.</p> <p>8 There you go.</p> <p>9 All right. The very first two funds here, the<br/>10 John Hancock and the Sterling Behavioral, these are<br/>11 new additions to the portfolio. We added those<br/>12 because we had some concerns about the equity<br/>13 income fund that we were using previously. Not<br/>14 that it was a bad fund, it just had significantly<br/>15 underperformed. So we felt that a change was due.</p> <p>16 You only get a one-month number here. To give<br/>17 you a better idea, they were more in line for the<br/>18 entire period that you held them, especially the<br/>19 Behavioral Management -- the Sterling product was<br/>20 actually slightly positive when the benchmark was<br/>21 off a couple of percent. But when we combine the<br/>22 two allocations, they were really right on top of<br/>23 the benchmark. So certainly did pretty well there.<br/>24 And I'll show you here in a moment how they did in<br/>25 the next quarter. We care about how they do both</p>    |

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| <p>17</p> <p>1 in good times and in bad times.</p> <p>2 So, again, guys, this first quarter, some of</p> <p>3 the numbers are so meaningless, I really felt</p> <p>4 compelled to put together some more material. I've</p> <p>5 got a couple of handouts -- if you could take one</p> <p>6 and pass it down -- just with preliminary</p> <p>7 performance figures through June to give us a</p> <p>8 better idea of where we sit today, and, really, so</p> <p>9 much has changed.</p> <p>10 The good news, as you'll see when you get the</p> <p>11 handout, is on this very first slide. Again, it's</p> <p>12 that same asset allocation, Activity Summary</p> <p>13 Reports. You'll see for the entire quarter, we</p> <p>14 were -- we actually made about \$2.5 million,</p> <p>15 despite having about \$300,000 in contributions</p> <p>16 net -- distributions go out of the portfolio for</p> <p>17 that period. So, again, the portfolio that was at</p> <p>18 32 and a half million at the end of March, at the</p> <p>19 end of June was closer to 34.7, almost 34.8. So</p> <p>20 good, solid numbers. That's the good news.</p> <p>21 The not-so-great news is over on the next</p> <p>22 page. If we look at the portfolio trailing returns</p> <p>23 versus our benchmark in the middle of the page</p> <p>24 there, what you'll see is the portfolio was up</p> <p>25 about 7.8 percent. And, again, that's that two and</p> | <p>18</p> <p>1 half million dollars. But our benchmark was up</p> <p>2 closer to 9.1. So good, solid, absolute</p> <p>3 performance.</p> <p>4 But, again, in an environment where really it</p> <p>5 was very concentrated in energy semiconductors, we</p> <p>6 just didn't have enough exposure. Specifically our</p> <p>7 large cap growth manager, who's done very, very</p> <p>8 well over the last several years, and had a lot of</p> <p>9 AI exposure. When AI -- those seven AI tech names</p> <p>10 really kind of fell out of favor, he still owns it</p> <p>11 because that's again where a lot of the earnings</p> <p>12 are. The market is just not rewarding or taking a</p> <p>13 little pause there.</p> <p>14 What he didn't own was semiconductors. He</p> <p>15 didn't own enough of Taiwan semis. He did have</p> <p>16 NVIDIA, just not at a market weight. So it didn't</p> <p>17 keep up there. And NVIDIA candidly has not done as</p> <p>18 well as semis in general, so --</p> <p>19 MR. WILMOTH: No Samsung?</p> <p>20 MR. MYTON: What's that?</p> <p>21 MR. WILMOTH: Samsung, South Korea.</p> <p>22 MR. MYTON: Yeah. No Samsung in there either.</p> <p>23 That's sort of an international name that he didn't</p> <p>24 choose to own. Certainly I wish -- I bet he wishes</p> <p>25 he had, because that's done extremely well.</p>      |
| <p>19</p> <p>1 Hisense is another one that's done extremely well</p> <p>2 from over there in Korea.</p> <p>3 But, again, you know, our equities are up</p> <p>4 12.5 percent during the quarter. Just didn't keep</p> <p>5 up in kind of a roaring market. So, again, that's</p> <p>6 had a little bit of an impact on some of the longer</p> <p>7 term numbers.</p> <p>8 But, you know, again, the three and five year</p> <p>9 is still up almost 12 percent and about 88 percent</p> <p>10 of the benchmark. And then that longer term, since</p> <p>11 we switched over, we get about 90 percent of the</p> <p>12 benchmark in really what's been almost a</p> <p>13 straight-up market outside of a couple of months to</p> <p>14 begin back in 2022. So, again, solid, if not</p> <p>15 spectacular.</p> <p>16 The one area that we talked about in a little</p> <p>17 bit more detail in these two large cap values, if</p> <p>18 we were to look at the quarterly results of these</p> <p>19 two -- and I didn't include it in here, and I wish</p> <p>20 I had. I apologize. But I did write them down</p> <p>21 here just to give you some context. Those two</p> <p>22 combined were up about 14.6 percent, and the</p> <p>23 benchmark was up 14.1. So that's good to see that</p> <p>24 piece of the portfolio, which had struggled, do</p> <p>25 very, very well and outperform with our two new</p>                              | <p>20</p> <p>1 funds. It's a very short period. Don't want to</p> <p>2 evaluate that.</p> <p>3 But one of the other things that I did want to</p> <p>4 share with you guys is I brought some additional</p> <p>5 information on both of those funds for you guys to</p> <p>6 look at. You can see why we made the change. Both</p> <p>7 these funds have done extremely well.</p> <p>8 I won't bore the entire committee and</p> <p>9 everybody going into the detail, but they all --</p> <p>10 both these funds are running very, very well versus</p> <p>11 their peers. They're in the top decile for all</p> <p>12 trailing time periods and off to a pretty good</p> <p>13 start since we put them in the portfolio earlier</p> <p>14 this year.</p> <p>15 So, again, that was kind of the big,</p> <p>16 significant change that we made outside of all of</p> <p>17 the little tweaks that we did to the asset</p> <p>18 allocation.</p> <p>19 The obvious question now is where do we see</p> <p>20 the second half going? You know, candidly, again,</p> <p>21 getting back to the four straight years of 20 --</p> <p>22 double digit returns. We're halfway there at the</p> <p>23 halfway point. Again, we're still a little bit</p> <p>24 cautious. We're playing it really close. All of</p> <p>25 our modeling really kind of indicates that some of</p> |



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| <p>21</p> <p>1 the future expected returns may not be anywhere</p> <p>2 near what we've gotten over the last couple of</p> <p>3 years, so we're going to be a little bit more</p> <p>4 conservative.</p> <p>5 But having said that, the earnings tend to</p> <p>6 still be very, very solid. So we're going to</p> <p>7 maintain exposure to a lot of those tech names</p> <p>8 where the earnings are at. We also have exposure</p> <p>9 to the other areas of the market. So if it</p> <p>10 broadens out, we'll certainly participate in that</p> <p>11 as well.</p> <p>12 So with that, I've taken up way too much of</p> <p>13 your time talking about a couple of different</p> <p>14 quarters and a couple of different funds and stuff</p> <p>15 we don't normally talk about. But any questions,</p> <p>16 comments, thoughts?</p> <p>17 MR. CASSEL: I have a couple of questions.</p> <p>18 MR. MYTON: Certainly.</p> <p>19 MR. CASSEL: We went from the Sterling Fund</p> <p>20 into a different Sterling fund.</p> <p>21 MR. MYTON: Correct.</p> <p>22 MR. CASSEL: And we held the other Sterling</p> <p>23 fund for a while where it had underperformance. So</p> <p>24 I wouldn't use the words, whenever I see something</p> <p>25 lose money, "good solid performance." You've used</p>         | <p>22</p> <p>1 those words and I would not use those words when</p> <p>2 there's a negative there. That's not -- it may be</p> <p>3 better than others in the category, but I wouldn't</p> <p>4 call it good because I'm a real returns guy --</p> <p>5 MR. MYTON: Correct. Nobody likes to lose</p> <p>6 money.</p> <p>7 MR. CASSEL: -- relatively nice --</p> <p>8 MR. MYTON: Nobody likes to lose money. I</p> <p>9 understand.</p> <p>10 MR. CASSEL: -- but losing money is not good.</p> <p>11 And I'm looking at the two we went into, at least</p> <p>12 for the first whatever period we owned them, which</p> <p>13 is obviously very short. But in both cases</p> <p>14 there -- at least the John Hancock was down --</p> <p>15 MR. MYTON: Yeah, for the month.</p> <p>16 MR. CASSEL: -- where the Sterling was</p> <p>17 slightly up more than the index but still a loss.</p> <p>18 Why those versus others and why another Sterling</p> <p>19 fund or another proprietary fund?</p> <p>20 MR. MYTON: Sure. And, again, I think that</p> <p>21 really speaks to the two handouts that I was going</p> <p>22 to share with everyone later. These are</p> <p>23 Morningstar fun fact sheets and they really kind</p> <p>24 of -- Morningstar is an industry leader in</p> <p>25 evaluating mutual funds and ETFs. And essentially</p>                                                                                   |
| <p>23</p> <p>1 what they do is they rank them versus all of their</p> <p>2 peers.</p> <p>3 We do the same thing internally. Our advisory</p> <p>4 solutions group vetted, you know, literally</p> <p>5 hundreds of other large cap value options,</p> <p>6 including the Behavioral fund. And really what</p> <p>7 you'll see is, again, because of the strong</p> <p>8 performance in both of these funds on a risk</p> <p>9 adjusted basis, they were chosen, and that's why we</p> <p>10 split the allocation between those two. So it</p> <p>11 really wasn't merit based.</p> <p>12 Again, every decision we make in the portfolio</p> <p>13 with respect to a Sterling or any other product</p> <p>14 that goes into our asset allocations, it's the same</p> <p>15 standard. It's the same meeting. So from that</p> <p>16 perspective, again, that's really why those were</p> <p>17 chosen.</p> <p>18 MR. CASSEL: And the fees on those are?</p> <p>19 MR. MYTON: They're competitive. They're both</p> <p>20 in that 60, 70 basis point range for a large cap</p> <p>21 value option.</p> <p>22 MR. CASSEL: Would we be better off with the</p> <p>23 index fund which are much lower?</p> <p>24 MR. MYTON: Again, the fact that they've</p> <p>25 actually outperformed by about 50 basis points</p> | <p>24</p> <p>1 since we put them in, I would say, you know, that's</p> <p>2 essentially a wash, because you could probably get</p> <p>3 an index fund for, you know, very, very cheap. And</p> <p>4 that 50 basis points is about the difference, but</p> <p>5 we think longer term. Again, we've got exposure to</p> <p>6 the index.</p> <p>7 One of the things that we're really concerned</p> <p>8 about too is a lot of folks don't really realize</p> <p>9 how much tech exposure they have in their</p> <p>10 portfolios by utilizing the index funds.</p> <p>11 To give you a good example, we were just doing</p> <p>12 an analysis on the Russell 1000 value benchmark,</p> <p>13 and they just reconstituted, as you know. They do</p> <p>14 that every June. They moved 17 percent of the</p> <p>15 portfolio into three names: Microsoft, Amazon, and</p> <p>16 I'm forgetting the other one, but it's a</p> <p>17 tech-related name.</p> <p>18 Now, we're not really sure why they do that</p> <p>19 other than their methodology for deciding what's a</p> <p>20 growth and what's a value stock is really kind of</p> <p>21 antiquated. It's price-to-book based without</p> <p>22 getting too technical and way in the weeds.</p> <p>23 The other issue that I'm sure you're aware of</p> <p>24 and what we've seen, especially in the large cap</p> <p>25 growth space, is a lot of managers have had trouble</p> |

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| <p>25</p> <p>1 meeting some of the diversified requirements of a<br/>2 mutual fund. There's requirements in the<br/>3 Securities Act of 1940 that says you have to be<br/>4 diversified if you're going to be a mutual fund.<br/>5 Well, a lot of these, you know, names have grown<br/>6 over the last several years to be 40, 50 percent of<br/>7 the benchmark. And, you know, is that really,<br/>8 truly diversified? No.</p> <p>9 So they're trying to -- so I think some of<br/>10 that is trying to move some of those tech -- less<br/>11 tech-oriented names away from some of that. So<br/>12 there's a lot going on there.</p> <p>13 But, just, you know, in conclusion, long story<br/>14 short, again, we do have some index exposure in the<br/>15 portfolio through the S&amp;P 500. It's about a<br/>16 15 percent weighting. So we kind of like the fact<br/>17 that we're mixing indexes with active managers and<br/>18 trying to outperform from that perspective. It<br/>19 doesn't always work. It certainly has not worked<br/>20 in this hyperaggressive environment we've seen in<br/>21 the last few years, but over a longer period of<br/>22 time, we believe it will.</p> <p>23 MR. WILMOTH: These sort of multi-trillion<br/>24 dollar IPOs coming up hitting these indexes here<br/>25 shortly, as well as you talk about balancing</p> | <p>26</p> <p>1 concerns, what is the thought, plan on how you deal<br/>2 with that and not being overweight in tech from<br/>3 that perspective?</p> <p>4 MR. MYTON: Yeah. Again, part of our<br/>5 methodology when we look at the portfolio and make<br/>6 our asset allocation tweaks and adjustments is we<br/>7 look at those benchmarks and we look at the<br/>8 underlying holdings, and we want to know where the<br/>9 managers are taking their bets relative to those<br/>10 benchmarks. So since those benchmarks are always<br/>11 changing, we're constantly looking at those.</p> <p>12 With respect to Space X and maybe some of the<br/>13 other nearly trillion dollar IPOs that may be down<br/>14 the barrel here the next six, 12 months, we'll<br/>15 continue to monitor it. We obviously put in -- you<br/>16 know, the managers put in for Space X. I haven't<br/>17 seen any reports. It's kind of a little too soon<br/>18 to see their holdings. We should get that here in<br/>19 the next couple of weeks and determine exactly how<br/>20 much they had.</p> <p>21 With respect to Space X, they really kind of<br/>22 did the unprecedented thing. And typically IPOs<br/>23 have a waiting period before they're allowed to be<br/>24 put into an index. But as you guys know, I mean,<br/>25 just last week they started, and they're going to</p> |
| <p>27</p> <p>1 drip it in at a very small percentage so as to not<br/>2 really kind of affect the market and the trading<br/>3 too much.</p> <p>4 And we didn't see a lot of price fluctuation,<br/>5 you know, kind of -- other than just normal market<br/>6 movements. So we didn't see a boost or anything in<br/>7 their stock price by adding that, but that is<br/>8 obviously a concern as indexes become more and more<br/>9 prominent again.</p> <p>10 So the way we look at it, we factor in what<br/>11 the index has, and we make sure that our managers<br/>12 either are overweighting or underweighting, you<br/>13 know, various areas. And we want to know where<br/>14 they're taking their risk and how they're taking<br/>15 their risk so we can better understand their<br/>16 performance.</p> <p>17 MR. WILMOTH: And are you guys getting that<br/>18 retail or are you getting the IPO pricing?</p> <p>19 MR. MYTON: Again, I haven't seen the data in<br/>20 the holdings yet. I will make a note of that and<br/>21 come back and let you know. As you know, you know,<br/>22 a lot of times the, quote, unquote, price was 135.<br/>23 So any time you look at, you know, up and down<br/>24 since then, it didn't go at 130- -- the first trade<br/>25 was at 150.</p>                                                                    | <p>28</p> <p>1 So there's always that little -- the market<br/>2 makers, I think it was Morgan Stanley on this<br/>3 particular deal, you know, they sort of price it at<br/>4 a point where they know they've got a little excess<br/>5 demand so as to not see a big selloff the first<br/>6 day.</p> <p>7 So from that perspective, we'll continue to<br/>8 watch it. But I bet Loomis and/or maybe John<br/>9 Hancock probably got a little piece of that. And<br/>10 then, obviously, the S&amp;P 500 I don't believe has it<br/>11 yet, but Nasdaq did, but we'll continue to monitor<br/>12 that. At some point probably the S&amp;P will pick it<br/>13 up because it's just such a large piece. You know,<br/>14 you can't have an index that doesn't have Space X<br/>15 in it eventually. It's just such a big holding.</p> <p>16 MR. CASSEL: Any other questions?</p> <p>17 MR. MYTON: Well, thank you very much, guys.<br/>18 And I will leave you the more detailed information<br/>19 on these. And if you really have insomnia and want<br/>20 to go to sleep, that will put you there. But thank<br/>21 you very much as always.</p> <p>22 MR. JELKE: Thank you.</p> <p>23 CHAIRPERSON REYES: Thank you.</p> <p>24 MR. CASSEL: The only other thing I'd like<br/>25 to -- on the PCI audit, can we get -- Henry?</p>                                                |

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| <p>29</p> <p>1 MR. ESPINOSA: Excuse me?</p> <p>2 MR. CASSEL: On the PCI, can you just give us</p> <p>3 a quick update on whether there were any issues</p> <p>4 there? You did -- the audit was complete. I saw</p> <p>5 it.</p> <p>6 MR. ESPINOSA: Yeah. No, we -- the audit is</p> <p>7 complete. They don't officially publish it until</p> <p>8 the 14th of this month. The reason for that is</p> <p>9 that these audits are basically good for a year.</p> <p>10 So we have a deadline by which we need to complete</p> <p>11 it. We publish it as close to that as possible so</p> <p>12 that we don't have to have the next audit, you</p> <p>13 know, eight months after the previous one. So it's</p> <p>14 a clean audit. All of the controls that are</p> <p>15 required are in place. We do an enormous amount of</p> <p>16 work to keep that because we have to have a PCI</p> <p>17 Level 1 audit.</p> <p>18 When PCI decides what --</p> <p>19 MR. CASSEL: I'm sorry. Take a minute, if you</p> <p>20 could, just tell us what a PCI audit is, because I</p> <p>21 know -- I've read the stuff on it. I've read the</p> <p>22 stuff, but I'm not sure everybody else does. So --</p> <p>23 MR. ESPINOSA: Right. Okay. So PCI is the</p> <p>24 Payment Card Industry. And they publish something</p> <p>25 called the Payment Card Industry Data Security</p> | <p>30</p> <p>1 Standard, PCI DSS. And essentially it's all of the</p> <p>2 credit card companies get together and create</p> <p>3 standards for how you must manage technology if you</p> <p>4 take credit card payments. The idea is to make</p> <p>5 sure that you're being responsible with the way</p> <p>6 that you take credit card payments; that you're</p> <p>7 protecting customer data; that you're not enabling</p> <p>8 fraud.</p> <p>9 So in order to take credit cards, if you're a</p> <p>10 little ice cream shop, you just have to say, yes, I</p> <p>11 abide by these standards. But based on the number</p> <p>12 of transactions that you do per month or per year,</p> <p>13 the credit card companies start taking a closer</p> <p>14 scrutiny of how you processed them.</p> <p>15 We are internally here a relatively small</p> <p>16 credit card processing company, but because we take</p> <p>17 payments through PayByPhone and through ParkMobile</p> <p>18 and the enormous number of individual transactions</p> <p>19 that we do with them, we're required to do what</p> <p>20 they call their PCI Level 1 audit which is the same</p> <p>21 PCI audit that Walmart does.</p> <p>22 Now, obviously it's not as involved because</p> <p>23 we're a much smaller organization, and much of the</p> <p>24 security required is actually handled by PayByPhone</p> <p>25 and ParkMobile. So we can just refer them to those</p>                                     |
| <p>31</p> <p>1 companies who do their own audits for that part of</p> <p>2 the security, but still we need to show that our</p> <p>3 internal processing is being done responsibly.</p> <p>4 So every year they come in. They take a look</p> <p>5 at all of our network setup, all of our controls,</p> <p>6 whether or not we have, you know, antivirus and</p> <p>7 firewalls and rules, and whether or not we disable</p> <p>8 user accounts in a timely manner, and who has</p> <p>9 administrative access and all those kinds of</p> <p>10 things. So that's what the audit is for, just to</p> <p>11 prove that we are handling the credit card data</p> <p>12 responsibly. And it's very, very IT intensive</p> <p>13 because, again, credit card processing has been</p> <p>14 transferred.</p> <p>15 So we've had clean audits since we went --</p> <p>16 since the first time we had to do a PCI Level 1,</p> <p>17 and, again, the latest one is clean. It's going to</p> <p>18 be published on the 14th.</p> <p>19 MR. CASSEL: Thank you.</p> <p>20 Any questions?</p> <p>21 MS. LADRON DE GUEVARA: Who performs the</p> <p>22 audit?</p> <p>23 MR. ESPINOSA: A company called Security</p> <p>24 Metrics --</p> <p>25 MS. LADRON DE GUEVARA: Is this on a rotation?</p>                                                                                        | <p>32</p> <p>1 MR. ESPINOSA: -- a third-party auditor.</p> <p>2 No, we generally we don't rotate them because</p> <p>3 much of the auditing process is getting to know the</p> <p>4 operations, and we've worked with the same auditor</p> <p>5 for some time now. So where a new auditor would</p> <p>6 have to spend six weeks asking us questions, the</p> <p>7 existing auditor comes in and says, Okay. What --</p> <p>8 you know, are these things still the same?</p> <p>9 So during the audit, and I'm sure this is true</p> <p>10 for financial audits as well, having a deep</p> <p>11 understanding of how the company works is a good</p> <p>12 part of the work. And so they've been a great</p> <p>13 partner with us, and they understand how we work.</p> <p>14 So we can just -- many times we can just refer to</p> <p>15 the previous year's audit and say, Hey, this has</p> <p>16 changed, this has not. And then anything that has</p> <p>17 changed, we can take deeper -- a deeper look at it.</p> <p>18 MS. LADRON DE GUEVARA: I'm just asking,</p> <p>19 because sometimes when you do have an auditor for a</p> <p>20 long period of time, tends to get very comfortable,</p> <p>21 less challenging to see if there's ways to improve,</p> <p>22 if there's areas that maybe could use improvements.</p> <p>23 So that's why I was asking to see --</p> <p>24 MR. ESPINOSA: That's also kind of baked into</p> <p>25 the PCI DSS. So they change the rules -- once</p> |

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| <p>33</p> <p>1 every three years they do kind of major rule</p> <p>2 changes. So that's kind of baked into the -- what</p> <p>3 the PCI Security Council pushes down to the</p> <p>4 auditors, and then eventually to us.</p> <p>5 It's like, well, you know, what you used to be</p> <p>6 able to do, you could no longer do. And they've</p> <p>7 actually, you know, become -- they've actually</p> <p>8 restructured things taking into account the way --</p> <p>9 like it used to -- like firewalls used to be a</p> <p>10 really big deal in the past, right?</p> <p>11 And they still are, but, you know, the</p> <p>12 company -- PCI has realized, Hey, listen, a lot of</p> <p>13 the stuff nowadays is not run within the company.</p> <p>14 It's all cloud based. And that requires</p> <p>15 different -- a different set of eyes on a different</p> <p>16 technology, right? So all of that is kind of baked</p> <p>17 in to the requirements that they are supposed to</p> <p>18 check for.</p> <p>19 MR. CASSEL: Anything else?</p> <p>20 I think our meeting is complete.</p> <p>21 CHAIRPERSON REYES: Thank you.</p> <p>22 Good morning, everyone. We're going to start</p> <p>23 our regular agenda -- excuse me, open it up to</p> <p>24 public comments.</p> <p>25 Hearing none, seeing none, we'll go into our</p> | <p>34</p> <p>1 employee -- into our recognition presentation.</p> <p>2 MR. ESCANDON: So good morning again. So</p> <p>3 very, very happy to have these officers, you know,</p> <p>4 on my team. They're very dedicated. They're very,</p> <p>5 you know, knowledgeable of the job.</p> <p>6 Daniella, she's a field training officer.</p> <p>7 She's the one entrusted to train new officers to</p> <p>8 make sure that the officers follow all the rules</p> <p>9 and regulations.</p> <p>10 When there's a game at the Marlins and she's</p> <p>11 there, we don't have to worry about it. She takes</p> <p>12 over. She helps Luquette when Luquette, you know,</p> <p>13 has a meeting and stuff like that, she take over,</p> <p>14 you know, the operation. So I'm very glad that</p> <p>15 she's here for her five years.</p> <p>16 (Applause.)</p> <p>17 MR. ESCANDON: Maria is one of the officers</p> <p>18 that we have in the morning. She's very</p> <p>19 knowledgeable, somebody we can trust, somebody that</p> <p>20 we can depend on. So very happy that she's here.</p> <p>21 Again, in the morning we don't have to worry about</p> <p>22 it. She jumps on top of the complaints and stuff.</p> <p>23 So thank you.</p> <p>24 (Applause.)</p> <p>25 MR. ESCANDON: And, Kenneth. Oh, he's another</p> |
| <p>35</p> <p>1 field training officer. Again, he's a person that</p> <p>2 we can trust with the new employees to make sure</p> <p>3 that they follow the rules and regulation.</p> <p>4 Again, Daniella and him, they are very patient</p> <p>5 because sometimes they don't train one person, they</p> <p>6 train two or three people at the same time. So</p> <p>7 that's a lot of commitment and a lot of patience to</p> <p>8 be able to deal with different, you know, type of</p> <p>9 people.</p> <p>10 So, Luquette, do you have anything to add to</p> <p>11 that?</p> <p>12 MS. THAMES: May I add? I have the pleasure</p> <p>13 to witness the growth in all three of them. Maria</p> <p>14 was so shy and timid. I used to have to push her</p> <p>15 to go to handle heavy areas or complaints. Now she</p> <p>16 just walks into it.</p> <p>17 Daniella was the same way, she was shy. And</p> <p>18 she's a mini me. I feel relaxed and know that</p> <p>19 everything will be handled if I'm not here, that</p> <p>20 she will handle everything.</p> <p>21 Kenneth, I see the growth in him with handling</p> <p>22 difficult customers. He's worked hard on that, and</p> <p>23 I'm proud of him. I'm proud of you, Daniella, and</p> <p>24 you also, Maria.</p> <p>25 (Applause.)</p>                                  | <p>36</p> <p>1 CHAIRPERSON REYES: Margarita.</p> <p>2 MS. DELGADO: Good morning, Madam Chair,</p> <p>3 members of the board, Madam CEO, staff, guests.</p> <p>4 I hope you didn't miss me a lot last month.</p> <p>5 CHAIRPERSON REYES: We did.</p> <p>6 MR. JELKE: We did.</p> <p>7 MS. DELGADO: Well, if you have any questions</p> <p>8 from last month, let me know.</p> <p>9 I'm very excited because MPA is exploring, and</p> <p>10 the word is "exploring," the opportunity to offer a</p> <p>11 validation program to the PayByPhone and ParkMobile</p> <p>12 customers, and we're looking into it. The two</p> <p>13 companies have different -- slightly different</p> <p>14 features, so it would be a matter of reconciling</p> <p>15 those issues.</p> <p>16 But I already wrote the communication</p> <p>17 campaign, because it will benefit the merchants and</p> <p>18 it will also benefit the consumer, the parkers. It</p> <p>19 seems to be very easy, and it's worked in other</p> <p>20 cities.</p> <p>21 So, Angel, you can chime in later on and talk</p> <p>22 a little about that, but this is just an</p> <p>23 exploratory process at the beginning.</p> <p>24 And we got some publicity on the FIFA Fest at</p> <p>25 Bayfront Park. The Miami Herald wrote about the</p>                 |



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| <p>37</p> <p>1 facilities for those who parked, and Miami Today as well.</p> <p>2</p> <p>3 And I have been writing content for IPMI on leadership perspectives as well as for media purposes. And we attended -- I attended with Angel and the CEO the Save Streets Cinema hosted by the TPO, the Transportation Planning Organization. It was really good. MPA had a presence, had a booth, and it was good to be able to be with the planners, transportation leaders, and mobility experts as well. I think it was a pretty good move for MPA to be able to support that project.</p> <p>4</p> <p>5 And the next steps would be just to get some feedback, some data on the Smart Loading Zone program. I think this is something that is going to take a lot of education and a process of sustained communication in order to continue to inform the public, the users, as to how the program works and how to register, et cetera.</p> <p>6</p> <p>7 CHAIRPERSON REYES: Great.</p> <p>8</p> <p>9 MS. DELGADO: Questions?</p> <p>10</p> <p>11 CHAIRPERSON REYES: Any questions of Margarita?</p> <p>12</p> <p>13 Okay. Thank you.</p> <p>14</p> <p>15 MS. DELGADO: Thank you.</p> <p>16</p>                                                                                      | <p>38</p> <p>1 MS. CAMP: Good morning, everyone.</p> <p>2</p> <p>3 CHAIRPERSON REYES: Hi. Good morning.</p> <p>4</p> <p>5 MR. ESPINOSA: Good morning, Meagan.</p> <p>6</p> <p>7 MS. CAMP: Sorry. I'm waiting for this to load. Sorry. The whole screen went out.</p> <p>8</p> <p>9 All right. Okay. Good morning. Here we go.</p> <p>10</p> <p>11 Well, June was a very busy month over on our socials.</p> <p>12</p> <p>13 MR. ESPINOSA: We don't --</p> <p>14</p> <p>15 MS. CAMP: The major sources of content --</p> <p>16</p> <p>17 MR. ESPINOSA: I'm sorry, Meagan, we don't have anything on the screen. You want me to pull up --</p> <p>18</p> <p>19 MS. CAMP: Oh, you don't?</p> <p>20</p> <p>21 MR. ESPINOSA: You want me to pull up the presentation?</p> <p>22</p> <p>23 MS. CAMP: Yeah. That would -- go right ahead.</p> <p>24</p> <p>25 MR. ESPINOSA: Give me a moment.</p> <p>26</p> <p>27 MS. CAMP: So sorry. Teams -- Teams is out for me again.</p> <p>28</p> <p>29 MR. ESPINOSA: Okay. Let me just share this so that you can see it.</p> <p>30</p> <p>31 MS. CAMP: Perfect. Go ahead and switch to the next slide, please. Thanks, Henry.</p> <p>32</p>                    |
| <p>39</p> <p>1 All right. So basically we had two very big campaigns going throughout June over on LinkedIn. You probably saw a lot of our content from IPMI, which was a really fantastic conference. I was so glad to see everyone. We had three staff members who had panel sessions, and, of course, Alex was an emcee and gave a few talks throughout the event. So that always gets us a wonderful reception and lots of content, so always glad to see that IPMI is such a great event.</p> <p>2</p> <p>3 The next -- I would say the second biggest campaign we were really driving over on Instagram and Facebook is the FIFA Fan Fest at Bayfront Park. We had a lot of interactions, a lot of ability, rather, to sort of piggyback on all the other departments and, of course, the park and FIFA's dedicated account talking about the event.</p> <p>4</p> <p>5 I worked with Abbey to actually build us a landing page to specifically list all of the pertinent information, the hours, rates, et cetera, locations for Bayfront Park, and was able to use that. I thought that was a really great tactic. It helped people get information specific to this, especially for tourists right away.</p> <p>6</p> <p>7 So I'm probably going to look at those numbers</p> | <p>40</p> <p>1 after -- it wrapped up yesterday or Monday, I believe -- and take a look and see how well that landing page performs and if that's something we want to keep doing for these special high-profile events.</p> <p>2</p> <p>3 Next up, we're still pushing the Smart Loading Zone. The phase did kind of go -- I got a note from Angel that we moved into the next phase rather. So we started changing up the messaging to reflect that the invoicing and citations are now active. So you'll see that change in messaging. We haven't really received any feedback about that specifically, but, of course, we're still promoting and listening.</p> <p>4</p> <p>5 And last thing is we just started last week on a recruitment campaign with some support from HR. So we are right now just promoting general hiring with a potential nod to move into targeting specific roles that we are -- that we have open. So hoping that we can hopefully generate some more applicants and bring some more good people into MPA.</p> <p>6</p> <p>7 Next page, please.</p> <p>8</p> <p>9 All right. Our audience growth overall was pretty steady for June. Unfortunately, I pulled</p> |

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| <p>41</p> <p>1 this on the 30th, so there are a few days that will</p> <p>2 bank in for July when it comes to June's numbers.</p> <p>3 But overall, just fine.</p> <p>4 If you remember, I mentioned last month that</p> <p>5 we had a drop on Facebook and Instagram from a bot</p> <p>6 purge that Meta did where they got rid of a bunch</p> <p>7 of dummy accounts, and so we're slowly regaining</p> <p>8 back from that. But, once again, that's a good</p> <p>9 thing. That means that people following us are</p> <p>10 genuine people who actually are interested in our</p> <p>11 content. So always good there.</p> <p>12 But as usual Instagram and, I would say, even</p> <p>13 LinkedIn are always our two strongest growth</p> <p>14 platforms and where we get the most engagement.</p> <p>15 Next page, please.</p> <p>16 All right. And for "Post by Engagement,"</p> <p>17 you'll see the top three are over on LinkedIn. A</p> <p>18 lot of our industry content always gets a really</p> <p>19 great reception there. And then the middle part --</p> <p>20 the second post, rather, is that some of the FIFA</p> <p>21 content that we've shared. So I was really glad to</p> <p>22 see that.</p> <p>23 Abbey also created some really great graphics</p> <p>24 that we used as well later on in the campaign that</p> <p>25 were a lot of fun to go along with Margarita's ad</p> | <p>42</p> <p>1 campaign.</p> <p>2 Next page, please.</p> <p>3 All right. And our Engagement Rate. I</p> <p>4 brought this out really just to see how -- because</p> <p>5 we were promoting such a large event all across</p> <p>6 really the City and World Cup having such a big</p> <p>7 presence, we had really great engagement, I would</p> <p>8 think, on pretty much all of our platforms with the</p> <p>9 exception of X where we usually trend lower. So</p> <p>10 that really got us a lot of new views, a lot of new</p> <p>11 eyes, and I'm hoping that will be sustained next</p> <p>12 month.</p> <p>13 Next page.</p> <p>14 Okay. And that's it. Thank you so much.</p> <p>15 Appreciate it.</p> <p>16 If you have any questions, let me know.</p> <p>17 CHAIRPERSON REYES: Thank you.</p> <p>18 MS. CAMP: Thank you.</p> <p>19 Thanks, Henry.</p> <p>20 MR. ESPINOSA: Thank you.</p> <p>21 CHAIRPERSON REYES: Okay. We're going to go</p> <p>22 to item number one.</p> <p>23 I'm sorry. I have it as financial</p> <p>24 summaries -- sorry about that. I was looking at</p> <p>25 the wrong page.</p>                                                                                                                                                                                                                     |
| <p>43</p> <p>1 Okay. Approval items, May financial</p> <p>2 statements.</p> <p>3 MS. LADRON DE GUEVARA: So moved.</p> <p>4 MR. WILMOTH: Second.</p> <p>5 CHAIRPERSON REYES: All those in favor say</p> <p>6 "aye."</p> <p>7 MR. JELKE: Aye.</p> <p>8 MR. WILMOTH: Aye.</p> <p>9 MR. CASSEL: Aye.</p> <p>10 MS. LADRON DE GUEVARA: Aye.</p> <p>11 CHAIRPERSON REYES: Aye.</p> <p>12 Hearing no opposition, the motion passes.</p> <p>13 Item number two is the regular board meeting</p> <p>14 minutes for June.</p> <p>15 MS. LADRON DE GUEVARA: So moved.</p> <p>16 MR. WILMOTH: Second.</p> <p>17 CHAIRPERSON REYES: All those in favor say</p> <p>18 "aye."</p> <p>19 MR. WILMOTH: Aye.</p> <p>20 MR. CASSEL: Aye.</p> <p>21 MS. LADRON DE GUEVARA: Aye.</p> <p>22 MR. JELKE: Aye.</p> <p>23 CHAIRPERSON REYES: Aye.</p> <p>24 Motion passes with no opposition.</p> <p>25 We will go now to item number three. Angel?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>44</p> <p>1 MR. DIAZ: Thank you.</p> <p>2 Good morning, everybody. The next item is the</p> <p>3 approval of capital funds to purchase and install</p> <p>4 850 sensors with Parking Guidance Systems. We</p> <p>5 currently have 250 of these installed in the garage</p> <p>6 today.</p> <p>7 We have Stephen Evans and Matthew Valera</p> <p>8 representing Parking Guidance present if you have</p> <p>9 any questions.</p> <p>10 So the purpose of this is two things: It's,</p> <p>11 one, to help events, our event management, and also</p> <p>12 to help our daily operations. So on the event</p> <p>13 side, what this does is it allows us to manage the</p> <p>14 inventory of the vehicles coming in and out of</p> <p>15 garage with a much higher accuracy and in real</p> <p>16 time.</p> <p>17 So what that does is allows us to fill more</p> <p>18 cars in the garage during special events, which in</p> <p>19 turn will generate more revenue, and also manage</p> <p>20 the garage, and then poll into real time. So</p> <p>21 that's kind of what helps us with that, because</p> <p>22 today it's a physical count that we have to do, and</p> <p>23 it kind of takes up a lot of time. It's hard to</p> <p>24 track that during special events like the Miami</p> <p>25 Heat or any concerts at the Kaseya.</p> |

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| <p>45</p> <p>1 It also helps us with the daily operation. So</p> <p>2 basically what we do daily is we count every</p> <p>3 vehicle and we try to understand how long vehicles</p> <p>4 are parked for. So in order to do that, we</p> <p>5 physically have to count every vehicle, then track</p> <p>6 it and log it. So what this system does, it tells</p> <p>7 us in real time the second a car parks in a spot</p> <p>8 and for how many days it's there. So we no longer</p> <p>9 have to have security go by every day and see if</p> <p>10 the car is still here, if they leave, and so on.</p> <p>11 So that helps with that mitigation as well, so</p> <p>12 we can use that staff to do the security duties or</p> <p>13 our regular staff to control other locations and</p> <p>14 manage the daily operation.</p> <p>15 It also helps us with the residents of the</p> <p>16 Airbnb. So we have Airbnb now. I think it's close</p> <p>17 to 300 units across the street that park here, and</p> <p>18 then we have the Grand Station residents as well.</p> <p>19 So this helps us understand what the peaks are, the</p> <p>20 seasonal use and whatnot. So it kind of helps us,</p> <p>21 again, just to manage the long-term occupancy.</p> <p>22 Along with this, we have external signs that</p> <p>23 we installed in the first -- the first phase of</p> <p>24 this project. So now with the added 850 spaces, we</p> <p>25 now have a true count, and we can put outside the</p> | <p>46</p> <p>1 garage on the north and south side the available</p> <p>2 spaces.</p> <p>3 So, theoretically, that attracts more people</p> <p>4 to park in your spot because they see a number,</p> <p>5 they see available spaces, they tend to return to</p> <p>6 the garage and park there. And then when it's</p> <p>7 full, we also know that the garage is full, so we</p> <p>8 can put the sign, Hey, garage is full.</p> <p>9 On top of that, we're also getting three new</p> <p>10 digital signs inside the garage and this is to help</p> <p>11 mitigate the traffic. So in certain levels --</p> <p>12 there's three levels where there's a split in the</p> <p>13 middle of the garage. If you keep going up, you</p> <p>14 keep going until you find a spot.</p> <p>15 So what we're doing is putting signs that will</p> <p>16 show there's available spots if you go down. So a</p> <p>17 lot of times people will circle all the way up, and</p> <p>18 then you got to come all the way down. So now they</p> <p>19 just -- they can turn in that spot and they can go</p> <p>20 find the available space. So this kind of helps us</p> <p>21 show vehicles where to park, it helps us with</p> <p>22 traffic flow, and it also helps for events like</p> <p>23 trying to get the staff in and the staff out and</p> <p>24 all that. So it kind of helps as a whole.</p> <p>25 So the total price for this is \$609,628. One</p> |
| <p>47</p> <p>1 thing I wanted to add, that, for example, the</p> <p>2 Dallas Fort Worth Airport has this system</p> <p>3 installed, and they've been installed for 15 years</p> <p>4 ago with no issues. And, again, they can attest to</p> <p>5 that.</p> <p>6 It does come with a full two-year warranty.</p> <p>7 There's no maintenance on this. Everything's</p> <p>8 pretty much done remotely. Obviously, unless one</p> <p>9 of them gets hit by something, then that's</p> <p>10 different, but there's literally no maintenance for</p> <p>11 this. And their team handles any software issues,</p> <p>12 you know, remotely as well, so -- just want to get</p> <p>13 approval for this item.</p> <p>14 MR. WILMOTH: What happens if one gets hit?</p> <p>15 MR. DIAZ: If one gets it, then we would have</p> <p>16 to see how bad it's hit, and then fix the -- you</p> <p>17 know, that arm with the little sensor that's -- the</p> <p>18 light.</p> <p>19 MR. WILMOTH: Is that an MPA thing or is that</p> <p>20 a -- their company?</p> <p>21 MR. DIAZ: I believe that would be on us</p> <p>22 because it's ours -- you know, it got damaged,</p> <p>23 not -- it wasn't a warranty issue or anything like</p> <p>24 that, so we would handle that. They have a local</p> <p>25 team that would repair as well.</p>                                                                                                                                                                  | <p>48</p> <p>1 MR. WILMOTH: Well, you know I love this</p> <p>2 technology. I'm really interested in -- to the</p> <p>3 efficiencies that our staff gets out of using this</p> <p>4 technology. I would love to hear more about that</p> <p>5 as time goes on.</p> <p>6 And then the second, I would love to see what</p> <p>7 insights from a decision-making perspective that</p> <p>8 the board -- that our executive team could get</p> <p>9 using this technology that they can use moving</p> <p>10 forward to make better decisions. So we're very</p> <p>11 excited.</p> <p>12 CHAIRPERSON REYES: Any other comments,</p> <p>13 questions?</p> <p>14 MR. JELKE: I'll move the item.</p> <p>15 MS. LADRON DE GUEVARA: Second.</p> <p>16 CHAIRPERSON REYES: All those in favor say</p> <p>17 "aye."</p> <p>18 MS. LADRON DE GUEVARA: Aye.</p> <p>19 MR. CASSEL: Aye.</p> <p>20 MR. WILMOTH: Aye.</p> <p>21 MR. JELKE: Aye.</p> <p>22 CHAIRPERSON REYES: Aye.</p> <p>23 Motion passes.</p> <p>24 Item number four.</p> <p>25 MR. DIAZ: Item number four is the approval of</p>                                                                                                                                                                                                                                                                                                                                                               |

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| <p style="text-align: right;">49</p> <p>1 expenditure, again, capital funds for College<br/> 2 Station Garage, Avigilon Cameras. So the vendor we<br/> 3 use is Industrial Communications and Electronics,<br/> 4 Inc. This is the vendor that we use for all our<br/> 5 garages for our cameras and our access control. We<br/> 6 also used them in the Marlins as well. They did<br/> 7 the Marlins facility as well.</p> <p>8 So basically what we're doing is we're adding<br/> 9 cameras to this top level of the College Station<br/> 10 Garage. We have a crew shuttle parking system<br/> 11 there, Park and Ride. And basically all the<br/> 12 customers park on the roof. They're out-of-state<br/> 13 vehicles, a lot of them, so they're easier targets<br/> 14 for theft.</p> <p>15 So what happens is with the cameras, we now<br/> 16 have, you know, 24/7 coverage, surveillance of the<br/> 17 vehicles at the top. And this can also be tweaked<br/> 18 to add alerts if there's a person on that level at<br/> 19 an odd time or if there's some kind of weird<br/> 20 movement. So it can send alerts to that as well.</p> <p>21 So the total cost of this is \$68,167 to do the<br/> 22 top level. This includes all the work, permitting,<br/> 23 and all that. So we wanted to get approval for<br/> 24 that.</p> <p>25 And, again, you know, the service that we</p> | <p style="text-align: right;">50</p> <p>1 provide to the crew shuttle is pretty important and<br/> 2 it's a good giveback to the -- that we have to the<br/> 3 community. So I just want to get approval for that<br/> 4 as well.</p> <p>5 CHAIRPERSON REYES: Any comments on this?<br/> 6 I just want to make a comment that I think<br/> 7 this is super important because it could become a<br/> 8 PR nightmare if it were to continue, especially<br/> 9 people visiting our city. So I'm glad that you're<br/> 10 on top of that, and that hopefully this will deter<br/> 11 some of the stuff that's happened in there.</p> <p>12 MR. DIAZ: For sure.</p> <p>13 CHAIRPERSON REYES: Yeah. Good job.<br/> 14 Okay. Motion?</p> <p>15 MS. LADRON DE GUEVARA: So moved.</p> <p>16 MR. JELKE: Second.</p> <p>17 CHAIRPERSON REYES: All those in favor say<br/> 18 "aye."<br/> 19 MS. LADRON DE GUEVARA: Aye.<br/> 20 MR. CASSEL: Aye.<br/> 21 MR. WILMOTH: Aye.<br/> 22 MR. JELKE: Aye.<br/> 23 CHAIRPERSON REYES: Aye.<br/> 24 All right. Item number five.<br/> 25 MS. ARGUDIN: Good morning. So this item is</p>                                                                                                                                                                                               |
| <p style="text-align: right;">51</p> <p>1 amending Reso 26-01 to allow for additional<br/> 2 two-year terms of the chairs of the regular board<br/> 3 and Finance Committee as long as there is a<br/> 4 majority vote from the board. Funny enough, this<br/> 5 is something that the City is also looking into<br/> 6 doing.</p> <p>7 Right now in -- when it was through COVID<br/> 8 times, we had passed this resolution which allowed<br/> 9 for two two-year terms, so a total of four years,<br/> 10 for both the chair of the board and the finance<br/> 11 board.</p> <p>12 When Jami took over as chair, and the four<br/> 13 years were up, she asked for an extension, which<br/> 14 the board gave her because time went by so fast.<br/> 15 So when now her -- the two years have been up, it's<br/> 16 a conversation that we had internally on how we<br/> 17 even got here, right?</p> <p>18 And so we're asking the board that if the<br/> 19 chair -- if we're in the middle of a project or<br/> 20 something that the chair wanted to have an<br/> 21 extension, that if the board so chose to, that they<br/> 22 would have the ability to then do that extension,<br/> 23 no different than what we did. We actually asked<br/> 24 for the extension, but right now it doesn't allow<br/> 25 for that. It says "after four years." So we just</p>                     | <p style="text-align: right;">52</p> <p>1 wanted to provide that flexibility as part of the<br/> 2 language to do that.</p> <p>3 So this item is to approve that amendment<br/> 4 further -- you know, Jami and I have had a lot of<br/> 5 discussion about this, and, you know, her tenure is<br/> 6 up, and she is going to be stepping down from her<br/> 7 chairmanship.</p> <p>8 Can you talk a little bit about your<br/> 9 extension?</p> <p>10 CHAIRPERSON REYES: Sure.<br/> 11 So, first of all, I want to thank you for<br/> 12 allowing me the opportunity to continue after the<br/> 13 four years. I think we had some unfinished<br/> 14 business during COVID, and there were some -- some<br/> 15 development issues that we were working on, and<br/> 16 COVID sort of put a halt to that. So I wanted to<br/> 17 continue that process.</p> <p>18 And it's been -- it's an honor for me to be<br/> 19 your chair. Of course, none of this is possible<br/> 20 without all of you, the board, the staff<br/> 21 especially. I love working with all of you.</p> <p>22 Stepping down as the chair does not mean that<br/> 23 you are getting rid of me. I am here for you. I'm<br/> 24 here for you for whatever you need. I'm one of<br/> 25 your biggest champions, as you know, but I think</p> |



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| <p>53</p> <p>1 if -- I think there's an opportunity for others to</p> <p>2 step in and carry -- move forward with what we</p> <p>3 continue doing.</p> <p>4 There's a lot of momentum. I was at IPMI. I</p> <p>5 want to tell you a little story on IPMI. Alex and</p> <p>6 I were on a panel together talking about board</p> <p>7 relationships with the CEOs, and it was at the end</p> <p>8 of the day, and our competition was Henry. So he</p> <p>9 took all our people. So we didn't have an empty</p> <p>10 room, but he had a standing room only where people</p> <p>11 wished that he had continued. And when we were</p> <p>12 walking out, people were chasing them, asking him</p> <p>13 for more information.</p> <p>14 So it makes me super proud to see that, that</p> <p>15 in an organization as IPMI has become so large now</p> <p>16 that we have such a prominent role in it. And that</p> <p>17 even though Alex has now stepped down as chair of</p> <p>18 it, we continue to have a really strong presence.</p> <p>19 People -- as we're walking around, people come</p> <p>20 and ask every -- every person in the organization</p> <p>21 that attends IPMI has somebody reaching out to them</p> <p>22 on the floor of the convention. I see people</p> <p>23 coming after Angel, coming after Bert, coming after</p> <p>24 Victor.</p> <p>25 MR. JELKE: In a good way.</p> | <p>54</p> <p>1 (Simultaneous cross-talk.)</p> <p>2 CHAIRPERSON REYES: I don't know. I think</p> <p>3 that what happens in Milwaukee, I think --</p> <p>4 (Simultaneous cross-talk.)</p> <p>5 CHAIRPERSON REYES: But in all seriousness,</p> <p>6 you all make me so proud. I mean, people want to</p> <p>7 work with us, people fight for our attention,</p> <p>8 people fight for us attending their events.</p> <p>9 Everybody has a dinner or an after hours and want</p> <p>10 us to be there. There's a specific company that</p> <p>11 moves their event around the attendance of the</p> <p>12 Miami Parking Authority.</p> <p>13 So it's really great to see that. We've come</p> <p>14 a long way. I've sat on this board for a long</p> <p>15 time. I've seen us grow. It's really just a</p> <p>16 testament to the work that all of you do. I'm</p> <p>17 super proud of all of you. I'm proud of the way we</p> <p>18 handle our community here.</p> <p>19 I do get calls and people sometimes are</p> <p>20 complaining, but most of the time it's, like, Hey,</p> <p>21 I wanted to tell you that this was resolved. So,</p> <p>22 again, I appreciate you. I thank you for</p> <p>23 supporting me.</p> <p>24 And I think that, you know, one of you should</p> <p>25 be ready to step up -- or step in, actually. You</p> |
| <p>55</p> <p>1 always step up. To step in.</p> <p>2 MS. LADRON DE GUEVARA: Well, and thank you,</p> <p>3 Jami, because during the time that I've been on the</p> <p>4 board, I've seen a lot of experience and knowledge</p> <p>5 that you've brought based on your experience on the</p> <p>6 board and background. So it's been a pleasure</p> <p>7 serving with you.</p> <p>8 I personally think that given his tenure and</p> <p>9 years, and I've seen him step in your shoes when</p> <p>10 you're not here, I think that I would -- I would</p> <p>11 like to nominate Tom to kind of -- in the role, if</p> <p>12 he would like to have it.</p> <p>13 MR. CASSEL: I second it.</p> <p>14 CHAIRPERSON REYES: Somebody seconded it.</p> <p>15 MR. JELKE: Yes. I would be delighted to do</p> <p>16 it, thank you so much, and working with the team</p> <p>17 here and with the board. Despite me joking about</p> <p>18 it, I would be -- I would love to be chair again,</p> <p>19 and not permanently. So just looking across.</p> <p>20 Somebody else will be taking over that at some</p> <p>21 point in time, but for -- I would love to do it for</p> <p>22 now and continuing. So I accept, if there's a</p> <p>23 vote.</p> <p>24 CHAIRPERSON REYES: Yes. So we have a motion</p> <p>25 and second. So I guess I'm not allowed to vote.</p>                                             | <p>56</p> <p>1 MR. WILMOTH: Yeah. I think we have two</p> <p>2 things.</p> <p>3 MS. ARGUDIN: Yeah, we have two things. Let's</p> <p>4 first vote on the --</p> <p>5 MR. CASSEL: There's still the resolution</p> <p>6 first.</p> <p>7 CHAIRPERSON REYES: Yes.</p> <p>8 MR. JELKE: So I'll move the item.</p> <p>9 MS. LADRON DE GUEVARA: Second.</p> <p>10 CHAIRPERSON REYES: Okay. All those in favor</p> <p>11 say "aye."</p> <p>12 MR. WILMOTH: Aye.</p> <p>13 MS. LADRON DE GUEVARA: Aye.</p> <p>14 MR. CASSEL: Aye.</p> <p>15 CHAIRPERSON REYES: Aye.</p> <p>16 All right. The motion passes on item number</p> <p>17 five, the resolution.</p> <p>18 MS. ARGUDIN: The resolution.</p> <p>19 Now on Tom.</p> <p>20 CHAIRPERSON REYES: Okay. So there is a</p> <p>21 nomination by Debbie, then there is a second.</p> <p>22 MR. CASSEL: (Indicating).</p> <p>23 CHAIRPERSON REYES: Okay. So then let's vote</p> <p>24 on it.</p> <p>25 Am I allowed to vote on this?</p>                                                                                                                                                                                                                                                                                                                                                              |

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| <p style="text-align: right;">57</p> <p>1 Yes. All right.</p> <p>2 MR. JELKE: I'm not.</p> <p>3 CHAIRPERSON REYES: All those in favor say</p> <p>4 "aye."</p> <p>5 Aye.</p> <p>6 MR. CASSEL: Aye.</p> <p>7 MR. WILMOTH: Aye.</p> <p>8 MS. LADRON DE GUEVARA: Aye.</p> <p>9 MR. JELKE: I'm abstaining.</p> <p>10 CHAIRPERSON REYES: Welcome, sir.</p> <p>11 MR. JELKE: Thank you.</p> <p>12 CHAIRPERSON REYES: All right.</p> <p>13 MR. JELKE: I take over next meeting.</p> <p>14 MS. ARGUDIN: It's only a dollar. What is it,</p> <p>15 Jim, a dollar a year, \$10 a year?</p> <p>16 MR. CASSEL: No, it's like 12 or \$15, but</p> <p>17 that's just --</p> <p>18 (Simultaneous cross-talk.)</p> <p>19 CHAIRPERSON REYES: Wait, wait, wait. What?</p> <p>20 I need some back pay over here.</p> <p>21 (Simultaneous cross-talk.)</p> <p>22 MR. JELKE: My first duty as chair is going to</p> <p>23 be to bring back Cuban coffee to the meeting.</p> <p>24 (Applause.)</p> <p>25 CHAIRPERSON REYES: Wow. Pandering already.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p style="text-align: right;">58</p> <p>1 MR. CASSEL: Crowd pleaser.</p> <p>2 MR. WILMOTH: You should wait until the next</p> <p>3 election before you do that.</p> <p>4 CHAIRPERSON REYES: I think you need to run</p> <p>5 for office.</p> <p>6 MR. CASSEL: Tom, are you suggesting we need</p> <p>7 something to keep us awake during these meetings?</p> <p>8 MR. JELKE: No, just I like Cuban coffee.</p> <p>9 CHAIRPERSON REYES: All right. Okay. So</p> <p>10 that's it for us. And then now you have your</p> <p>11 reports.</p> <p>12 MS. ARGUDIN: Go ahead. Smart Loading Zone.</p> <p>13 MR. DIAZ: Okay. Smart Loading Zones. I got</p> <p>14 to say, this has been -- I've learned a lot with</p> <p>15 this rollout at a political level, at a technology</p> <p>16 level, and operations.</p> <p>17 MS. DELGADO: How about communication?</p> <p>18 MR. DIAZ: Yes, 100 percent, marketing and --</p> <p>19 yeah. This is a good learning experience for</p> <p>20 everybody.</p> <p>21 So we started with warnings in May. We</p> <p>22 decided to go live with the invoicing on June 23rd.</p> <p>23 The main reason for that was we were all at IPMI.</p> <p>24 Some of us were at IPMI, so did not want to go</p> <p>25 live, and something happened during IPMI, because</p>                                                                                                                                                                               |
| <p style="text-align: right;">59</p> <p>1 if that happened, I probably wouldn't be sitting</p> <p>2 here right now. So that's why we did that. So the</p> <p>3 invoices went live July 23rd [sic], and on July 2nd</p> <p>4 is when we actually started issuing the citations.</p> <p>5 So high level we've had 100 people register</p> <p>6 for the permit program and we have 22 that have</p> <p>7 been approved. The majority are just they don't</p> <p>8 have the proper information or they don't meet the</p> <p>9 criteria. So that's where we are with that.</p> <p>10 However, the surprising thing for us is that</p> <p>11 we only have 16 loading zones, and we're already</p> <p>12 seeing that we're going to average about 500</p> <p>13 citations a week. So that just helps the City</p> <p>14 generate more revenue, and also helps pay for</p> <p>15 the -- fund the camera program and whatnot.</p> <p>16 So I just want to share those are the high</p> <p>17 level things that have shown improvements. We've</p> <p>18 also seen that the Smart Loading Zones are also a</p> <p>19 lot -- there's more availability. And once the</p> <p>20 invoices start becoming citations, then we'll see</p> <p>21 that invoice -- I'm sorry, the permits should</p> <p>22 increase as well, because right now they have 30</p> <p>23 days as of July 2nd to register.</p> <p>24 If they don't pay for the invoice or register,</p> <p>25 then it becomes a citation. So that's kind of</p> | <p style="text-align: right;">60</p> <p>1 where we're at. So the beginning of August we'll</p> <p>2 see that number increase as well.</p> <p>3 MS. ARGUDIN: So I talk to Dave a lot from</p> <p>4 Pittsburg because they rolled this out way before</p> <p>5 us, probably a year before us, and he always says</p> <p>6 that even though we have to -- you know, it's the</p> <p>7 right thing to do, is to give people a little bit</p> <p>8 of leeway, a time frame by which they have to</p> <p>9 register and, you know, get to know the program,</p> <p>10 that he took a lot longer to roll out the actual</p> <p>11 citation part of it, and it backfired on them</p> <p>12 because nobody enrolled. The second they actually</p> <p>13 started issuing citations is when their numbers</p> <p>14 went up on the enrollment.</p> <p>15 But to be issuing 500 citations in 16 zones</p> <p>16 tells you who's parking there, you know, the safety</p> <p>17 of not only the space, but the double parking,</p> <p>18 which is a huge problem, the traffic flow, people</p> <p>19 crossing the street. So we're getting a lot of</p> <p>20 congestion specifically here.</p> <p>21 There's actually an item on the City</p> <p>22 Commission on having -- when people are doing</p> <p>23 construction, to have a sidewalk for people to walk</p> <p>24 through. There's so much going on here. People</p> <p>25 walking through the street and the double parking,</p> |

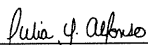
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| <p>1 then it just adds to the problems that we have. So 61</p> <p>2 this program, I think, we're going to see a lot of</p> <p>3 benefits from this program.</p> <p>4 MS. LADRON DE GUEVARA: When they're getting</p> <p>5 the citations, are they given, like, the</p> <p>6 information on how to avoid future citations, like</p> <p>7 register and sign up and where?</p> <p>8 MR. DIAZ: So they're given -- well, so we did</p> <p>9 that for almost two months, which is the warnings.</p> <p>10 So, hey, you're parked here. If you don't belong</p> <p>11 here, do not continue to park here. You're going</p> <p>12 to get a citation.</p> <p>13 So now with the invoices, it's telling them,</p> <p>14 Please register. And if they meet the criteria,</p> <p>15 then they can get the permit. If they don't, then</p> <p>16 eventually it will become a citation. They're</p> <p>17 given a warning which is the invoice.</p> <p>18 Now, if they do it again, and it's a regular</p> <p>19 vehicle, then at that point that will be a</p> <p>20 citation. So the invoice is kind of the warning.</p> <p>21 MR. JELKE: I have a couple questions for you.</p> <p>22 So does this include package delivery, like UPS®</p> <p>23 and those guys, have they registered? Because here</p> <p>24 what I see is the largest fleet is 17 vehicles.</p> <p>25 MR. DIAZ: Yes. So it includes FedEx, it</p> | <p>1 includes UPS® also, Amazon as well. So we've met 62</p> <p>2 with them. They signed a -- interested in</p> <p>3 registering. I don't know if this --</p> <p>4 MR. JELKE: They haven't registered yet.</p> <p>5 Okay.</p> <p>6 MR. DIAZ: I don't believe so. But the FedEx</p> <p>7 ands UPS® for, like, Downtown area, it's really not</p> <p>8 a lot of vehicles. It's a small group of vehicles</p> <p>9 that handle this area.</p> <p>10 MR. JELKE: Right.</p> <p>11 MR. DIAZ: So eventually they will register,</p> <p>12 yeah.</p> <p>13 MR. JELKE: Okay. And then for the citations,</p> <p>14 these are specifically the fleets. They're not --</p> <p>15 these aren't citations for regular cars parking in</p> <p>16 the wrong place?</p> <p>17 MR. DIAZ: Oh, no, it is. Yeah. If a regular</p> <p>18 car parks in there, that's -- actually, I think</p> <p>19 that will be the majority of the citations. The</p> <p>20 regular cars that park there, they all get cited.</p> <p>21 And then the double parking, which is the safety</p> <p>22 one --</p> <p>23 MR. JELKE: Right.</p> <p>24 MR. DIAZ: -- is another citation. That</p> <p>25 citation is \$124. So hopefully this will improve</p> |
| <p>1 that, and the traffic will flow, and people will 63</p> <p>2 stop double parking.</p> <p>3 MR. JELKE: Do you have a way of, like,</p> <p>4 parsing that out so that we can see it's the cars</p> <p>5 versus --</p> <p>6 MR. DIAZ: Yes, yes.</p> <p>7 MR. JELKE: -- in the graphic --</p> <p>8 MR. DIAZ: For sure.</p> <p>9 MR. JELKE: -- which is a great graphic if you</p> <p>10 can get it up there.</p> <p>11 MR. WILMOTH: Yes. I just love the</p> <p>12 presentation. If we can do this for the other --</p> <p>13 the KPI stuff, that would be great.</p> <p>14 MR. JELKE: It's like towards the end of</p> <p>15 the --</p> <p>16 MR. DIAZ: Smart Loading Zone. It's the</p> <p>17 KPI --</p> <p>18 MS. LADRON DE GUEVARA: It's page 203 of the</p> <p>19 presentation --</p> <p>20 MS. ARGUDIN: It's the agenda.</p> <p>21 MS. LADRON DE GUEVARA: The agenda package.</p> <p>22 MR. CASSEL: They saved the best for last.</p> <p>23 CHAIRPERSON REYES: As I was coming in this</p> <p>24 morning, I feel like the Central Business District</p> <p>25 is like the biggest area. I don't see that much in</p>                                                                                                                                                                                                                                                                               | <p>1 Brickell, but we have so much -- 64</p> <p>2 MR. JELKE: 901 Brickell Plaza is the most</p> <p>3 cited.</p> <p>4 CHAIRPERSON REYES: Yeah.</p> <p>5 So we have -- as we're coming into here,</p> <p>6 because of all the construction that's going on,</p> <p>7 they've taken a lane, and then now we have parking</p> <p>8 next to the construction lane. Is that considered</p> <p>9 part of this or is your 124 -- how much is it, the</p> <p>10 citation?</p> <p>11 MR. DIAZ: 124.</p> <p>12 CHAIRPERSON REYES: The double parking is only</p> <p>13 if you're -- is the double parking in any lane or</p> <p>14 is it double parking --</p> <p>15 MR. DIAZ: So it's really -- it's really not</p> <p>16 double parking.</p> <p>17 CHAIRPERSON REYES: -- where there's a Smart</p> <p>18 Zone?</p> <p>19 MR. DIAZ: It's blocking traffic lane.</p> <p>20 CHAIRPERSON REYES: Okay.</p> <p>21 MR. DIAZ: So if you park on any traffic lane,</p> <p>22 then that's what that citation is for, for blocking</p> <p>23 the traffic lane. We say double parking because a</p> <p>24 lot of times they will double park.</p> <p>25 CHAIRPERSON REYES: Yeah.</p>                                                    |

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| <p>1 MR. DIAZ: It's a regular traffic lane, no<br/>2 parking, that's the same citation.<br/>3 CHAIRPERSON REYES: So we have now -- I mean,<br/>4 and I know you guys drive around and stuff. But<br/>5 there's more construction companies in Downtown,<br/>6 right?<br/>7 MR. DIAZ: Yes.<br/>8 CHAIRPERSON REYES: And so they're taking more<br/>9 sidewalks. Are we increasing the number of<br/>10 officers around the Central Business District or<br/>11 are you keeping the same number of officers in the<br/>12 area?<br/>13 MR. DIAZ: So what this will do eventually is<br/>14 the officer will no longer have to worry about the<br/>15 loading zones at all. So that's the goal with<br/>16 this. So that way they can just focus on those<br/>17 other areas.<br/>18 CHAIRPERSON REYES: Okay.<br/>19 MR. DIAZ: Yeah. So that's the goal, yeah.<br/>20 CHAIRPERSON REYES: Because I'm seeing it more<br/>21 now, like, as I was driving in, complete blockage.<br/>22 Actually, right in front of our building right now,<br/>23 just blocking a moving lane with -- and no person<br/>24 inside the car, just parked the car and walked<br/>25 away.</p>                                                                                                                                                                                 | <p>1 And I think it's deliveries into construction<br/>2 zones. I think people just coming in to, you know,<br/>3 whatever it is, drop off a check or whatever.<br/>4 Because there is no actual parking inside<br/>5 construction zones anymore.<br/>6 And I feel like we're also going to see a lot<br/>7 of lunch trucks getting ready to start doing that,<br/>8 blocking lanes, because there's no -- the sites are<br/>9 so tiny, there's no way for people to go inside it.<br/>10 MS. ARGUDIN: And we're seeing a lot of --<br/>11 like Miami World Center -- I mean, I experienced it<br/>12 myself during rush hour to get from the highway to<br/>13 an event that I was going to and it was raining.<br/>14 It took me about an hour to get from the highway to<br/>15 the actual spot. The lunch was halfway done by the<br/>16 time I got there.<br/>17 And then I started wondering, and I remember<br/>18 calling Bert, and I'm like, Bert, what's happening<br/>19 here? Like is it us? Is it something -- what's<br/>20 happening?<br/>21 And he's not, like, nothing. They plan<br/>22 without loading zones, they plan without parking,<br/>23 they plan without a lot of things.<br/>24 CHAIRPERSON REYES: Yeah.<br/>25 MS. ARGUDIN: I know. Something is coming up</p>                                                                                                            |
| <p>1 on my thing but -- okay.<br/>2 And so I -- but then they call us to ask us to<br/>3 help them out, which is very weird, right? So I'm<br/>4 like, well, the City, I think -- and that's a<br/>5 conversation that I have pending with the City, is<br/>6 when we plan for these things and we approve these<br/>7 items, you know, for these projects, if we don't<br/>8 have enough loading zones or spaces, then they call<br/>9 us. You know, there's people parked here.<br/>10 I'm like, Well, you also didn't give them an<br/>11 opportunity or a chance to get inside your property<br/>12 to have this, you know, drop off and pick up.<br/>13 CHAIRPERSON REYES: And I think that's the<br/>14 bigger conversation. I think that conversation<br/>15 needs to have happened, because we just picked up a<br/>16 project in Edgewater, and it's one of the things<br/>17 that we're looking at because we have neighbors<br/>18 around the area.<br/>19 And so I feel like the City -- I mean, and,<br/>20 listen, it's going to hurt me as -- because the<br/>21 more space we have to give cars coming in, then the<br/>22 less space we have for setup, right? But we have<br/>23 to figure that out, and we have to go and find --<br/>24 I'm always -- I'll call you and say, Hey, do you<br/>25 have parking around the area?</p> | <p>1 Because we're not -- we're continuously seeing<br/>2 the construction traffic blocking regular traffic<br/>3 which is impacting the restaurants, the businesses.<br/>4 People don't know where to go. And it takes you 30<br/>5 minutes -- the closure of Flagler, the closure of<br/>6 the Fan Fest, all of that didn't help right now,<br/>7 right? But definitely moving around the Central<br/>8 Business District is very tough right now.<br/>9 MR. DIAZ: If I could just add one thing that<br/>10 Bert is really focusing on with this vendor, is<br/>11 we're also going to install these cameras not only<br/>12 in loading zone, but in traffic lanes that are<br/>13 challenges, like, for example, 5th Street.<br/>14 5th Street, the avenues and whatnot -- because<br/>15 they're -- again, they have loading docks and they<br/>16 have valet ramps that, whatever, they don't use it<br/>17 for that, they use the street.<br/>18 So we're going to put cameras there, again, to<br/>19 issue more realtime citations that will help move<br/>20 the traffic as well. So that's something Bert's<br/>21 working on. There's like five or six key spots in<br/>22 Downtown to kind of help with that as well. Not<br/>23 construction but just the daily abuse of people<br/>24 just parking there and just sitting there.<br/>25 CHAIRPERSON REYES: I mean, the area in front</p> |



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| <p>69</p> <p>1 of the Seybold, that's a perfect example. I think</p> <p>2 I text you all the time, Bert. I text him pictures</p> <p>3 because it has now become a one lane between the</p> <p>4 armored trucks, between the police, and then people</p> <p>5 don't even have a sidewalk because people actually</p> <p>6 parked on the sidewalk. So it's become a really</p> <p>7 weird thing. I just want to make sure that --</p> <p>8 because at the end, it's also pedestrian safety.</p> <p>9 MR. DIAZ: Yeah. No, for sure.</p> <p>10 CHAIRPERSON REYES: Okay. I don't know what's</p> <p>11 happening with our things.</p> <p>12 MS. ARGUDIN: I know. Somebody has control of</p> <p>13 this and --</p> <p>14 CHAIRPERSON REYES: They're flashing, and so I</p> <p>15 had to turn it off because it was -- it's</p> <p>16 possessed.</p> <p>17 MS. ARGUDIN: We'll figure it out.</p> <p>18 All right. Miami-Dade County Parks. So</p> <p>19 Miami-Dade County Parks, we are having a meeting</p> <p>20 with them. Our contract -- we've had a contract</p> <p>21 with them for how long already? Ten years?</p> <p>22 MR. DIAZ: Eleven years.</p> <p>23 MS. ARGUDIN: Which I feel like it was just</p> <p>24 yesterday. And so we are meeting with the director</p> <p>25 of parks next week to go over the contract. She's</p> | <p>70</p> <p>1 new -- relatively new. I mean, to us she's new.</p> <p>2 And so I want to talk to her about where we</p> <p>3 started, where we are, and what we've done for</p> <p>4 Miami-Dade County Parks and, you know, revenue-wise</p> <p>5 and on the technology that we're rolling out also</p> <p>6 in those parks.</p> <p>7 CHAIRPERSON REYES: Who is it?</p> <p>8 MS. ARGUDIN: Christina White. And so we're</p> <p>9 going to have that meeting next week, and then</p> <p>10 they're taking the item. It should be going on the</p> <p>11 third week of July --</p> <p>12 MR. DIAZ: 21st, I think it is.</p> <p>13 MS. ARGUDIN: -- to County Commission for</p> <p>14 approval for us to have -- you know, expand the</p> <p>15 contract -- extend the contract.</p> <p>16 Coconut Grove Playhouse. I remember when Art</p> <p>17 used to sit here and he used to talk about the</p> <p>18 Coconut Grove Playhouse, and here I am thinking the</p> <p>19 same thing, like, will I see it before I retire,</p> <p>20 but -- so we are going before the board, the</p> <p>21 County -- the City Commission on Thursday along</p> <p>22 with the County to ask for them approve an appeal</p> <p>23 of the PZAB board. We think that we have a good</p> <p>24 shot of getting that appeal. It is -- it was five.</p> <p>25 MR. CASSEL: So are you -- you're not looking</p> |
| <p>71</p> <p>1 for them to appeal, you're looking for them to</p> <p>2 overrule the appeal.</p> <p>3 MS. SOLIMAN: No, no. Overrule the lower</p> <p>4 board, which means approving the appeal.</p> <p>5 MR. CASSEL: Okay.</p> <p>6 MS. SOLIMAN: The commission has to approve</p> <p>7 the appeal, which would mean they would vacate the</p> <p>8 lower.</p> <p>9 MR. CASSEL: Okay.</p> <p>10 MS. ARGUDIN: So basically there were five</p> <p>11 exceptions that the County is asking for.</p> <p>12 Actually, it was one, but then the City asked them</p> <p>13 to break that down to five, so they did. And they</p> <p>14 have exceptions with conditions. Conditions are</p> <p>15 based on a couple of things that the community has</p> <p>16 asked for, and they said, yes, we will accept these</p> <p>17 conditions.</p> <p>18 So we are presenting that to the City</p> <p>19 Commission, and so hopefully we'll have a favorable</p> <p>20 outcome, and we could continue moving forward with</p> <p>21 the project. So that's where we're at. I'll let</p> <p>22 you know as soon as -- hopefully September rolls</p> <p>23 around. That's it. That's all for us.</p> <p>24 CHAIRPERSON REYES: Okay. Anything else?</p> <p>25 Motion to adjourn.</p>                                                                   | <p>72</p> <p>1 MR. WILMOTH: So moved.</p> <p>2 MS. LADRON DE GUEVARA: Second.</p> <p>3 CHAIRPERSON REYES: All those in favor say</p> <p>4 "aye."</p> <p>5 MR. CASSEL: Aye.</p> <p>6 MS. LADRON DE GUEVARA: Aye.</p> <p>7 MR. JELKE: Aye.</p> <p>8 MR. WILMOTH: Aye.</p> <p>9 CHAIRPERSON REYES: Aye.</p> <p>10 Thank you, everyone.</p> <p>11 (Thereupon, the meeting was adjourned at</p> <p>12 9:25 a.m.)</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## 1 CERTIFICATE

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3 THE STATE OF FLORIDA  
4 COUNTY OF MIAMI-DADE5 I, Julia Y. Alfonso, RPR, FPR-C, do hereby  
6 certify that I was authorized to and did  
7 stenographically report the foregoing proceedings,  
8 and that the transcript is a true and complete  
9 record of my stenographic notes.10 I further certify that I am not a relative,  
11 employee, attorney or counsel of any of the  
12 parties, nor relative or employee of such attorney  
13 or counsel, nor financially interested in the  
14 foregoing action.15 Dated this 30th day of July, 2026, Miami-Dade  
16 County, Florida.17  
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19   
20 Julia Y. Alfonso, RPR, FPR-C  
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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, Chief Executive Officer, Miami Parking Authority *AA Argudin*

SUBJECT: Reappointment of Ms. Jami Reyes as a Member of the Off-Street Parking Board Resolution No. 26-02

DATE: September 9, 2026

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Attached for the approval of the Board of the Department of Off-Street Parking of the City of Miami, Florida, please find Resolution No. 26-02 reappointing Ms. Jami Reyes as a member of the Board. Ms. Reyes' term of office as a member of the Board will expire, unless affirmed by the City Commission.

Pursuant to Section 23(b) of the Charter of the City of Miami, Florida, as may be amended ("Charter"), Ms. Reyes shall be named and reappointed by the remaining members of the Board for a term of five (5) years, subject to confirmation by the City Commission, within ten (10) days after notice of such appointment.

Throughout Ms. Reyes' tenure, she has performed her Board duties and obligations with integrity, devotion, and superior leadership. Moreover, since July 15, 2020, pursuant to Section 23(c) of the Charter, Ms. Reyes has also been unanimously elected by the remaining members of the Board to serve as Chair of the Board.

Accordingly, pursuant to Section 23(b) of the Charter, the MPA staff respectfully requests the reappointment of Ms. Reyes as a member of the Board for a term of five (5) years, with said term expiring on the date of October 13, 2031.

**RESOLUTION NO. 26-02**

**PURSUANT TO SECTION 23(B) OF THE CHARTER OF THE CITY OF MIAMI, FLORIDA, AS MAY BE AMENDED (“CHARTER”), A RESOLUTION REAPPOINTING MS. JAMI REYES AS A MEMBER OF THE BOARD OF THE DEPARTMENT OF OFF-STREET PARKING OF THE CITY OF MIAMI, FLORIDA A/K/A THE MIAMI PARKING AUTHORITY (“BOARD”) AND RECOMMENDING TO THE COMMISSION OF THE CITY OF MIAMI, FLORIDA (“COMMISSION”) THAT THE REAPPOINTMENT BE CONFIRMED FOR A TERM OF FIVE (5) YEARS FROM THE DATE OF COMMISSION AFFIRMATION, EXPIRING ON OCTOBER 13, 2031.**

**WHEREAS**, the term of office for Ms. Jami Reyes, as a member of the Board of the Department Off-Street Parking of the City of Miami, Florida a/k/a the Miami Parking Authority ("Board") will expire unless her reappointment by the Board is confirmed by the Commission of the City of Miami, Florida ("Commission"); and

**WHEREAS**, pursuant to Section 23(b) of the Charter of the City of Miami, Florida, as may be amended (“Charter”), Ms. Reyes is eligible for reappointment by the remaining members of the Board for a term of five (5) years, subject to confirmation by the Commission within ten (10) days thereafter notice of such reappointment by the Board; and

**WHEREAS**, throughout Ms. Reyes’ tenure with the Board, she has performed her Board duties and obligations with integrity, devotion, and superior leadership; and

**WHEREAS**, since July 15, 2020, pursuant to Section 23(c) of the Charter, Ms. Reyes has also been unanimously elected by the remaining members of the Board to serve as Chair of the Board; and

**WHEREAS**, on September 9, 2026, the Board held a duly noticed public meeting and reappointed Ms. Reyes as a member of the Board, for a term of five (5) years; and



**WHEREAS**, the Board respectfully requests that the Commission confirm said reappointment of Ms. Reyes for a term of five (5) years, so that she may continue to serve as an invaluable asset to the Miami Parking Authority;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DEPARTMENT OF OFF-STREET PARKING OF THE CITY OF MIAMI, FLORIDA:**

**Section 1. Appointment as a Member of the Board of the Department of Off-Street Parking.** Pursuant to Section 23(b) of the Charter, the Board hereby reappoints Ms. Jami Reyes as a member of the Board, for a term of five (5) years.

**Section 2. Recommendation to the Commission.** Pursuant to Section 23(b) of the Charter, the Board hereby recommends to the Commission that the reappointment of Ms. Jami Reyes, be confirmed, for the term of five (5) years from the date of Commission affirmation, with said term expiring on the date of October 13, 2031.

**Section 3. Effective Date.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Thomas Jelke, Chairperson

**ATTEST:**

\_\_\_\_\_  
Monica Cuadra  
Executive Administrative Assistant

## **Jami Reyes Bio**

Jami Reyes is a seasoned strategic partnerships, business development, and communications executive with more than 20 years of experience in South Florida, with a career spanning construction, real estate development, public affairs, corporate communications, and community relations.

She currently serves as Vice President of Strategic Partnerships and Communications for a leading international general contractor with a significant presence in South Florida and the Caribbean. In this role, Jami leads strategic business development initiatives, cultivates relationships with clients and industry partners, and supports community and governmental relations for major construction and development projects throughout the region. She also oversees corporate communications for the U.S. and the Caribbean.

Prior to her current role, Jami worked in real estate development and began her South Florida career in public affairs and corporate communications, specializing in real estate, development, and community engagement. Her experience has provided her with a unique understanding of the intersection between private development, public infrastructure, government, and the communities they serve.

Jami has a longstanding commitment to civic and community service. Throughout her career, she has served in leadership roles with numerous South Florida organizations, including Habitat for Humanity of Greater Miami, the Urban Land Institute (ULI) Southeast Florida/Caribbean, the Latin Builders Association, the Builders Association of South Florida, the Coral Gables Chamber of Commerce, and the City of Miami Bond Oversight Board. She has also supported organizations including Kristi House, Voices for Children, Lotus House, and March of Dimes through volunteer and pro-bono community outreach efforts.

Jami's commitment to community service extends beyond South Florida through her role as an ambassador for a global corporate foundation supporting education, community development, and social impact initiatives throughout the Americas.

Honduran-born, Washington, D.C.-raised, and Miami-adopted, Jami has called South Florida home for more than two decades and remains deeply committed to the continued growth, connectivity, and vitality of the community.

Jami has served on the Miami Parking Authority Board since 2003.



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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Approval of Expenditure for Lot 19 Beautification Project by Tropical Touch Gardens Center, Inc.

DATE: September 9, 2026

---

The Miami Parking Authority seeks MPA Board approval to expend capital funding for the improvement of Lot 19, Sections 1 through 6, located on Biscayne Boulevard between S.E. 1<sup>st</sup> Street and N.E. 5<sup>th</sup> Street, for the installation of landscaping, bonded rubber mulch, and removal and replacement of dead trees and stumps as outlined in the attached Quote Nos. 10020, 10021, 10022, 10023, 10024, and 10025, dated June 16, 2026, in the aggregate amount of \$151,822.50 ("Lot 19 Beautification Project"). MPA also requests approval of a fifteen percent (15%) contingency reserve to address unforeseen conditions that may arise during installation, resulting in a total amount not to exceed \$174,595.87.

Accordingly, the MPA seeks to amend its current Grounds Maintenance Services Agreement with Tropical Touch Gardens Center, Inc., effective July 1, 2025 ("Agreement"), to ensure that all materials, labor, supervision, equipment, installation, and associated services identified in the attached quotes are governed by and pursuant to the amended Agreement.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of services herein, including the right to negotiate and execute all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.

## ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-  
1617

alezcano@tropicaltouchgarden.com  
954-252-0562



### Bill to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Ship to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Estimate details

Estimate no.: 10020  
Estimate date: 06/16/2026

| #  | Product or service      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate       | Amount      |
|----|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|
| 1. | <b>Royal Palm - I</b>   | Install Royal Palm to replace missing royal palms                                                                                                                                                                                                                                                                                                                                                                                             | 5   | \$3,500.00 | \$17,500.00 |
| 2. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste. | 14  | \$694.50   | \$9,723.00  |
| 3. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste  | 8   | \$969.45   | \$7,755.60  |



Total

**\$34,978.60**

Accepted date

Accepted by

## ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-  
1617

alezcano@tropicaltouchgarden.com  
954-252-0562



### Bill to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Ship to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Estimate details

Estimate no.: 10021  
Estimate date: 06/16/2026

| #  | Product or service      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate       | Amount      |
|----|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|
| 1. | <b>Remove - I</b>       | Remove dead and stump removal                                                                                                                                                                                                                                                                                                                                                                                                                 | 1   | \$1,200.00 | \$1,200.00  |
| 2. | <b>Royal Palm - I</b>   | Install Royal Palm to replace missing royal palms                                                                                                                                                                                                                                                                                                                                                                                             | 1   | \$3,500.00 | \$3,500.00  |
| 3. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste. | 17  | \$694.50   | \$11,806.50 |
| 4. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste  | 10  | \$969.45   | \$9,694.50  |

Total

**\$26,201.00**

Accepted date

Accepted by

## ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-  
1617

alezcano@tropicaltouchgarden.com  
954-252-0562



### Bill to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Ship to

Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

### Estimate details

Estimate no.: 10022  
Estimate date: 06/16/2026

| #  | Product or service      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate       | Amount      |
|----|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|
| 1. | <b>Remove - I</b>       | stump removal                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1   | \$300.00   | \$300.00    |
| 2. | <b>Royal Palm - I</b>   | Install Royal Palm to replace missing royal palms                                                                                                                                                                                                                                                                                                                                                                                             | 2   | \$3,500.00 | \$7,000.00  |
| 3. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste. | 19  | \$694.50   | \$13,195.50 |
| 4. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste  | 10  | \$969.45   | \$9,694.50  |



Total

\$30,190.00

Accepted date

Accepted by

# ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-1617

alezcano@tropicaltouchgarden.com  
954-252-0562



**Bill to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Ship to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Estimate details**  
Estimate no.: 10023  
Estimate date: 06/16/2026

| #  | Product or service      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate       | Amount      |
|----|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-------------|
| 1. | <b>Royal Palm - I</b>   | Install Royal Palm to replace missing royal palms                                                                                                                                                                                                                                                                                                                                                                                             | 1   | \$3,500.00 | \$3,500.00  |
| 2. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste. | 23  | \$694.50   | \$15,973.50 |
| 3. | <b>Installation - I</b> | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste  | 12  | \$969.45   | \$11,633.40 |

Total

**\$31,106.90**

Accepted date

Accepted by

# ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-1617

alezcano@tropicaltouchgarden.com  
954-252-0562



**Bill to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Ship to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Estimate details**  
Estimate no.: 10025  
Estimate date: 06/16/2026

| #  | Product or service | Description                                                                                                                                                                                                                                                                                                                                                                                                                                   | Qty | Rate     | Amount      |
|----|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|-------------|
| 1. | Installation - I   | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste. | 11  | \$694.50 | \$7,639.50  |
| 2. | Installation - I   | Install Bonded Rubber Mulch<br><br>Measurements (sq ft): 46 sq ft of Bonded Rubber Mulch at 6'x7' tree pit<br>Model: BROWN<br><br>Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste  | 12  | \$969.00 | \$11,628.00 |

Total **\$19,267.50**

# ESTIMATE

Tropical Touch Gardens Center  
6951 SW 185th Way  
Southwest Ranches, FL 33332-1617

alezcano@tropicaltouchgarden.com  
954-252-0562



**Bill to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Ship to**  
Miami Parking Authority / MPA  
40 NW 3rd Street  
Suite 1103  
Miami, FL 33128

**Estimate details**  
Estimate no.: 10024  
Estimate date: 06/16/2026

| #  | Product or service      | Description                       | Qty | Rate     | Amount     |
|----|-------------------------|-----------------------------------|-----|----------|------------|
| 1. | <b>Remove - I</b>       | Remove dead guava tree with stump | 1   | \$300.00 | \$300.00   |
| 2. | <b>Installation - I</b> | Install guava tree standard 10'   | 1   | \$750.00 | \$750.00   |
| 3. | <b>Installation - I</b> | Install Bonded Rubber Mulch       | 13  | \$694.50 | \$9,028.50 |

Measurements (sq ft): 33 sq ft of Bonded Rubber Mulch at 6'x5' tree pit  
Model: BROWN

Wherever necessary, present sod and soil will be removed, and the site will be graded to accommodate up to a 2" base of crushed aggregate. 2" of Recycled rubber mulch will be mixed with an aromatic binder and placed at desired areas. All square footage used to determine the price(s) includes waste.

**Total** **\$10,078.50**

**Accepted date** **Accepted by**





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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Procurement of a Kubota Compact Track Loader Model No. SVL75-3, Pursuant to State of Florida Contract No. 22100000-21-STC

DATE: September 9, 2026

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The Miami Parking Authority proposes purchasing a new Kubota Compact Track Loader Model No. SVL75-3, pursuant to State Term Contract No. 22100000-21-STC between the State of Florida Department of Management Services and Florida Coast Equipment, LLC, as amended, effective from July 1, 2021, through June 30, 2027, and the attached Construction and Industrial Equipment Price Quote Form, dated July 15, 2026, in the amount of \$72,028.46.

Pursuant to Section 18-111 of the Code of the City of Miami, Florida, as amended, the MPA may purchase any necessary goods and/or services by utilizing contracts awarded by any federal, state, county, or municipal government or from any other governmental entity, state-funded institutions and not-for-profit organizations when such contracts are entered into pursuant to a competitive process in compliance with City laws, policies and procedures.

The track loader is essential to the MPA Maintenance Department for safely moving heavy materials and performing tasks such as bollard installation, excavation, debris removal, and emergency cleanup. The track loader will also reduce manual handling, improve employee safety, and allow staff to complete maintenance and emergency response work more efficiently.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the services herein, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.



| Construction and Industrial Equipment (22100000-21-STC)                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------|---------------------------------|------------------------------|---------------------|--|
| Price Quote Form (PQF)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Updated 9/7/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| <b>Instructions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Contractor will need to fill in the fields that are in white. Please fill in the requested information as per the requirements of the state term contract.                                                                                                                                                                                                                                                                                                                                                          |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Contractor will need to refer to the Product Group Discount Sheet and/or applicable price sheet on the contract website to locate the applicable Discount %.                                                                                                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| For all Base Equipment and OEM and Non-OEM Options, Parts, Accessories, and Implements quoted on the PQF, the MSRP List must also be provided to the Customer.                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Please enter MSRP credits as a negative number or with parenthesis in front of the MSRP. The quantity should be a whole number. Example: \$1532 or (\$1532).                                                                                                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| If the Customer requests an OEM or Non-OEM Option, Part, Accessory, or Implement from a Group that is different than that of the Base Equipment, the Contractor must provide the Group number in the OEM or Non-OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description field. <b>Example: If the Base Equipment requested is from Group 1 and the Customer is also requesting a loader which is only provided in Group 2, the Contractor should indicate "DMS 260 Loader (from Group 2)".</b> |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| <b>Awarded Contractor Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Contractor Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                  | Florida Coast Equipment                                                          |                   |                                                              |                                 |                              |                     |  |
| Street Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  | 357 Pike Rd                                                                      |                   |                                                              |                                 |                              |                     |  |
| City, State, Zip:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                  | West Palm Beach, FL 33411                                                        |                   |                                                              |                                 |                              |                     |  |
| Contact Person:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  | Casey Gifford                                                                    |                   | Title:                                                       |                                 | Government Sales             |                     |  |
| Original Quote Date:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                  | 7/15/2026                                                                        |                   | Revised Quote Date:                                          |                                 | Est. Delivery:               |                     |  |
| Phone #'s:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  | Primary: 954-916-1020 ext 2241                                                   |                   | Secondary:                                                   |                                 | 786-930-0708                 |                     |  |
| Email Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  | cgifford@floridacoasteq.com                                                      |                   |                                                              |                                 |                              |                     |  |
| Fax #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| <b>Requesting Customer Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Agency/Eligible User Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  | Miami Parking Authority                                                          |                   |                                                              |                                 |                              |                     |  |
| Contact Person:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  | Jeffrey Medina                                                                   |                   | Title:                                                       |                                 | Senior Manager of Operations |                     |  |
| Phone #'s:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  | Primary: 305-373-6789 ext. 292                                                   |                   | Secondary:                                                   |                                 |                              |                     |  |
| Email Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  | jmedina@miamiparking.com                                                         |                   |                                                              |                                 |                              |                     |  |
| Fax #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| <b>Secondary Contact for Customer (Optional)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Contact Person:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   | Title:                                                       |                                 |                              |                     |  |
| Phone #'s:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  | Primary:                                                                         |                   | Secondary:                                                   |                                 |                              |                     |  |
| Email Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Fax #:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Group                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                  | Group Description                                                                |                   |                                                              | UNSPSC Commodity Code*          |                              | Manufacturer/Brand  |  |
| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                  | Compact Track and Multi-Terrain Loaders (Less Than 15,000 lbs. Operating Weight) |                   |                                                              | 22101532                        |                              | Kubota              |  |
| Base Equipment Model Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Base Equipment Description                                                       | QTY                                                                              | MSRP \$###,###.## | Base Equipment Discount % (see Product Group Discount Sheet) | Discount Dollar Amount Per Unit | Net Price Per Unit           | Total Price         |  |
| SVL75-3HFWRC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 15" Tracks, A/C Cab, Hyd QA Coupler, HF Hyd                                      | 1                                                                                | \$ 90,328.00      | 23.35%                                                       | \$ 21,091.59                    | \$ 69,236.41                 | \$ 69,236.41        |  |
| OEM Item Model Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description     | QTY                                                                              | MSRP \$###,###.## | OEM Discount % (see Product Group Discount Sheet)            | Discount Dollar Amount Per Unit | Net Price Per Unit           | Total Price         |  |
| AP-HD74LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 74" Low Profile, Long Floor, Bolt-On Cutting Edge                                | 1                                                                                | \$ 2,820.00       | 5.00%                                                        | \$ 141.00                       | \$ 2,679.00                  | \$ 2,679.00         |  |
| S6763                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Hose Stay Kit                                                                    | 1                                                                                | \$ 119.00         | 5.00%                                                        | \$ 5.95                         | \$ 113.05                    | \$ 113.05           |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
| <b>SUBTOTAL: OEM Options, Parts, Accessories, and Implements CONTINUED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
| <b>TOTAL COST: OEM Options, Parts, Accessories, and Implements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                  |                                                                                  |                   |                                                              | \$ 146.95                       | \$ 2,792.05                  | \$ 2,792.05         |  |
| Non-OEM Item Model Number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Non-OEM Option, Part, Accessory, or Implement Manufacturer/Brand and Description | QTY                                                                              | MSRP \$###,###.## | Non-OEM Discount % (see Product Group Discount Sheet)        | Discount Dollar Amount Per Unit | Net Price Per Unit           | Total Price         |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
| <b>SUBTOTAL: Non-OEM Options, Parts, Accessories, and Implements CONTINUED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
| <b>TOTAL COST: Non-OEM Options, Parts, Accessories, and Implements</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                  |                                                                                  |                   |                                                              | \$ -                            | \$ -                         | \$ -                |  |
| <b>Grand Total State Term Contract Price</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                  |                                                                                  |                   |                                                              |                                 |                              | <b>\$ 72,028.46</b> |  |
| Contractor Comments:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |
| Customer Comments:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                  |                                                                                  |                   |                                                              |                                 |                              |                     |  |

\*UNSPSC = United Nations Standard Products and Services Commodity Code. Refer to the Product Group Discount Sheet for the code(s) applicable to each Group.





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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Approval of Electrical Services for Lot 18 by AD Electrical Contractor LLC

DATE: September 9, 2026

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The Miami Parking Authority seeks MPA Board approval to expend funds for electrical services at Lot 18, located at 1320 N.W. 2<sup>nd</sup> Street, for the electrical conduit installation, related labor, supervision, tools, equipment, and materials as outlined in the attached Estimate No. 0206, dated August 17, 2026, from AD Electrical Contractor LLC (“AD Electrical”), in the amount of \$73,274.55, inclusive of a fifteen percent (15%) contingency fee.

The electrical work is required as a result of a nearby construction project that repeatedly severed the existing electrical power line serving Lot 18. A new connection point has since been identified requiring the installation of underground conduit to reconnect the parking lot to a new Florida Power & Light (“FPL”) vault. The MPA is currently coordinating with FPL and said construction project’s developer regarding the necessary work.

On February 7, 2024, the Board granted the MPA the authority to enter into an agreement with AD Electrical, pursuant to Request for Qualifications (“RFQ”) No. 23-15 for Electrical Services, which became effective on February 14, 2024 (“Agreement”). The MPA now seeks authorization to expend the necessary funds and proceed with the electrical work at Lot 18, while ensuring that all materials, labor, supervision, equipment, installation, and associated services identified in the attached estimate are governed by and pursuant to the Agreement.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of services herein, including the right to negotiate and execute all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.



## AD ELECTRICAL CONTRACTOR LLC.

AD ELECTRICAL CONTRACTOR LLC.

☎ 786 273 5892

☎ 786 273 5892

adelectricalcontr@gmail.com

14324 SW 179TH LN  
Miami Florida 33177

TO

### MIAMI PARKING AUTHORITY

40 NW 3 St

MIAMI

FL 33128

jmedina@miamiparking.com

ESTIMATE

EST0206

DATE

Aug 17, 2026

TOTAL

USD \$63,717.00

| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                                               | RATE     | HOURS | AMOUNT      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|
| <b>SCOPE OF WORK</b>                                                                                                                                                                                                                                                                                                                                                                                      | \$442.00 | 46    | \$20,332.00 |
| - Project: Lot 18 – Conduit Installation via Directional Boring                                                                                                                                                                                                                                                                                                                                           |          |       |             |
| - Location: 1320 NW 2 Street, Miami, FL 33125                                                                                                                                                                                                                                                                                                                                                             |          |       |             |
| - Work: Directional boring from the existing electrical service to the pole at the corner, installation of conduit, handholes, and conductors.                                                                                                                                                                                                                                                            |          |       |             |
| <b>1. General Description</b>                                                                                                                                                                                                                                                                                                                                                                             |          |       |             |
| > Provide all labor, supervision, tools, equipment, and materials necessary to perform approximately 450 linear feet of directional boring from the existing electrical service to the pole located at the corner, including the installation of 3-inch conduit, three (3) handholes, and conductors through to the final connection point, in accordance with applicable plans, codes, and requirements. |          |       |             |
| <b>2. Included Work</b>                                                                                                                                                                                                                                                                                                                                                                                   |          |       |             |
| > Locate existing utilities using GPR scanning and utility marking prior to boring operations.                                                                                                                                                                                                                                                                                                            |          |       |             |
| > Perform directional boring along the full approximately 450-foot route from the service to the pole.                                                                                                                                                                                                                                                                                                    |          |       |             |
| > Furnish and install 3" PVC conduit throughout the entire                                                                                                                                                                                                                                                                                                                                                |          |       |             |

bored route. Install three (2) handholes, including excavation, placement, leveling, and final installation.

- > Install conductors through the conduit from the service to the pole.

- > Complete final electrical terminations/connections at the service and at the pole, per plans and requirements.

- > Concrete/asphalt restoration in areas affected by handhole installation and any disturbed surfaces.

- > Provide MOT (Maintenance of Traffic) and required traffic control/signage.

- > Coordinate and provide police/flagman services as required.

- > Install all necessary accessories such as sweeps/elbows, fittings, connectors, pull tape, and seals as needed.

- > Backfill and compact excavation points as required.

- > Perform jobsite cleanup and dispose of debris generated by this work.

Price Breakdown:

2 - electricians / 4 - helpers-electricians

|                                                       |            |        |             |
|-------------------------------------------------------|------------|--------|-------------|
| Directional Boring                                    | \$40.00    | 450    | \$18,000.00 |
| Concrete restoration sidewalks                        | \$2,380.00 | 1      | \$2,380.00  |
| GPR service                                           | \$1,960.00 | 1      | \$1,960.00  |
| Furnish and install electrical handhole               | \$580.00   | 2      | \$1,160.00  |
| WIRE # 250 mcm THHN                                   | \$8.87     | 1,500  | \$13,305.00 |
| Especial Equipment (10,000 lb Electric Cable Puller ) | \$310.00   | 1      | \$310.00    |
| Engineering drawing                                   | \$3,680.00 | 1      | \$3,680.00  |
| > Police Officer                                      | \$85.00    | 8      | \$680.00    |
| MOT                                                   | \$660.00   | 1 Days | \$660.00    |
| City Permits and Fees                                 | \$1,250.00 | 1      | \$1,250.00  |



TOTAL

USD \$63,717.00

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## Notes

\* This estimate has been prepared based on NEC regulations prior to the development of formal construction plans. Once the project is submitted to the city for permitting and review, pricing may be adjusted if the city requires modifications to conduit size, conductor size, routing, or installation requirements due to distance or regulatory conditions. In such cases, only the material cost difference (conduit and/or cable) will be adjusted. Labor pricing will remain unchanged.

\* This estimate is valid for 90 days from the date of issuance. If not accepted within this period, pricing is subject to review and adjustment.

## Assumptions

\* The work area, including fenced or restricted areas, will be accessible and available for construction operations during scheduled working hours.

\* Utility locations and depths will be verified prior to boring operations.

\* The final connection pole referenced in this estimate is the approved/designated pole located at the corner and authorized for this installation.

## Exclusions

(Unless Specifically Noted in Contract Documents or Added by Change Order)

\* Any additional work not directly related to the scope described above, including but not limited to new equipment, design revisions, unforeseen conditions, or scope expansions.



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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority 

SUBJECT: Procurement of a Customized Ford F550 Water Truck - pursuant to a Cooperative Contract between the League of Oregon Cities and Unified Fleet Services, LLC

DATE: September 9, 2026

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The Miami Parking Authority seeks the purchase of a 2027 Ford F550 vehicle, customized and outfitted with a pressure washer, flat bed, toolboxes, and necessary upgrades, pursuant to the attached Quote from Unified Fleet Services, LLC (“UFS”), dated August 18<sup>th</sup>, 2026, in the amount of \$139,677.21. The proposed water truck will be equipped with a 500-gallon tank and pressure-washing system to support the MPA’s routine cleaning and maintenance needs. It will be used to pressure-wash parking lots, clean sidewalks adjacent to MPA facilities, address pet-related waste and oil stains, and provide water to landscaped areas without irrigation systems. This water truck will enhance staff efficiency while helping provide clean, sanitary, and well-maintained facilities.

Pursuant to Section 18-113 of the Code of the City of Miami, Florida, the MPA is authorized to utilize cooperative purchasing agreements for the procurement of goods and/or services with other public entities. This purchase will be made pursuant to Master Price Agreement No. PS25890 between the League of Oregon Cities (“League”) and UFS, effective November 6<sup>th</sup>, 2025, as may be amended (“Contract”). The League, in cooperation with National Purchasing Partners, as defined therein the Contract, and its Government, Public Safety, and Law Enforcement Divisions, served as the lead agency for the competitive procurement process. The MPA staff has verified that the resulting Contract complies with applicable City laws, policies, and procedures.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the goods and/or services herein, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.





**UNIFIED**  
**FLEET SERVICES**

**Prepared for:** Miami Parking Authority, FL  
September 3<sup>rd</sup>, 2026

## Requested Vehicles & Pricing Options

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Pricing is determined based on the order value, unless otherwise specified.

### REQUESTED:

- Vehicle #1 – 2027 Ford F550 XL Diesel 2WD SuperCab 192" WB 84" CA with \$52,838.02 upfit - pressure washer, flat bed, toolboxes, payload plus upgrade package (68H)
  - Vehicle
    - \$67,099
      - 2027 model-year upgrade — \$2,100.00
      - Limited-slip axle — \$393.03
      - High-capacity trailer tow package — \$577.10
      - Payload Plus package — \$1,149.23
      - Backup camera prep kit — \$512.43
  - Upfit
    - \$8,800 Flatbed
    - \$1,760 (two toolboxes)
    - \$42,278.02 Hotsy – Low-pressure watering system
  - Transportation
    - \$2,000
  - NPP Fee
    - \$2,398.74
  - UFS Sourcing and Service Fee
    - \$15,591.78

### FINANCE OPTIONS

**Vehicle #1:** 2027 Ford F550 XL Diesel 2WD SuperCab 192" WB 84" CA with \$52,838.02 upfit - pressure washer, flat bed, toolboxes, payload plus upgrade package (68H)

#### Cash Purchase

One Time - 1 payment of \$139,927.32

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- 1) Interest rates and pricing assume a minimum of \$100,000 in financed vehicles/equipment. Final payments and interest rates may vary based on total financed amount.
- 2) Procurement Compliance: Vehicles and services described in this proposal through NPPGov Master Price Agreement No. PS25890, awarded by the League of Oregon Cities following competitive solicitation RFP No. 2545. Subject to completion of any locally required approvals or cooperative purchasing agreement, this procurement relies upon the contract's competitively solicited terms to satisfy the Client's applicable competitive procurement requirements.
- 3) Final pricing may be reduced based on actual transportation costs and any other cost savings realized before delivery.
- 4) The offered finance options are tax exempt.
- 5) If applicable, equipment pricing quoted is based on upfitter's best estimate. Final pricing is determined after all equipment is ordered and labor for installation is completed. Once financing is finalized, any variance in final equipment price must be paid in full by the client. Please budget accordingly.
- 6) The financing options listed above indicate whether pricing is based on order pricing or off-the-lot pricing. Order pricing is typically more cost-effective but requires factory lead time (generally 2–6 months, but may vary based on availability and market conditions). Off-the-lot pricing reflects vehicles sourced from dealer inventory for faster delivery and may result in higher payments. A revised proposal can be provided upon request.
- 7) The financing options listed above are valid for 30 days.
- 8) Financing options represent per-vehicle pricing.



## Next Steps

1. Complete and return the Acceptance Form below to UFS.
2. Complete and return the Credit Application provided by UFS.
3. UFS submits to Bank for underwriting and approval.
4. Bank issues lease documents through E-Sign. Customer must verify the date the resolution was adopted.
5. Customer/Insurance Agent must provide proof of insurance to Bank/UFS.
6. Once items 1-5 are completed, vehicle delivery is scheduled.

## Acceptance

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[ ] I have reviewed the attached Terms and Conditions and request Unified Fleet Services to pursue underwriting and approval of a commitment for the described lease agreement with the following quantities: \_\_\_\_\_

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Accepted this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
(Entity Name)

Federal Tax ID#: \_\_\_\_\_

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

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

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

**Authorization:** Lessee acknowledges and agrees that Lessor may furnish all Lessee presented information, financials, analysis, and related credit and review materials to its employees, counsel, and agents as well as its participants and assigns. Lessee authorizes Lessor to contact Lessor' funding partners, and all trade suppliers and other references of Lessee, and to order any and all credit checks and investigative reports, all as Lessor deems necessary in connection with the evaluation of the transaction.

**Confidentiality:** Except as required by law, the proposal and its terms and conditions will not be disclosed publicly or privately except to those individuals who are your officers, employees or advisors who have a need to know because of being involved in the proposed financing. The foregoing confidentiality provisions shall not apply to the disclosure of the federal income tax structure or treatment of the proposed financing.

## Additional Terms

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- This is a proposal only and is not a commitment to finance. This proposal is subject to credit review and approval and proper execution of mutually acceptable documentation.
- OBLIGOR'S TOTAL AMOUNT OF TAX-EXEMPT DEBT TO BE ISSUED IN THIS CALENDAR YEAR WILL NOT EXCEED THE \$10,000,000 LIMIT, OR THE INTEREST RATE IS SUBJECT TO CHANGE.
- Client-Owned Equity: UFS leases are structured so that the client retains 100% ownership from the start and retains 100% of the equity proceeds from sale. Vehicles are sold through high-efficiency channels to maximize value.
- Profit Return: All net proceeds from vehicle sales, after applicable closing costs, are returned to the client. This differs from traditional fleet services that retain resale profits. Proceeds may be returned as a check to the client, credit on account or applied to existing lease principal balance.
- Early Termination: Clients may exit early simply by paying the stated payoff amount on the lease. No additional administrative fees apply. Traditional rule of 78s does not apply.
- Liquidation Fees: The greater of \$500 or 10% of the vehicle's sales value — will apply to cover resale costs. Liquidation fees apply if Unified liquidates the equipment and it is NOT replaced with new leased vehicles or equipment or if existing surplus equipment is liquidated by Unified. There is no obligation to use Unified to liquidate vehicles.
- Renewal Options: Clients may renew, purchase the vehicle, or initiate a replacement lease. UFS can advise on the best timing based on projected equity and market trends.
- Failure to consummate this transaction once credit approval is granted and the documents are drafted and delivered to Obligor may result in a documentation fee being assessed to the Obligor.
- This transaction must be credit approved, all documents properly executed and returned to Unified Fleet Services, LLC and their assignees, financial partners and related and the transaction funded on ALL proposals within 30 days of this proposal. If funding does not occur within that time-frame, or there is a change of circumstance which adversely affects the expectations, rights, or security of Obligor or its assignees, then Obligor or its assignees reserve the right to adjust and determine a new interest rate factor and payment amount, or withdraw this proposal in its entirety. Should there be a significant change in market rates at any time prior to funding of the transaction, Unified Fleet Services, LLC and their assignees and partners reserves the right to adjust the Interest Rate quoted above.
- This transaction must be designated as tax-exempt under Section 103 of the Internal Revenue Code of 1986 as amended.





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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *A. Argudin*

SUBJECT: Procurement of Automated Curb Management Services - pursuant to Sourcewell Cooperative Contract No. 120423-AUTOM with Automotus Inc.

DATE: September 9, 2026

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The Miami Parking Authority seeks MPA Board approval to enter into an agreement with Automotus Inc. ("Automotus"), utilizing Sourcewell Cooperative Contract No. 120423-AUTOM, for the continued deployment and operation of the MPA Smart Loading Zone ("SLZ") and traffic lane enforcement programs ("Agreement"). The Automotus platform uses artificial intelligence, computer vision, and automated license plate recognition technology to monitor curb activity, automate SLZ payments, improve commercial loading compliance, reduce double parking, and identify vehicles stopped or parked in active travel lanes and bicycle lanes for enforcement.

Pursuant to Section 18-113 of the Code of the City of Miami, Florida, as may be amended, the MPA is authorized to participate in, sponsor, conduct, or administer a cooperative purchasing agreement for the procurement of any goods or services with one or more public entities.

MPA initially partnered with Automotus for a pilot that implemented camera-based curb-management technology in Downtown Miami and Brickell. The pilot demonstrated the system's effectiveness in real-world conditions, improving loading efficiency, compliance, and traffic safety. Given these results and MPA's commitment to better curb management, traffic flow, and parking compliance, staff recommends extending and expanding the program. As per the attached quote, MPA will deploy 50 cameras at a cost of \$2,175.00 per camera per month, plus an annual platform license fee of \$49,500.00, for an estimated fixed annual cost of \$1,354,500.00. The Agreement's initial term is for thirty-six (36) months, with two (2) one (1) year options to renew. All program costs incurred by MPA will be reimbursed by the City of Miami pursuant to a Memorandum of Understanding ("MOU").

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the goods and/or services herein, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.





## Sourcewell Quote for Miami Parking Authority

Smart Loading Zones with Invoicing and Automated Enforcement

[Automotus Sourcewell Contract #120423-AUTOM](#)

**Prepared for:**

Angel Diaz, Chief Operating Officer

Adiaz@miamiparking.com

**Date:**

April 9, 2026

Angel,

On the following page, we have outlined our proposed pricing for MPA, consistent with the pricing included in our existing Sourcewell contract.

We look forward to discussing with you which approach will best suit MPA's needs.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Justus', is positioned above the printed name of the sender.

Jordan Justus, Chief Executive Officer

[automotus.ai](#) | 805-504-5750 | [jordan@automotus.co](mailto:jordan@automotus.co)

## Pricing Summary

| Software and Hardware Fees                                                                                                                                                                                              | Commercial Model                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | Subscription                                                                  |
| CurbSuite Platform Annual License Fee                                                                                                                                                                                   | \$49,500/year                                                                 |
| CurbSight Software Fee per Camera including DMV processing for up to 6,250 annual notices (excluding warning notices) per camera calculated in aggregate                                                                | \$2,175/camera/month                                                          |
| <b>Usage Based Fees</b>                                                                                                                                                                                                 |                                                                               |
| DMV Look-Up & Notice Fee – \$3.00 per validated enforcement or invoice notice exceeding the included annual per-camera volume (6,250 notices per activated camera, calculated in aggregate), excluding warning notices. | \$3.00 per notice                                                             |
| CurbPass Automated End User Payments                                                                                                                                                                                    | 3% of wallet load amount with a minimum of \$0.50 per wallet load transaction |

## Special Terms and Conditions

- Camera Deployment Plan**  
 Up to 50 cameras will be installed in year 1. After year 1 evaluation, future camera installations will be evaluated on an ongoing basis. Cameras may be deployed to automate smart loading zone payments and/or enforce no stopping, bike lane, bus lane, loading violations, as well as any other mutually agreed upon use case.
- Contract Length**  
 36 months, with two 12-month renewal terms
- Warning Period**  
 Warning Period will not exceed 6 weeks
- Camera Relocation**  
 If Client desires to relocate one or more cameras, Automotus and Client shall mutually agree upon the new installation location(s). Following such agreement, Client may elect to manage the uninstallation and reinstallation process at its own expense, in which case it assumes liability for any damage to the cameras. Alternatively, Client may elect to engage Automotus to manage the installation process for a reinstallation fee equal to

\$1,250 per relocated camera plus a service charge of \$2,500 per batch of relocations. For example, if one camera is relocated the fee would be \$3,750; if three cameras are relocated the fee would be \$6,250. If a redesign of the street or roadway (or any similar event) results in an installed camera, in the reasonable discretion of Automotus, either (i) being unusable or (ii) significantly hindering the utility of such camera in the installed location, the same fees shall apply. Client acknowledges and agrees that the service charge will be applied once to each relocation request, irrespective of the number of cameras included in that relocation request.



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TO: Honorable Chairperson and Members of the Off-Street Parking Board

FROM: Alejandra Argudin, CEO, Miami Parking Authority *A Argudin*

SUBJECT: Procurement of Micro Transit On-Demand Services - pursuant to Term Contract No. 102-24 between the City of Plantation and Beefree, LLC d/b/a Freebee

DATE: September 9, 2026

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The Miami Parking Authority proposes to continue offering micro transit on-demand services, in the Coconut Grove Business District, pursuant to the attached Proposal, dated August 25, 2026, from Beefree, LLC d/b/a Freebee ("Freebee") for a total annual program cost of \$189,000.00. Pursuant to Section 18-111 of the Code of the City of Miami, Florida, the MPA may piggyback onto current contracts of other governmental entities when such contracts are entered into pursuant to a competitive process in compliance with City laws, policies and procedures. The proposed services will be governed by the Micro Transit Program – Term Contract No. 102-24 between the City of Plantation, a Florida municipal corporation ("Plantation"), and Freebee, a Florida limited liability company, effective May 2<sup>nd</sup>, 2025 through May 1<sup>st</sup>, 2030.

The MPA respectfully requests authority to enter into a services agreement with Freebee for the Coconut Grove Business District, pursuant to the terms and conditions of the Contract between Plantation and Freebee, for an initial one-year program period. At the conclusion of the initial one-year period, MPA staff will evaluate the program's performance, utilization, costs, and overall effectiveness and determine whether it is in the MPA's best interest to continue the services for an additional year. The Proposal also provides MPA with discounted, grandfathered pricing.

Furthermore, the MPA staff seeks concurrent authority to allow the CEO, or her designee, to do all things necessary to effectuate the provision of the services herein, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.



August 25th, 2026

Dear Miami Parking Authority Board Members:

Freebee is proud to present this proposal to continue our longstanding partnership with the Miami Parking Authority and build upon the success of the Coconut Grove circulator program. Since the program's inception, **Freebee has transported more than 120,000 passengers**, creating a convenient and reliable connection between MPA's Regatta Parking Garage and destinations throughout Coconut Grove's central business district.

The proposed extension will continue this successful service utilizing **two Volkswagen ID. Buzz electric vehicles**, operating as a flex-route circulator between the Regatta Parking Garage and the Coconut Grove central business district. The goal remains to make it easier and more convenient for residents, employees and visitors to utilize the Regatta Garage by providing a seamless connection from their parked vehicle to restaurants, businesses, shopping, entertainment and other destinations throughout the Grove.

### **Proposed Service**

Vehicles: 2 Volkswagen ID. Buzz Electric Vehicles

Hours of Operation:

Sunday–Thursday: 10:00 AM–10:00 PM

Friday–Saturday: 10:00 AM–12:00 AM

Monthly Cost per Vehicle: \$7,875

Annual Cost per Vehicle: \$94,500

**Total Annual Program Cost: \$189,000**

The new agreement will be established through a piggyback of the competitively procured **City of Plantation RFP**, while preserving significantly discounted, grandfathered pricing for MPA. The rate established through the piggyback agreement is **\$36.63 per vehicle service hour**, while MPA's proposed pricing is equivalent to approximately **\$26 per vehicle service hour—nearly 30% below the competitively procured rate.**

Freebee is extending this preferred pricing in recognition of our longstanding relationship with MPA and our commitment to the continued success of the Coconut Grove program. At \$189,000 annually, MPA receives a completely turnkey transportation service with no separate investment required for vehicles, drivers, technology, insurance, maintenance or operational infrastructure.

### **The annual program cost includes:**

- Professional Drivers / Ambassadors
- Fully Equipped Electric Vehicles
- App Development, Maintenance & Licensing
- Hiring, Training & Scheduling
- Program Oversight & Performance Management
- Live Data Integration & Reporting
- Vehicle Maintenance & Cleaning

- Comprehensive Insurance Coverage
- Marketing, Public Relations & Community Outreach
- Transportation Planning & Service Design
- Miscellaneous Operating Supplies

Under the proposed agreement, Freebee will retain **100% of advertising revenue generated through the program**, which has been factored into the preferred pricing being extended to MPA.

Most importantly, this is a program with a demonstrated history of success. **More than 120,000 passengers have already utilized the service**, and we expect continued ridership growth as Coconut Grove continues to evolve and attract additional residents, businesses and visitors. Each trip also helps maximize the value of MPA's investment in the Regatta Parking Garage by making the facility more accessible and convenient to the broader Coconut Grove district.

Freebee is incredibly proud of what we have built together with the Miami Parking Authority. We view ourselves as much more than a transportation vendor—we are a committed partner to MPA and the Coconut Grove community, continually working to improve the service, increase ridership and maximize the value of MPA's investment.

Sincerely,



Jason Spiegel  
Managing Director



# OPERATIONS REPORT

Monthly performance snapshot

JUNE  
2026

## ON-STREET REVENUE

**\$3,948,333**

Budget: \$3,285,416

## MOBILE APP REVENUE

**\$3,971,076**

99% of revenue | 856,629 transactions

## CITATIONS ISSUED

**24,764**

Enforcement activity

## ON-STREET

| Metric                                    | Actuals     | Budget      |
|-------------------------------------------|-------------|-------------|
| On-Street Revenue                         | \$3,948,333 | \$3,285,416 |
| Total Number of PAD's                     | 65          |             |
| Total Number of On-Street Spaces Citywide | 13,307      |             |

## MOBILE APPS

**\$3,971,076**

Revenue

856,629 transactions

99% of revenue

## ENFORCEMENT

**24,764 citations issued**

\$488,599 generated for the City of Miami

\$249,717 generated for Miami-Dade County

## OFF-STREET

| Metric                  | Actuals     | Budget    |
|-------------------------|-------------|-----------|
| Parking Garages Revenue | \$1,044,091 | \$887,550 |
| Parking Lots Revenue    | \$1,153,411 | \$909,585 |

| Facilities | Monthly Customers | Transient Customers |
|------------|-------------------|---------------------|
| Garage 1   | 1,206             | 17,071              |
| Garage 3   | 1,457             | 23,098              |
| Garage 4   | 1,112             | 9,878               |
| Garage 5   | 317               | 12,805              |
| Lots       | 1,735             |                     |
| Lot 18     |                   | 10,005              |
| Lot 71     |                   | 11,676              |

**13**

Garages managed/owned by MPA

**67**

Lots managed/owned by MPA

**33,182**

Off-Street spaces



# COMMUNITY PARTNERSHIPS

Board of Directors | June and July performance | FY 2025-26 compared with FY 2024-25

## DORAL

| Month | Revenue FY24-25 | Revenue FY25-26 | YoY    | Citations FY24-25 | Citations FY25-26 | YoY    |
|-------|-----------------|-----------------|--------|-------------------|-------------------|--------|
| June  | \$84,736        | \$139,367       | +64.5% | 1,820             | 2,362             | +29.8% |
| July  | \$81,356        | \$141,272       | +73.6% | 1,929             | 2,347             | +21.7% |

Board takeaway: Strong year-over-year growth in revenue and citation activity, supported by **additional parking spaces added to the managed inventory**.

## VILLAGE OF PALMETTO BAY

| Month | Revenue FY24-25 | Revenue FY25-26 | YoY | Citations FY24-25 | Citations FY25-26 | YoY |
|-------|-----------------|-----------------|-----|-------------------|-------------------|-----|
| June  | N/A             | \$9,104         | N/A | N/A               | 155               | N/A |
| July  | N/A             | \$9,224         | N/A | N/A               | 137               | N/A |

Board takeaway: Partnership activity generated **\$18,328** in revenue and **292 citations** across June and July, with **enforcement activity continuing to grow** as operations mature.

## MIAMI-DADE COUNTY PARKS

| Month | Revenue FY24-25 | Revenue FY25-26 | YoY   | Citations FY24-25 | Citations FY25-26 | YoY    |
|-------|-----------------|-----------------|-------|-------------------|-------------------|--------|
| June  | \$942,806       | \$876,309       | -7.1% | 2,945             | 4,258             | +44.6% |
| July  | \$857,474       | \$812,484       | -5.2% | 3,046             | 3,199             | +5.0%  |

Board takeaway: Gross parking revenue was impacted by **space closures** and a shift toward **increased monthly permit sales**, which are **not recorded in gross parking revenue**. Citation activity increased in both months.

Note: Palmetto Bay FY 2024-25 comparison data was not available in the provided report.



# CITY OF MIAMI PARKING PROGRAMS KPI UPDATE

Business Unit Focus | June 1 – September 1, 2026

## SMART LOADING ZONES (SMLZ)

19 LOCATIONS  
20 CAMERAS

**ACTIVE PERMITS**  
33  
23.1% Approval Rate

**SMLZ LOCATIONS**  
19  
Total Locations

**TOTAL ACTIONS**  
7,988  
All enforcement actions (issued, pending, voided)

**TOTAL REVENUE (ISSUED ONLY)**

| Clerk of Courts (1/3)      | City of Miami (2/3)      |
|----------------------------|--------------------------|
| \$71,011.00<br>(33.33%)    | \$142,022.00<br>(66.67%) |
| <b>TOTAL: \$213,033.00</b> |                          |

## TRAFFIC LANE CAMERAS (TLC)

11 LOCATIONS  
17 CAMERAS

**TLC LOCATIONS**  
11  
Unique Locations

**TOTAL CAMERAS**  
17  
Camera Entries

**TOTAL ENFORCEMENT ACTIONS**  
5,481  
Through Sept 1, 2026

**TOTAL REVENUE (ISSUED ONLY)**

| Clerk of Courts (1/3)      | City of Miami (2/3)      |
|----------------------------|--------------------------|
| \$58,909.67<br>(33.33%)    | \$117,819.33<br>(66.67%) |
| <b>TOTAL: \$176,729.00</b> |                          |

### ENFORCEMENT SUMMARY (THROUGH SEPTEMBER 1, 2026)

**4,607 ISSUED**  
57.6% of all actions resulted in citations

**3,374 VOIDED**  
42.3% of all actions were voided

**7 PENDING**  
0.1% of all actions are pending

**7,988 TOTAL ACTIONS**  
All enforcement actions (issued, pending, voided)

### ENFORCEMENT SUMMARY (THROUGH SEPTEMBER 1, 2026)

**2,311 ISSUED**  
42.2% of all actions resulted in citations

**3,170 VOIDED**  
57.8% of all actions were voided

**0 PENDING**  
0.0% of all actions are pending

**5,481 TOTAL ACTIONS**  
All enforcement actions (issued, pending, voided)

Smart Loading Zones account for 4,607 issued citations (66.6%) of all enforcement actions.

Unpermitted Vehicle citations represent 55.4% of all issued citations in this business unit.

Top 5 locations account for 72.6% of issued citations in this business unit.

Traffic Lane Cameras account for 2,311 issued citations (33.4%) of all enforcement actions.

Obstructing Traffic citations represent 59.0% of all issued citations in this business unit.

Top 5 locations account for 34.5% of issued citations in this business unit.

### TOTAL ENFORCEMENT ACTIONS (ALL PROGRAMS)

**6,918 ISSUED**  
51.4%

**6,544 VOIDED**  
48.6%

**7 PENDING**  
0.1%

**13,469 TOTAL ACTIONS**  
100%

### TOTAL ISSUED CITATIONS (ALL PROGRAMS)

SMLZ (4,607) + TLC (2,311)  
**= 6,918**  
TOTAL ISSUED CITATIONS

### TOTAL REVENUE (ISSUED ONLY) – ALL PROGRAMS

**\$389,762.00**  
TOTAL GROSS REVENUE

| Clerk of Courts (1/3)    | City of Miami (2/3)      |
|--------------------------|--------------------------|
| \$129,920.67<br>(33.33%) | \$259,841.33<br>(66.67%) |

**NOTE:** Pending citations are included in Total Actions and Avg/Day (Total Activity) to better reflect current enforcement activity. Pending citations have not yet reached final disposition and may ultimately result in either ISSUED or VOIDED citations. Revenue and confirmed citation performance are based on ISSUED CITATIONS ONLY. Some pending citations may result in voids.

### FEE SCHEDULE (UNIT FEE)

|                     |      |                     |       |
|---------------------|------|---------------------|-------|
| Unpermitted Vehicle | \$36 | Obstructing Traffic | \$124 |
| Bike Lane           | \$46 | Unpaid Invoice      | \$36  |
| Dwell Time          | \$36 | No Stopping         | \$46  |

### REVENUE SPLIT

| Clerk of Courts | City of Miami |
|-----------------|---------------|
| 1/3 (33.33%)    | 2/3 (66.67%)  |

**DATA THROUGH**  
SEPTEMBER 1, 2026

REVENUE SPLIT: Clerk of Courts 1/3 | City of Miami 2/3 | Data through September 1, 2026





# OPERATIONS REPORT

Monthly performance snapshot

JULY  
2026

|                                                                |                                                                                   |                                                           |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------|
| ON-STREET REVENUE<br><b>\$4,103,784</b><br>Budget: \$3,387,059 | MOBILE APP REVENUE<br><b>\$4,168,491</b><br>99% of revenue   886,679 transactions | CITATIONS ISSUED<br><b>29,498</b><br>Enforcement activity |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------|

## ON-STREET

| Metric                                    | Actuals            | Budget      |
|-------------------------------------------|--------------------|-------------|
| On-Street Revenue                         | <b>\$4,103,784</b> | \$3,387,059 |
| Total Number of PAD's                     | 65                 |             |
| Total Number of On-Street Spaces Citywide | 13,307             |             |

|                                                                                               |                                                                                                                                                |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MOBILE APPS</b><br><b>\$4,168,491</b><br>Revenue<br>886,679 transactions<br>99% of revenue | <b>ENFORCEMENT</b><br><b>29,498 citations issued</b><br>\$547,134 generated for the City of Miami<br>\$278,844 generated for Miami-Dade County |
|-----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|

## OFF-STREET

| Metric                  | Actuals            | Budget    |
|-------------------------|--------------------|-----------|
| Parking Garages Revenue | <b>\$1,055,916</b> | \$850,426 |
| Parking Lots Revenue    | <b>\$776,642</b>   | \$974,202 |

| Facilities | Monthly Customers | Transient Customers |
|------------|-------------------|---------------------|
| Garage 1   | 1,173             | 12,289              |
| Garage 3   | 1,460             | 16,467              |
| Garage 4   | 1,095             | 8,468               |
| Garage 5   | 339               | 11,536              |
| Lots       | 1,691             |                     |
| Lot 18     |                   | 9,794               |
| Lot 71     |                   | 11,189              |

|                                           |                                        |                                    |
|-------------------------------------------|----------------------------------------|------------------------------------|
| <b>13</b><br>Garages managed/owned by MPA | <b>67</b><br>Lots managed/owned by MPA | <b>33,182</b><br>Off-Street spaces |
|-------------------------------------------|----------------------------------------|------------------------------------|



# COMMUNITY PARTNERSHIPS

Board of Directors | June and July performance | FY 2025-26 compared with FY 2024-25

## DORAL

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# MIAMI PARKING PROGRAMS KPI UPDATE

BUSINESS UNIT FOCUS | JUNE 1 – SEPTEMBER 1, 2026

## AUTOMOTUS CAMERA PROGRAM

SMARTER CURBS. SAFER STREETS. STRONGER COMMUNITIES.



### SMART LOADING ZONES (SMLZ)

Supporting Commercial Activity

19

LOCATIONS

20

CAMERAS



33

Active Permits  
23.1% Approval Rate



19

Total Locations



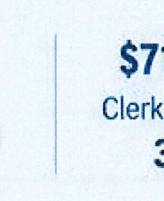
4,607

Issued Citations  
66.6% of Total Issued



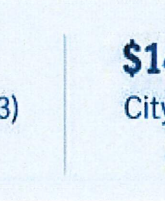
\$213,033.00

Total Revenue (Issued Only)



\$71,011.00

Clerk of Courts (1/3)  
33.33%



\$142,022.00

City Share (2/3)  
66.67%



### TRAFFIC LANE CAMERAS (TLC)

Improving Safety and Mobility

11

LOCATIONS

17

CAMERAS



11

Total Locations



17

Total Cameras



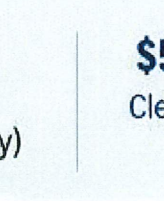
2,311

Issued Citations  
33.4% of Total Issued



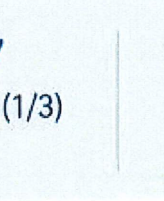
\$176,729.00

Total Revenue (Issued Only)



\$58,909.67

Clerk of Courts (1/3)  
33.33%



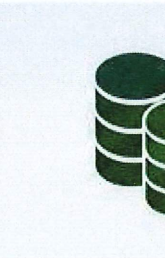
\$117,819.33

City Share (2/3)  
66.67%



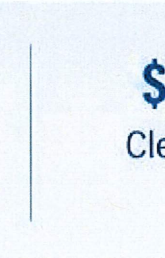
6,918

Total Issued Citations  
(SMLZ + TLC)



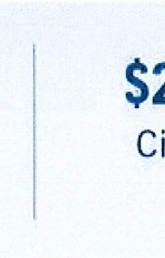
\$389,762.00

Total Gross Revenue  
(Issued Only)



\$129,920.67

Clerk of Courts (1/3)  
33.33%



\$259,841.33

City Share (2/3)  
66.67%



#### COMMERCIAL ACTIVITY SUPPORTED

SMLZ account for **66.6%** of issued citations, helping to keep curb space available for businesses and deliveries.



#### IMPROVED ROADWAY SAFETY

TLC account for **33.4%** of issued citations, targeting obstructing traffic and improving safety and mobility.



#### MEANINGFUL REVENUE FOR THE CITY

The City receives **66.7%** of total revenue, totaling **\$259,841.33** through September 1, 2026.

#### FEE SCHEDULE (UNIT FEE)

|                                                                                                         |      |                                                                                                         |       |
|---------------------------------------------------------------------------------------------------------|------|---------------------------------------------------------------------------------------------------------|-------|
|  Unpermitted Vehicle | \$36 |  Obstructing Traffic | \$124 |
|  Bike Lane           | \$46 |  Unpaid Invoice      | \$36  |
|  Dwell Time          | \$36 |  No Stopping         | \$46  |

#### REVENUE SPLIT

|                     |                     |
|---------------------|---------------------|
| Clerk of Courts     | City Share          |
| <b>1/3 (33.33%)</b> | <b>2/3 (66.67%)</b> |



#### DATA THROUGH

September 1, 2026

AUTOMOTUS CAMERA PROGRAM

MIAMI PARKING PROGRAMS KPI UPDATE

DATA DRIVEN. PEOPLE FOCUSED. A STRONGER MIAMI.