

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, APRIL 10, 2024

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

WEDNESDAY, APRIL 10, 2024

8:00 A. M.

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

April 10, 2024 8:00 a.m. 40 N.W. 3rd St., Suite 1103

1. February 2024 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
2. 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.



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

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

A handwritten signature in blue ink, appearing to read "Alejandra Argudin", is written over the "FROM:" line.

SUBJECT: Financial Summaries For the Period Ended February 29, 2024

DATE: April 10, 2024

The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended February 29, 2024.

AA:ss

Attachment

MIAMI PARKING AUTHORITY

Revenue & Expenses Summary

For the Five Months Ended February 29, 2024

Page 1

| Year-To-Date | FY 2024 | | FY 2023 | Variances | | | |
|---|-------------|----------------|-------------|------------------------|---------|--------------------|---------|
| | Actual | Adopted Budget | | Actual | | FY 2024 Actual | |
| | | | | FY 2024 Versus FY 2023 | | Versus 2024 Budget | |
| | | | | \$ | \$ | \$ | % |
| Operating Revenue | 25,013,951 | 24,102,200 | 23,472,020 | 1,541,931 | 6.57 | 911,751 | 3.78 |
| Direct Operating Expenses | 11,323,131 | 11,117,782 | 10,241,876 | (1,081,255) | (10.56) | (205,349) | (1.85) |
| Operating Results | 13,690,820 | 12,984,418 | 13,230,144 | 460,676 | 3.48 | 706,402 | 5.44 |
| Non-Operating Revenues (Expenses): | | | | | | | |
| Depreciation & Amortization | (1,669,980) | (1,625,000) | (1,591,720) | (78,260) | (4.92) | (44,980) | (2.77) |
| Interest Income | 679,452 | 121,940 | 139,411 | 540,041 | 387.37 | 557,512 | 457.20 |
| Lower of Cost of Market - Investments | 282,822 | - | 126,096 | 156,726 | 124.29 | 282,822 | - |
| Gain (Loss) on Disposal Property | 150,047 | - | 22,968 | 127,079 | 553.29 | 150,047 | - |
| Interest Expense Net of Interest Income | (598,879) | (1,182,970) | (710,338) | 111,459 | (15.69) | 584,091 | (49.37) |
| Other Gains/(Losses) | - | - | - | - | - | - | - |
| Transfer to City of Miami | - | - | - | - | - | - | - |
| Budgeted Reserves | - | - | - | - | - | - | - |
| Net Revenue In Excess of Expenses | 12,534,282 | 10,298,388 | 11,216,561 | 1,317,721 | 11.75 | 2,235,894 | 21.71 |

The above summary represents the financial performance of the agency for the (5) months ended February 29, 2024 based on the reporting requirements of Ordinance No. 11719.


ALEJANDRA ARGUDIN
 CHIEF EXECUTIVE OFFICER


SCOTT SIMPSON
 CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY

Revenue & Expenses Summary

For the Month Ended February 2024

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| Current Month | FY 2024 | | | Variances | | | |
|---|-----------|-----------|-----------|------------------------|---------|--------------------|---------|
| | | Adopted | FY 2023 | Actual | | FY 2024 Actual | |
| | Actual | Budget | Actual | FY 2024 Versus FY 2023 | | Versus 2024 Budget | |
| | \$ | \$ | \$ | \$ | % | \$ | % |
| Operating Revenue | 4,900,733 | 4,609,045 | 4,507,198 | 393,535 | 8.73 | 291,688 | 6.33 |
| Direct Operating Expenses | 2,232,056 | 2,096,025 | 2,191,832 | (40,224) | (1.84) | (136,031) | (6.49) |
| Operating Results | 2,668,677 | 2,513,020 | 2,315,366 | 353,311 | 15.26 | 155,657 | 6.19 |
| Non-Operating Revenues (Expenses): | | | | | | | |
| Depreciation & Amortization | (333,546) | (325,000) | (317,608) | (15,938) | (5.02) | (8,546) | (2.63) |
| Interest Income | 158,740 | 31,719 | 35,310 | 123,430 | 349.56 | 127,021 | 400.46 |
| Lower of Cost of Market - Investments | (106,784) | - | (150,360) | 43,576 | (28.98) | (106,784) | - |
| Gain (Loss) on Disposal Property | 38,904 | - | - | 38,904 | - | 38,904 | - |
| Interest Expense Net of Interest Income | (119,776) | (236,594) | (142,068) | 22,292 | (15.69) | 116,818 | (49.37) |
| Other Gains/(Losses) | - | - | - | - | - | - | - |
| Transfer to City of Miami | - | - | - | - | - | - | - |
| Budgeted Reserves | - | - | - | - | - | - | - |
| Net Revenue In Excess of Expenses | 2,306,215 | 1,983,145 | 1,740,640 | 565,575 | 32.49 | 323,070 | 16.29 |

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Five Months Ended February 29, 2024

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| | FY 2024 | | | Variances | | FY 2024 Actual | | Note(s) |
|--|-------------------|--------------------|-------------------|-------------------------------|-----------------|--------------------|-----------------|---------|
| | Actual | Adopted Budget | FY 2023 Actual | Actual FY 2024 Versus FY 2023 | | Versus 2024 Budget | | |
| | | | | \$ | % | \$ | % | |
| Operating Revenue | | | | | | | | |
| Off-Street Facilities | 2,806,547 | 1,888,923 | 2,239,430 | 567,117 | 25.32 | 917,624 | 48.58 | |
| Parking Lots | 4,686,926 | 4,370,229 | 4,476,950 | 209,976 | 4.69 | 316,697 | 7.25 | |
| On-Street | 16,472,099 | 17,054,323 | 15,820,633 | 651,465 | 4.12 | (582,224) | (3.41) | |
| Management Fees | 445,616 | 372,060 | 387,813 | 57,804 | 14.91 | 73,556 | 19.77 | |
| Other | 602,763 | 416,665 | 547,193 | 55,569 | 10.16 | 186,098 | 44.66 | |
| Total Operating Revenue | 25,013,951 | 24,102,200 | 23,472,020 | 1,541,931 | 6.57 | 911,751 | 3.78 | |
| Operating Expenses | | | | | | | | |
| Salaries, Wages & Fringe Benefits | 4,267,127 | 4,140,210 | 3,765,816 | (501,311) | (13.31) | (126,917) | (3.07) | |
| Repairs, Maintenance, Cleaning & Landscape | 965,505 | 968,367 | 1,270,739 | 305,233 | 24.02 | 2,862 | 0.30 | |
| Security | 799,608 | 720,010 | 617,197 | (182,412) | (29.55) | (79,598) | (11.06) | |
| Utilities | 294,264 | 313,040 | 268,657 | (25,607) | (9.53) | 18,776 | 6.00 | |
| Insurance | 618,125 | 659,205 | 286,381 | (331,744) | (115.84) | 41,080 | 6.23 | |
| Rental - Building/Land/Auto | 127,427 | 169,618 | 35,959 | (91,468) | (254.37) | 42,191 | 24.87 | |
| Assessment Expenses | 314,954 | 405,710 | 272,537 | (42,417) | (15.56) | 90,756 | 22.37 | |
| Revenue Sharing | 1,148,518 | 1,277,017 | 1,246,458 | 97,940 | 7.86 | 128,499 | 10.06 | |
| Parking Meter Parts & Installation | 212,628 | 43,810 | 34,706 | (177,922) | (512.66) | (168,818) | (385.34) | |
| Professional - Audit | 56,630 | 70,165 | 56,630 | - | - | 13,535 | 19.29 | |
| Professional - Legal Services | 49,010 | 49,015 | 49,010 | - | - | 5 | 0.01 | |
| Professional - Other | 313,821 | 305,125 | 395,336 | 81,515 | 20.62 | (8,696) | (2.85) | |
| Professional - Pay and Display Fees | 26,060 | 21,500 | 1,500 | (24,560) | (1,637.33) | (4,560) | (21.21) | |
| Bank Charges | 1,265,687 | 1,265,923 | 1,205,278 | (60,409) | (5.01) | 236 | 0.02 | |
| Supplies and Miscellaneous | 269,816 | 236,730 | 276,749 | 6,934 | 2.51 | (33,086) | (13.98) | |
| Other Expenses | 172,003 | 145,877 | 154,683 | (17,319) | (11.20) | (26,126) | (17.91) | |
| Advertising & Promotion | 421,949 | 326,460 | 304,240 | (117,709) | (38.69) | (95,489) | (29.25) | |
| Total Operating Expenses | 11,323,131 | 11,117,782 | 10,241,876 | (1,081,255) | (10.56) | (205,349) | (1.85) | |
| Operating Results Before Depr & Amort | 13,690,820 | 12,984,418 | 13,230,144 | 460,676 | 3.48 | 706,403 | 5.44 | |
| Depreciation & Amortization | (1,669,980) | (1,625,000) | (1,591,720) | (78,259) | (4.92) | (44,980) | (2.77) | |
| Operating Results | 12,020,840 | 11,359,418 | 11,638,424 | 382,416 | 3.29 | 661,423 | 5.82 | |
| Non-Operating Revenues (Expenses): | | | | | | | | |
| Interest Income | 679,452 | 121,940 | 139,411 | 540,041 | 387.37 | 557,512 | 457.20 | |
| Lower of Cost of Market - Investments | 282,822 | - | 126,096 | 156,726 | 124.29 | 282,822 | - | |
| Gain (Loss) on Disposal Property | 150,047 | - | 22,968 | 127,079 | 553.29 | 150,047 | - | |
| Interest Expenses | (598,879) | (1,182,970) | (710,338) | 111,459 | (15.69) | 584,091 | (49.37) | |
| Other Gains/(Losses) | - | - | - | - | - | - | - | |
| Transfer to City of Miami | - | - | - | - | - | - | - | |
| Budgeted Reserves | - | - | - | - | - | - | - | |
| Total Non-Operating | 513,442 | (1,061,030) | (421,863) | 935,305 | (221.71) | 1,574,472 | (148.39) | |
| Net Revenue In Excess of Expenses | 12,534,282 | 10,298,388 | 11,216,561 | 1,317,721 | 11.75 | 2,235,895 | 21.71 | |

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Month Ended February 2024

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| | FY 2024 | | | Variances | | | | |
|--|-----------|----------------|----------------|-------------------------------|----------|-----------------------------------|---------|---------|
| | Actual | Adopted Budget | FY 2023 Actual | Actual FY 2024 Versus FY 2023 | | FY 2024 Actual Versus 2024 Budget | | |
| | \$ | \$ | \$ | \$ | % | \$ | % | Note(s) |
| Operating Revenue | | | | | | | | |
| Off-Street Facilities | 585,279 | 204,029 | 426,014 | 159,266 | 37.39 | 381,250 | 186.86 | 1 |
| Parking Lots | 901,279 | 835,440 | 823,273 | 78,005 | 9.48 | 65,839 | 7.88 | |
| On-Street | 3,202,482 | 3,411,831 | 3,078,810 | 123,672 | 4.02 | (209,349) | (6.14) | 2 |
| Management Fees | 98,779 | 74,412 | 84,595 | 14,184 | 16.77 | 24,367 | 32.75 | |
| Other | 112,914 | 83,333 | 94,506 | 18,408 | 19.48 | 29,581 | 35.50 | |
| Total Operating Revenue | 4,900,733 | 4,609,045 | 4,507,198 | 393,535 | 8.73 | 291,688 | 6.33 | |
| Operating Expenses | | | | | | | | |
| Salaries, Wages & Fringe Benefits | 829,833 | 828,042 | 687,367 | (142,466) | (20.73) | (1,791) | (0.22) | |
| Repairs, Maintenance, Cleaning & Landscape | 220,659 | 180,537 | 453,767 | 233,107 | 51.37 | (40,122) | (22.22) | 3 |
| Security | 170,893 | 94,002 | 101,572 | (69,322) | (68.25) | (76,891) | (81.80) | 4 |
| Utilities | 56,177 | 51,208 | 51,767 | (4,411) | (8.52) | (4,969) | (9.70) | |
| Insurance | 120,956 | 131,841 | 64,915 | (56,041) | (86.33) | 10,885 | 8.26 | |
| Rental - Building/Land/Auto | 30,006 | 33,923 | 7,233 | (22,773) | (314.83) | 3,917 | 11.55 | |
| Assessment Expenses | 76,844 | 81,142 | 45,234 | (31,611) | (69.88) | 4,298 | 5.30 | |
| Revenue Sharing | 203,242 | 224,694 | 232,065 | 28,823 | 12.42 | 21,452 | 9.55 | |
| Parking Meter Parts & Installation | 6,484 | 8,762 | 9,513 | 3,029 | 31.84 | 2,278 | 25.99 | |
| Professional - Audit | 11,326 | 14,033 | 11,326 | - | - | 2,707 | 19.29 | |
| Professional - Legal Services | 9,802 | 9,803 | 9,802 | - | - | 1 | 0.01 | |
| Professional - Other | 57,947 | 61,025 | 106,447 | 48,500 | 45.56 | 3,078 | 5.04 | |
| Professional - Pay and Display Fees | 6,712 | 4,300 | - | (6,712) | - | (2,412) | (56.09) | |
| Bank Charges | 256,256 | 241,706 | 235,356 | (20,900) | (8.88) | (14,550) | (6.02) | |
| Supplies and Miscellaneous | 58,975 | 36,462 | 57,099 | (1,877) | (3.29) | (22,513) | (61.74) | 5 |
| Other Expenses | 38,739 | 29,253 | 41,712 | 2,973 | 7.13 | (9,486) | (32.43) | |
| Advertising & Promotion | 77,203 | 65,292 | 76,659 | (544) | (0.71) | (11,911) | (18.24) | |
| Total Operating Expenses | 2,232,056 | 2,096,025 | 2,191,832 | (40,223) | (1.84) | (136,031) | (6.49) | |
| Operating Results Before Depr & Amort | 2,668,678 | 2,513,020 | 2,315,366 | 353,312 | 15.26 | 155,658 | 6.19 | |
| Depreciation & Amortization | (333,546) | (325,000) | (317,608) | (15,938) | (5.02) | (8,546) | (2.63) | |
| Operating Results | 2,335,132 | 2,188,020 | 1,997,758 | 337,374 | 16.89 | 147,112 | 6.72 | |
| Non-Operating Revenues (Expenses): | | | | | | | | |
| Interest Income | 158,740 | 31,719 | 35,310 | 123,430 | 349.56 | 127,021 | 400.46 | |
| Lower of Cost of Market - Investments | (106,784) | - | (150,360) | 43,576 | (28.98) | (106,784) | - | |
| Gain (Loss) on Disposal Property | 38,904 | - | - | 38,904 | - | 38,904 | - | |
| Interest Expenses | (119,776) | (236,594) | (142,068) | 22,292 | (15.69) | 116,818 | (49.37) | |
| Other Gains/(Losses) | - | - | - | - | - | - | - | |
| Transfer to City of Miami | - | - | - | - | - | - | - | |
| Budgeted Reserves | - | - | - | - | - | - | - | |
| Total Non-Operating | (28,916) | (204,875) | (257,118) | 228,202 | (88.75) | 175,959 | (85.89) | |
| Net Revenue In Excess of Expenses | 2,306,216 | 1,983,145 | 1,740,640 | 565,576 | 32.49 | 323,071 | 16.29 | |

- 1 **Off-Street Facilities** - The positive variance of \$381.3k is primarily attributable to revenue recognition in Garage #3 in the amount of \$240.2k. The FY 2024 budget anticipated Garage #3 coming off line at the end of January.
- 2 **On-Street** - The negative variance of \$209.4k is primarily attributable an over aggressive budget for the Design District.
- 3 **Repairs, Maintenance, Cleaning & Landscape** - The negative variance of \$40.1k is attributable to repair projects (electrical, fencing and etc.)
- 4 **Security** - The negative variance of \$76.9k is the result of delayed billing by the vendor and the monthly accruals were short of the actual expenses incurred.
- 5 **Supplies and Miscellaneous** - The negative variance of \$22.5k is the due to several high dollar purchases for clam shells and computer licenses/supplies.

The above summary represents the major variances from budget for the month of February 2024.


ALEJANDRA ARGUDIN

CHIEF EXECUTIVE OFFICER



SCOTT SIMPSON

CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary

For the Five Months Ended February 29, 2024

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| Year-To-Date | FY 2024 | | | Variances | | | |
|-----------------------------------|--------------|-------------------------|-------------------------|------------------------|--------|-----------------------|--------|
| | Actual \$ | Adopted Budget \$ | FY 2023 Actual \$ | Actual | | FY 2024 Actual | |
| | | | | FY 2024 Versus FY 2023 | | Versus FY 2024 Budget | |
| | | | | \$ | % | \$ | % |
| Operating Revenue | 1,368,551 | 1,120,055 | 1,174,637 | 193,914 | 16.5 | 248,496 | 22.2 |
| Direct Operating Expenses | 1,029,884 | 535,728 | 580,785 | (449,099) | (77.3) | (494,156) | (92.2) |
| Net Revenue In Excess of Expenses | 338,667 | 584,327 | 593,852 | (255,185) | (43.0) | (245,660) | (42.0) |

The above summary represents the financial performance of the James L. Knight Center for the (5) months ended February 29, 2024.


ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER


SCOTT SIMPSON
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Month Ended February 2024

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| Year-To-Date | FY 2024 | | FY 2023 Actual | Variances | | | |
|-----------------------------------|---------|-------------------|-------------------|----------------------------------|------|---|--------|
| | Actual | Adopted Budget | | Actual FY 2024 Versus FY 2023 | | FY 2024 Actual Versus FY 2024 Budget | |
| | \$ | \$ | \$ | \$ | % | \$ | % |
| Operating Revenue | 278,809 | 231,093 | 265,505 | 13,304 | 5.0 | 47,716 | 20.6 |
| Direct Operating Expenses | 118,136 | 104,994 | 133,982 | 15,846 | 11.8 | (13,142) | (12.5) |
| Net Revenue In Excess of Expenses | 160,673 | 126,099 | 131,523 | 29,150 | 22.2 | 34,574 | 27.4 |

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses

For the Five Months Ended February 29, 2024

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| | FY 2024 | | FY 2023 Actual \$ | Variances | | | | Note(s) |
|--|------------------|-------------------------|-------------------------|------------------------|---------------|---|---------------|---------|
| | Actual \$ | Adopted Budget \$ | | Actual | | FY 2024 Actual Versus FY 2024 Budget | | |
| | | | | FY 2024 Versus FY 2023 | | | | |
| | | | | \$ | % | \$ | % | |
| Operating Revenue | | | | | | | | |
| Monthly Revenue | 796,917 | 692,686 | 662,860 | 134,057 | 20.2 | 104,231 | 15.0 | |
| Daily Revenue | 431,855 | 323,194 | 325,848 | 106,006 | 32.5 | 108,661 | 33.6 | |
| Special Event Revenue | 141,861 | 104,175 | 185,778 | (43,917) | 0.0 | 37,686 | 36.2 | |
| Other | (2,082) | - | 150 | (2,232) | (1,488.0) | (2,082) | 0.0 | |
| Total Operating Revenue | 1,368,551 | 1,120,055 | 1,174,637 | 193,914 | 16.5 | 248,496 | 22.2 | |
| Operating Expenses | | | | | | | | |
| Salaries, Wages & Fringe Benefits | 149,185 | 117,876 | 121,828 | (27,357) | (22.5) | (31,309) | (26.6) | |
| Repairs, Maintenance, Cleaning & Landscape | 49,136 | 86,782 | 145,243 | 96,107 | 66.2 | 37,646 | 43.4 | |
| Security & Enforcement | 188,572 | 186,455 | 150,136 | (38,436) | (25.6) | (2,117) | (1.1) | |
| Utilities | 41,543 | 32,415 | 29,326 | (12,217) | (41.7) | (9,128) | (28.2) | |
| Insurance | 50,726 | 44,866 | 36,820 | (13,906) | (37.8) | (5,860) | (13.1) | |
| Legal & Professional | 468,363 | 8,673 | 34,135 | (434,228) | (1,272.09) | (459,690) | (5,300.2) | |
| Supplies & Printing | 7,827 | 3,757 | 2,394 | (5,434) | - | (4,070) | (108.3) | |
| Mgmt Fees & Admin O/H | 68,539 | 54,904 | 58,581 | (9,959) | (17.00) | (13,635) | (24.8) | |
| Other Expenses | 232 | - | 2,323 | 2,091 | 90.03 | (232) | 0.0 | |
| Advertising & Promotion | - | - | - | - | - | - | 0.0 | |
| Taxes & Permits | 5,761 | - | - | (5,761) | - | (5,760.88) | 0.0 | |
| Budgeted Reserves | - | - | - | - | - | - | - | |
| Total Operating Expenses | 1,029,884 | 535,728 | 580,785 | (449,098) | (77.3) | (494,156) | (92.2) | |
| Net Revenue In Excess of Expenses | 338,667 | 584,327 | 593,852 | (255,184) | (43.0) | (245,660) | (42.0) | |

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Month Ended February 2024

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| | FY 2024 | | FY 2023 Actual | Variances | | | | Note(s) |
|--|----------------|-------------------------|-------------------|--|-------------|---|---------------|---------|
| | Actual \$ | Adopted Budget \$ | | Actual FY 2024 Versus FY 2023 \$ | % | FY 2024 Actual Versus FY 2024 Budget \$ | % | |
| Operating Revenue | | | | | | | | |
| Monthly Revenue | 162,154 | 138,142 | 138,740 | 23,415 | 16.9 | 24,012 | 17.4 | 1 |
| Daily Revenue | 76,533 | 72,118 | 59,348 | 17,184 | 29.0 | 4,415 | 6.1 | |
| Special Event Revenue | 40,650 | 20,833 | 67,387 | (26,737) | 0.0 | 19,817 | 95.1 | 3 |
| Other | (528) | - | 30 | (558) | (1,860.0) | (528) | - | |
| Total Operating Revenue | 278,809 | 231,093 | 265,505 | 13,304 | 5.0 | 47,716 | 20.6 | |
| Operating Expenses | | | | | | | | |
| Salaries, Wages & Fringe Benefits | 23,503 | 21,817 | 25,110 | 1,607 | 6.4 | (1,686) | (7.7) | |
| Repairs, Maintenance, Cleaning & Landscape | 8,955 | 17,332 | 37,133 | 28,178 | 75.9 | 8,377 | 48.3 | |
| Security & Enforcement | 51,423 | 36,935 | 17,003 | (34,420) | (202.4) | (14,488) | (39.2) | 3 |
| Utilities | 7,391 | 6,175 | 5,773 | (1,618) | (28.0) | (1,216) | (19.7) | |
| Insurance | 10,014 | 8,943 | 7,397 | (2,618) | (35.4) | (1,071) | (12.0) | |
| Legal & Professional | 2,721 | 1,732 | 26,830 | 24,109 | 89.9 | (989) | (57.1) | |
| Supplies & Printing | - | 749 | - | - | 0.0 | 749 | 100.0 | |
| Mgmt Fees & Admin O/H | 13,968 | 11,311 | 13,124 | (844) | (6.4) | (2,657) | (23.5) | |
| Other Expenses | 162 | - | 1,613 | 1,451 | 90.0 | (162) | 0.0 | |
| Advertising & Promotion | - | - | - | - | 0.0 | - | 0.0 | |
| Taxes & Permits | - | - | - | - | 0.0 | - | 0.0 | |
| Budgeted Reserves | - | - | - | - | - | - | - | |
| Total Operating Expenses | 118,136 | 104,994 | 133,982 | 15,846 | 11.8 | (13,142) | (12.5) | |
| Net Revenue In Excess of Expenses | 160,673 | 126,099 | 131,523 | 29,150 | 22.2 | 34,573 | 27.4 | |

JAMES L. KNIGHT CENTER GARAGE

Summary of Major Variances

For the Month Ended February 2024

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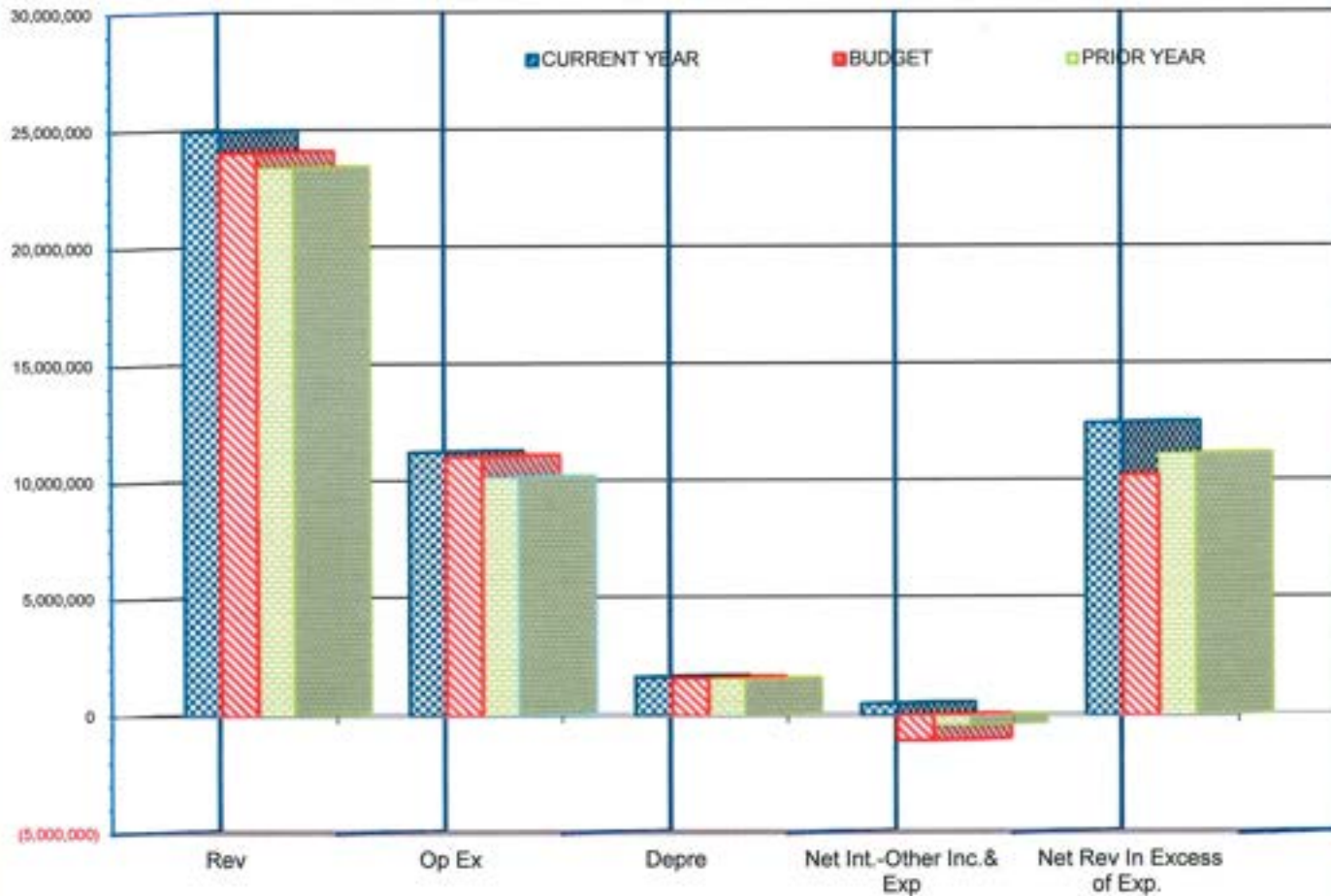
- 1 **Monthly Revenue** - Monthly revenue is better than budget due to the increased the number of monthly permits purchased.
- 2 **Special Event Revenue** - Special Event revenue is significantly above budget due to the timing of events compared to planned events in the planner when preparing the budget.
- 3 **Security & Enforcement** - The negative variance of \$14.5k is the result of delayed billing by the vendor and the monthly accruals were short of the actual expenses incurred.

The above summary represents the major variances from budget for the month of February 2024.

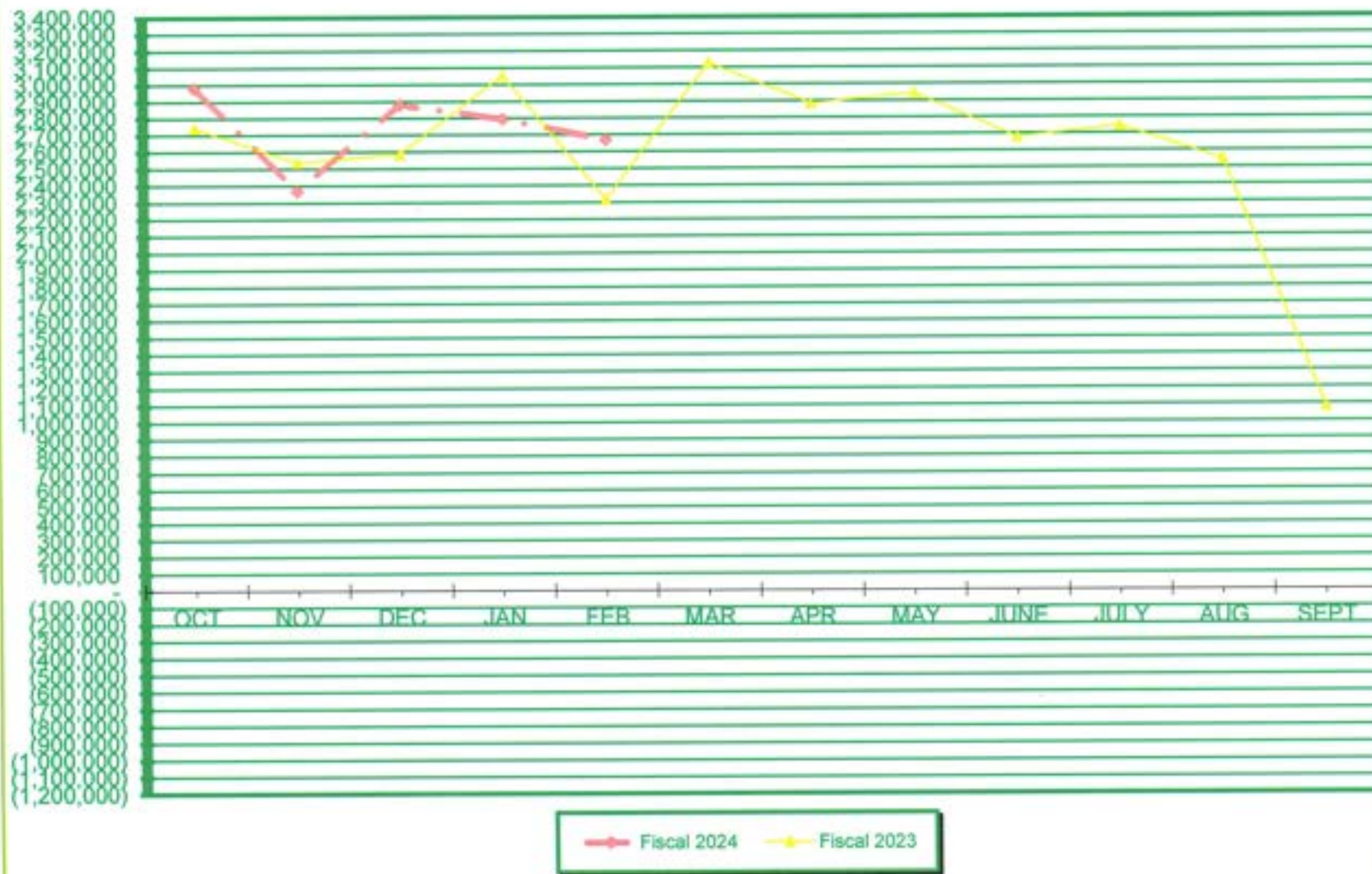

ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER


SCOTT SIMPSON
CHIEF FINANCIAL OFFICER

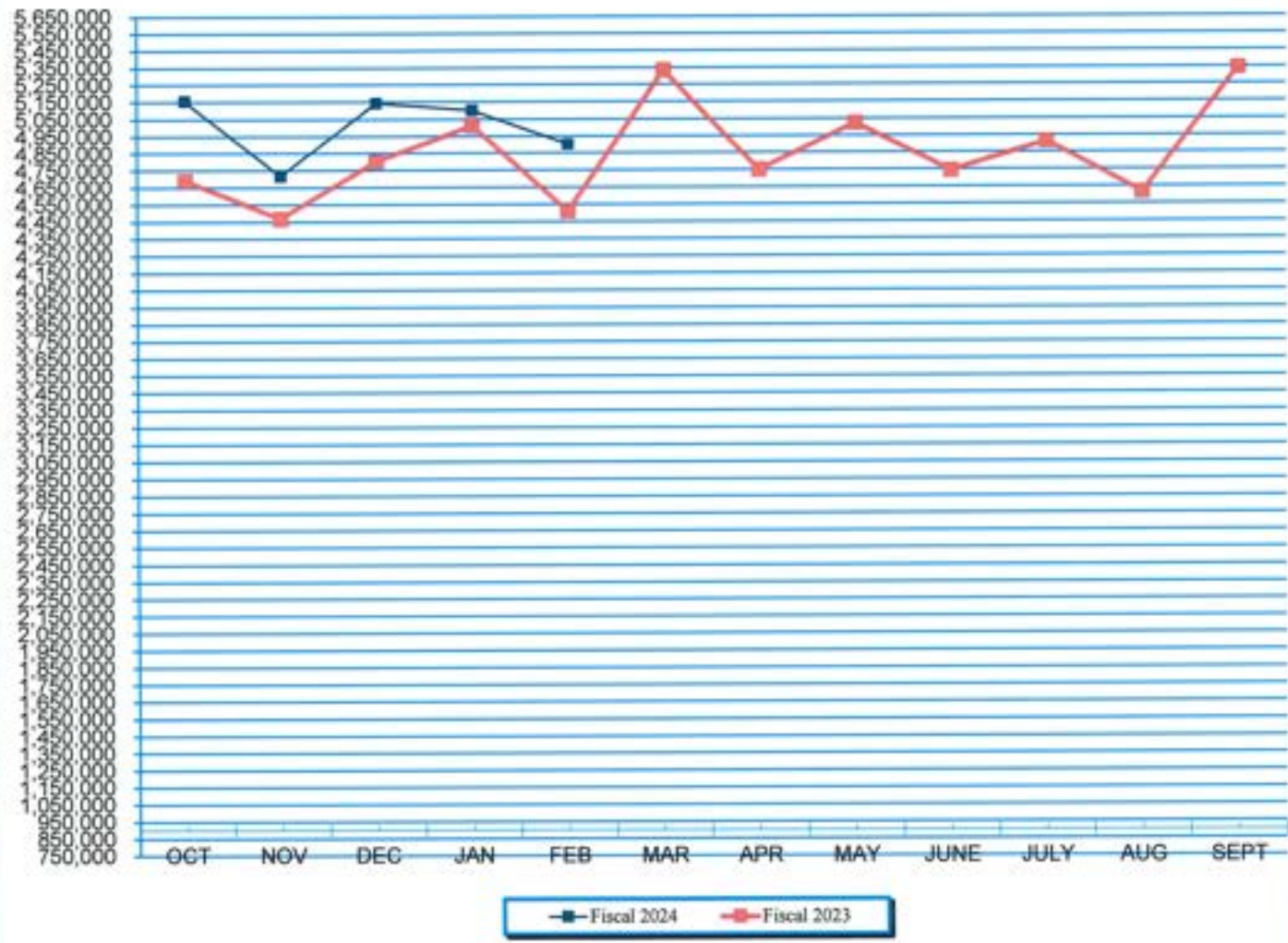
MIAMI PARKING AUTHORITY **FOR THE YEAR ENDED FEBRUARY 29, 2024**



MIAMI PARKING AUTHORITY OPERATING INCOME



MIAMI PARKING AUTHORITY OPERATING REVENUE



MIAMI PARKING AUTHORITY OPERATING EXPENSE





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

FROM: Scott Simpson, Chief Financial Officer, Miami Parking Authority

SUBJECT: Bank Reconciliations Certification

DATE: April 10, 2024

A handwritten signature in blue ink, appearing to read 'Scott', is written over the 'FROM' line.

This is to certify that bank reconciliations for the month of February 2024 for the Miami Parking Authority and its managed facilities have been reviewed and no material differences have been noted.

SS:ss

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

WEDNESDAY, APRIL 10, 2024

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – April 10, 2024

- I.** Public Comments
- II.** MRD Consulting Report
- III.** Loud and Live Progress Report Presentation
- IV.** APPROVAL ITEMS
 - 1. 24-0401 February 2024 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
 - 2. 24-0402 Regular Board Meeting Minutes
 - A. March 6, 2024 Finance Committee
 - B. March 6, 2024 Off-Street Parking
 - 3. 24-0403 Chief Executive Officer's Performance Evaluation and corresponding Employment Agreement
- V.** CHIEF EXECUTIVE OFFICER'S REPORT
 - MIMO (7500 Biscayne) Project
 - City of Doral
 - Marlins Season Opener

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.

VI. STATUS REPORT

- February 2024 Operational Report

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.

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Progress Report for Miami Parking Authority

Public Relations Services

March 1 - 31, 2024

| TASK | ACTIVITY |
|---------------------------------|---|
| Board Meeting | <ul style="list-style-type: none">❖ On March 6, 2024, attended the MPA Board of Directors meeting. |
| PayByPhone | <ul style="list-style-type: none">❖ The city of North Miami rollout campaign will include strategic communication concerning PBP. |
| Public Relations Tactics | <ul style="list-style-type: none">❖ On March 1st, attended the bi-weekly virtual meeting with the MPA/Loud and Live teams.❖ On March 4th, attended a North Miami rollout Zoom meeting.❖ On March 7th, met with Ms. Jennifer Garcia and Ms. Maggy Cuesta to discuss a future arts initiative.❖ On May 14th, met via Zoom with the MPA team to discuss the North Miami rollout campaign further.❖ On May 15th, attended the bi-weekly MPA and Loud and Live Teams meeting. |

- ❖ On March 19th, met with Ms. Alex Argudin to discuss several open items.
- ❖ On March 19th, met with Mr. Angel Diaz to discuss the interview details with CBS4 concerning parking rates near the Kaseya Center during special events.
- ❖ On March 20th, I met with Mr. Angel Diaz and Mr. Keith Jones, CBS4 co-anchor, to discuss parking rates.
- ❖ On March 20th, I met with Mr. Angel Diaz to discuss Popolous, ADA, and the city of North Miami projects.
- ❖ The bi-weekly meeting is scheduled on March 28th with the MPA/Loud and Live teams.
- ❖ In collaboration with Ms. Argudin, drafted a leadership article and submitted it to IPMI.
- ❖ Drafted a series of "Women's History Month" captions and accompanied them with photos to honor the women of MPA.
- ❖ Drafted a thought leadership article to post on LinkedIn due to Ms. Argudin's participation in the IPMI Leadership Summit held in Jacksonville.
- ❖ Drafted a preliminary list of reimbursable out-of-pocket expenses anticipated for the rollout of the city of North Miami parking-management project.

- ❖ Distributed The Nexxt Miami article about the M Tower project.
- ❖ Drafted a two-liner for the Parking and Mobility magazine about the vision for EV and AV in the next five years.
- ❖ Responding to the TV docu-series in Doral about the MPA enforcement officers.
- ❖ Distributed the PBP radio campaign demographic profile by station.
- ❖ Reviewed and edited the first draft of the North Miami PowerPoint presentation.
- ❖ IPMI requested two corporate photo portfolios and rates concerning Ms. Argudin's upcoming Board chairmanship.
- ❖ Drafted a new version of Ms. Argudin's biographical sketch.
- ❖ Responded to a second pitch for TV ad placement from Ms. Tamara Gabelman from WSFL TV.
- ❖ Met with Ms. Meagan Camp and Ms. Argudin to discuss LinkedIn.
- ❖ In collaboration with Ms. Argudin, drafted a Board Perspective story for the Parking and Mobility magazine due on March 29th.
- ❖ Drafted a caption to post a reel regarding The WOW Center intern who visited MPA on March

14th.

- ❖ Reviewed the DDA "Park in Miami" campaign.
- ❖ Reviewed the previous ADA background information to discuss with the MPA Operations team.
- ❖ Reviewed four proposals from Ms. Maggy Cuesta for this year's arts initiative.
- ❖ Communicated with Mr. Keith Jones of CBS4 News and scheduled a media interview with him and Mr. Angel Diaz on Wednesday, March 20th, at MPA to discuss parking rates during special events around the Kaseya Center.
- ❖ Drafted a communication plan for the rollout of the city of North Miami parking-management communication plan. On March 22nd, revised the plan based on feedback from Mr. Victor Rosario.
- ❖ Responded to an interview availability with Mr. Keith Jones, CBS4 early-morning anchor. We met on 3/20 onsite at lot 19. The piece airs on 3/25.
- ❖ On March 22nd, participated in a call with Ms. Maggy Cuesta, freelance art consultant and former dean of Visual Arts, New World School of the Arts, to discuss the next arts initiative to be unveiled before the end of the year. A follow-up meeting will take place in April to review the artists' portfolios.
- ❖ Distributed The Miami Herald article about MPA

parking facilities near the Ultra Music event and other activities taking place at the Arsht Center and Kaseya Center.

- ❖ Drafted a press release and social media content for the launch of Spot Hero, a digital parking reservation platform.
- ❖ We are coordinating with IPMI for the CEO's photo shoot for the chairmanship announcement.
- ❖ Distributed the CBS4 video clip concerning parking rates.
- ❖ Reviewed LinkedIn strategy.
- ❖ Conducting research about disable parking in Miami-Dade and other comparable cities.

Special Events

Community Calendar of Upcoming Community Events

- ❖ March 1 – 3 – Montreaux Jazz Festival Miami to be held at the Regatta Harbour Hangar in Coconut Grove
- ❖ March 10 – Calle Ocho Music Festival
- ❖ March 22 – 24 – Ultra Music Festival
- ❖ March 28 – Marlins Home Opener at loanDepot Park
- ❖ April 5 – 14 – Miami Film Festival

| | |
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| | <ul style="list-style-type: none">❖ April 22 – Earth Day❖ April 25th – Lexus Marathon Downtown Miami❖ March 28-29 – Curbivore, L.A.❖ May 6 – 7 – CoMotion Miami 2024❖ May 7 – 10 – NACTO's "Designing Cities" conference in Miami❖ June 9 – 12 – I PMI's annual conference and expo, Columbus, OH❖ October - III Points Music Festival, Mana, Wynwood❖ November – Miami Book Fair❖ December 6 – 8 – Art Basel❖ February 12 – 16, 2025 – Miami International Boat Show. |
| <u>Quarter 2</u> April – June 2024 | <ul style="list-style-type: none">❖ Attend meetings with the city of North Miami leadership and the Commission meeting on April 9th.❖ Prepare to rollout the ADA program in the garages.❖ Prepare a media kit and action plan for Ms. Argudin's taking over the reins of the IPMI board.❖ Prepare to communicate the benefits of the Populous smart-city digital technology. |

| | |
|--|---|
| | <ul style="list-style-type: none">❖ Step up Ms. Argudin's and senior management's presence on LinkedIn.❖ Prepare to launch the communication campaign for deploying the smart-city loading zones in downtown Miami.❖ Implement the communication program to redevelop the Cultural Center (G-2) garage into the M Tower mixed-use project.❖ Identify and recommend not-for-profit events aligned with MPA's mission during the fall and winter of 2023.❖ Continue to create pitches for feature stories highlighting the initiatives MPA is implementing to stimulate parking and give back to the community.❖ Update marketing and public relations roadmap for 2024 community initiatives for MPA to engage with the public. |
| Loud and Live Progress Report and Invoice | <ul style="list-style-type: none">❖ Processed Loud and Live's invoice and progress report for March 2024. |
| | NAME: <u>Margarita R. Delgado</u> (Print) SIGNATURE: <u>Margarita R. Delgado</u> DATE: <u>March 25, 2024</u> |

MARCH REPORT

4.10.24



Loud and Live

PRESENTED BY LOUD AND LIVE

March Top Content



mpacommunity
Tue 3/19/2024 9:07 am PST

Happy 305 Day from MPA! 🌴 Let's celebrate all things Miami today - from our vibrant culture to our beautiful cityscape. We're proud to serve the 305 community with...



Impressions 551



Miami Parking Authority D...
Mon 3/19/2024 9:45 am PDT

🌴 Parking made easy in Coconut Grove with MPA! 🚗 Explore the beauty of Coconut Grove without the hassle of...



Impressions 142



@miamiparking
Sat 3/16/24 7:55 am UTC

Get ready to celebrate 305 Day Block Party in style at Wynwood Marketplace tonight! 🌴 Park hassle-free with MPA and PayByPhone, so you can focus on enjoying the...



Impressions 1,626



Highlights & What's to Come



305 Day

Created a post to celebrate 305 Day with the MPA community.

Received over 1,626 Twitter/X impressions and 551 Instagram impressions.



Women's History Month

Honored the impact that the women of MPA have made on the organization via a LinkedIn Women's History Month campaign.

Received over 308 post reactions and saw a 6% follower increase.



Lexus Corporate Run

Lexus Corporate Run is on April 25th.

We will post to promote the participation of the MPA community members in the race.





Social Growth



3,644 followers

Total impressions 6,993

Total Engagement 96



4,090 followers

Total impressions 1,964

Total Engagement 136



19,378 followers

Total impressions 970

Total Engagement 22



1,012 followers

Total unique visitors 70

Total reactions 308

Performance from March 1, 2024 - March 14, 2024

THANK YOU.





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

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

SUBJECT: Financial Summaries For the Period Ended February 29, 2024

DATE: April 10, 2024

The Financial Summaries for the month ended February 29, 2024 for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No.#1.

AA:ss

MIAMI PARKING AUTHORITY
BOARD MEETING

March 6, 2024

PRESENT: Thomas Jelke
Marvin Wilmoth
Jami Reyes (Board Chair)
James Cassel

ALSO PRESENT: Alejandra Argudin, Chief Executive Officer, MPA
Julia Y. Alfonso, Court Reporter, JYA Reporting
Jihan Soliman, Assistant City Attorney, City of Miami
Scott Simpson, CFO, Miami Parking Authority
Monica Cuadra, Executive Administrative Assistant, MPA
Roland Galdos, Sr. Executive Advisor to the CEO
Chantal Gonzalez, Paralegal, MPA
Angela Hernandez, HR Director, MPA
Margie Carmenates, Controller, MPA
Angel Diaz, Director of Operations, MPA
Henry Espinosa, IT Director, MPA
Margarita Delgado, MRD Consulting
John F. Lopez, Sr. Manager of Operations, MPA
Orlando Canizales, IT Technician, MPA
Jose Leon, Manager, MPA
Victor Rosario, Sr. Manager of Operations, MPA
Carol Corredor, Executive Administrative Assistant, MPA
Jeffrey Medina, Sr. Manager of Operations, MPA
Humberto Escandon, Sr. Manager of Operations, MPA
George McLean, Sr. Business Analyst, MPA
Javier Armenteros, Manager of Operations, MPA
Valeria Gutierrez, Loud and Live
Jennifer Garcia, Senior Project & Property Manager
Wilfred Soto, Sr. Manager of Operations, Miami Parking Authority
Christian Radicy, Manager, Miami Parking Authority
Gabriel Maytin, System Administrator, Miami Parking Authority
Monica Montoya, Senior Staff Accountant, Miami Parking Authority
Manuel Rabelo, Meter Technician, MPA
Jeremy Larkin, CEO, NAI Miami
Leonard Bier, Consultant, Bier Associates

| 1 | 2 |
|---|---|
| <p>1</p> <p>2</p> <p>3 IN RE:</p> <p>4 OFF-STREET PARKING BOARD</p> <p>5 FINANCE COMMITTEE MEETING</p> <p>6 8:00 a.m.</p> <p>7 OFF-STREET PARKING BOARD</p> <p>8 MONTHLY BOARD MEETING</p> <p>9 8:15 a.m.</p> <p>10</p> <p>11</p> <p>12 DATE TAKEN: March 6, 2024</p> <p>13 TIME: 8:00 a.m. - 8:43 a.m.</p> <p>14 PLACE: Miami Parking Authority</p> <p>15 40 Northwest 3rd Street</p> <p>16 Penthouse Suite 1103</p> <p>17 Miami, Florida 33128</p> <p>18</p> <p>19 Proceedings taken before:</p> <p>20 Julia Y. Alfonso, RPR, FPR-C</p> <p>21 Florida Professional Reporter</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</p> <p>4 Thomas Jelke, Board Member</p> <p>5 James Cassel, Board Member</p> <p>6 Marvin Wilmoth, Board Member</p> <p>7 Also Present:</p> <p>8 Alejandra Argudin, Chief Executive Officer, MPA</p> <p>9 Julia Y. Alfonso, Court Reporter, JYA Reporting</p> <p>10 Jihan Soliman, Assistant City Attorney, City of Miami</p> <p>11 Scott Simpson, CFO, Miami Parking Authority</p> <p>12 Monica Cuadra, Executive Administrative Assistant, MPA</p> <p>13 Roland Galdos, Sr. Executive Advisor to the CEO</p> <p>14 Chantal Gonzalez, Paralegal, MPA</p> <p>15 Angela Hernandez, HR Director, MPA</p> <p>16 Margie Carmenate, Controller, MPA</p> <p>17 Angel Diaz, Director of Operations, MPA</p> <p>18 Henry Espinosa, IT Director, MPA</p> <p>19 Margarita Delgado, MRD Consulting</p> <p>20 John F. Lopez, Sr. Manager of Operations, MPA</p> <p>21 Orlando Canizales, IT Technician, MPA</p> <p>22 Jose Leon, Manager, MPA</p> <p>23 Victor Rosario, Sr. Manager of Operations, MPA</p> <p>24 Carol Corredor, Executive Administrative Assistant, MPA</p> <p>25 Jeffrey Medina, Sr. Manager of Operations, MPA</p> <p>26 Humberto Escandon, Sr. Manager of Operations, MPA</p> <p>27 George McLean, Sr. Business Analyst, MPA</p> <p>28 Javier Armenteros, Manager of Operations, MPA</p> <p>29 Valeria Gutierrez, Loud and Live</p> <p>30 Jennifer Garcia, Senior Project & Property Manager</p> <p>31 Wilfred Soto, Sr. Manager of Operations, MPA</p> <p>32 Christian Radicy, Manager, MPA</p> <p>33 Gabriel Maytin, System Administrator, MPA</p> <p>34 Monica Montoya, Senior Staff Accountant, MPA</p> <p>35 Manuel Rabelo, Meter Technician, MPA</p> <p>36 Jeremy Larkin, CEO, NAI Miami</p> <p>37 Leonard Bier, Consultant, Bier Associates</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> |
| 3 | 4 |
| <p>1 INDEX</p> <p>2 FINANCE COMMITTEE MEETING: PAGE</p> <p>3 I. January 2024 Financial Statements</p> <p>4 A. Miami Parking Authority 8</p> <p>5 B. Knight Center Garage 10</p> <p>6 2. Bank Reconciliations 5</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 17</p> <p>3 II. Employee/Board Recognition/Presentations</p> <p>4 A. Employee 'Years of Service' Award</p> <p>5 1. Manuel Rabelo (20-Year Award) 17</p> <p>6 III. MRD Consulting Reports 11</p> <p>7 IV. Loud And Live Progress Report Presentation 12</p> <p>8 V. APPROVAL ITEMS</p> <p>9 1. 24-0301 January 2024 Financial Statements 18</p> <p>10 A. Miami Parking Authority</p> <p>11 B. Knight Center Garage</p> <p>12 2. 24-0302 Regular Board Meeting Minutes 18</p> <p>13 A. February 7, 2024 Finance Committee</p> <p>14 B. February 7, 2024 Off-Street Parking</p> <p>15 3. 24-0303 Approval of the Lease Agreement between 19</p> <p>16 Florida Justice Institute, Inc. and the</p> <p>17 Miami Parking Authority for Lease of</p> <p>18 Unit #201 located in the Courthouse</p> <p>19 Center Garage (GL)</p> <p>20 4. 24-0304 Approval to Execute the Comcast 23</p> <p>21 Enterprises Services Master Services</p> <p>22 Agreement (MSA) for Telecommunication</p> <p>23 Services</p> <p>24 VI. CHIEF EXECUTIVE OFFICER'S REPORT</p> <p>25 o College Station Garage (G3) Redevelopment Project 26</p> <p>o MIMO (7500 Biscayne) Project 26</p> <p>o City of Doral Update 31</p> <p>26 VII. STATUS REPORTS</p> <p>27 o January 2024 Operational Reports</p> |

| | |
|---|--|
| <p>1 P-R-O-C-E-E-D-I-N-G-S 5</p> <p>2 MR. CASSEL: We'll call the finance committee</p> <p>3 meeting.</p> <p>4 MR. SIMPSON: Good morning, everyone. Welcome</p> <p>5 to this bright, sunny day. Not really, but anyway.</p> <p>6 So we're here to talk about the importance for</p> <p>7 the period ending in January. January is the</p> <p>8 fourth period of the fiscal year. Before we get</p> <p>9 into the financials, just a few housekeeping items.</p> <p>10 The bank reconciliations for the month are current.</p> <p>11 There are no material items from the preceding</p> <p>12 month in the current month's reconciliation.</p> <p>13 This is also the time where we start to talk</p> <p>14 about budget. What we usually do is we wait until</p> <p>15 March is completed. We use that data and the last</p> <p>16 six months from the prior fiscal year to start</p> <p>17 doing our budgeting and our platforming --</p> <p>18 zero-based performance planning for the current</p> <p>19 budget presentation. But the reason I'm bringing</p> <p>20 it up to you is that if you have anything that you</p> <p>21 want to get appropriated in next year's budget or</p> <p>22 make sure that we took into account, you know, be</p> <p>23 sure to let us know that we include that in the</p> <p>24 budget.</p> <p>25 Our plan is going to be the same as it was</p> | <p>1 last year. We'll look to come to the MPA Board in 6</p> <p>2 July for approval, and then go to the City in</p> <p>3 September. The City normally takes those things</p> <p>4 that have a neutral or favorable impact to the</p> <p>5 general fund first, so we should be on the first</p> <p>6 meeting in September. I cannot give you a date</p> <p>7 just because of the TRIM rules, it always changes.</p> <p>8 As we get closer to that date, I will tell you when</p> <p>9 it is. I can tell you for sure that it will start</p> <p>10 at 5:05 in the evening, but other than that,</p> <p>11 everything -- all bets are off.</p> <p>12 We are adopted by resolution, which means for</p> <p>13 us, from a practical standpoint, we only have one</p> <p>14 public hearing. So hopefully our budget approval</p> <p>15 process will go speedy as it's done the last couple</p> <p>16 of years. Pretty much they read the item. Even</p> <p>17 before we have a chance to get up to the podium,</p> <p>18 they've approved it.</p> <p>19 Typically, prior to that, we have briefed all</p> <p>20 the commissioners in detail about our performance,</p> <p>21 what they can expect from us as far as donation to</p> <p>22 the community, and the most important thing from</p> <p>23 their eyes what is going to be the excess revenue</p> <p>24 check. We also do have a meeting with the City</p> <p>25 manager prior to that.</p> |
| <p>1 We're also getting ready to send our annual 7</p> <p>2 statements to our employees. We have two different</p> <p>3 letters. They're pretty much the same with one</p> <p>4 minor exception. For the people that are</p> <p>5 participating in the defined benefit plan, they'll</p> <p>6 get the whole letter, which it talks about all</p> <p>7 their benefits, sick time, vacation time, you know,</p> <p>8 tuition, those types of things, and other ancillary</p> <p>9 benefits that the Authority pays on their behalf.</p> <p>10 And at the very bottom of that, it will have a</p> <p>11 recap of their pension plan. It will have what</p> <p>12 their accrued value is as of the -- as the</p> <p>13 measurement date. They'll have what their accrued</p> <p>14 value is projected to be at their normal retirement</p> <p>15 age, and for us normal retirement age could be one</p> <p>16 of two ages.</p> <p>17 Anybody that was on -- or anybody that was</p> <p>18 entered in the plan on or after 2015, their normal</p> <p>19 termination is 60. Anybody prior to that is 55.</p> <p>20 And then the last two numbers are a lump sum</p> <p>21 number. It's pretty much, here's your vested lump</p> <p>22 sum number. Here's your lump sum vested number</p> <p>23 projected at your normal retirement age.</p> <p>24 Any questions about the housekeeping?</p> <p>25 All right. If we go to page six of the dec.</p> | <p>1 Very good. He's already ahead of me. This is the 8</p> <p>2 summary view for the Parking Authority for its</p> <p>3 performance ending in January. On the month we had</p> <p>4 approximately \$5,097,000 of operating revenue, or</p> <p>5 approximately about \$189,000 better than budget.</p> <p>6 Direct operating expenses were approximately</p> <p>7 \$2,308,000, or about \$48,000 overbudget, leaving</p> <p>8 operating results of approximately \$2,789,000.</p> <p>9 If we advance two pages. This is the same</p> <p>10 month but just a detailed view. We notated a</p> <p>11 couple of things either being significantly above</p> <p>12 or below budget. On the revenue side, we've noted</p> <p>13 that "Other Revenue" was overbudget by \$125,000.</p> <p>14 This line item primarily consists of towing. Last</p> <p>15 month, if you recall, this line was negative. And</p> <p>16 you'll have that fluctuation because this line item</p> <p>17 is measured on a cash basis until we get to the end</p> <p>18 of the fiscal year.</p> <p>19 When we get to the end of the fiscal year, we</p> <p>20 leave the books open for an additional 45 days to</p> <p>21 do a final reconciliation of any towing that</p> <p>22 occurred in the prior year but we haven't received</p> <p>23 the payment and we'll make an accrual for it. We</p> <p>24 just don't do the -- for this during the fiscal</p> <p>25 year.</p> |

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| <p>1 And then on the expense side, we had -- Bank</p> <p>2 Charges was favorable by about \$35,000. Again,</p> <p>3 this is just a consequence of whatever gets pushed</p> <p>4 through the system, whether it's an actual physical</p> <p>5 card in the machine or PayByPhone. We do</p> <p>6 anticipate once Visa and MasterCard meets in April,</p> <p>7 that this line item will start to tighten.</p> <p>8 We're not sure what exactly the fee impact is</p> <p>9 going to be. But pretty much Visa and MasterCard,</p> <p>10 they don't have a board to go to. They can pretty</p> <p>11 much do what they want. They just raised it. And,</p> <p>12 you know, we've all been aware of how credit card</p> <p>13 processioning has gotten more expensive over the</p> <p>14 last couple of years just because of security, the</p> <p>15 advertising and promotion people redeeming miles</p> <p>16 and promotions. Someone has to pay for that.</p> <p>17 And then the last item is under Advertising</p> <p>18 and Promotion. In addition to the usual suspects</p> <p>19 that we've had the last couple of months, we</p> <p>20 started a radio campaign back in December for</p> <p>21 grossly around \$60,000, half of which is being</p> <p>22 funded through the marketing funds and PayByPhone.</p> <p>23 So \$31,000 of that expense is recognized in that</p> <p>24 line driving that variance.</p> <p>25 Are there any questions about the performance</p> | <p>1 for the Parking Authority?</p> <p>2 All right. Seeing none, we'll go to page 11</p> <p>3 of the dec. This is the performance for the Knight</p> <p>4 Center. These numbers have been forwarded to the</p> <p>5 City for their review. For the month of January,</p> <p>6 they had approximately \$240,000 of operating</p> <p>7 revenue, or about \$22,400 better than budget.</p> <p>8 Direct operating expenses of approximately</p> <p>9 \$303,900, leaving an operating deficit of \$64,000</p> <p>10 on the month.</p> <p>11 If we advance two pages. Similar to what</p> <p>12 we've seen in a prior month, we talked about the</p> <p>13 repair project that's going on at the Knight Center</p> <p>14 with Florida Lemark. It's a \$7 million plus</p> <p>15 contract that's driving the \$200,000 negative</p> <p>16 variance on that line item. So we'll probably be</p> <p>17 talking about this every month for the remaining</p> <p>18 balance of the fiscal year.</p> <p>19 Again, it's really as a consequence of our</p> <p>20 budget preparation looks at an operating standpoint</p> <p>21 or a special revenue fund. Anything that has a cap</p> <p>22 on -- that comes from the City, they fund it from a</p> <p>23 different pot, so it was never included in our</p> <p>24 appropriations budget. So we'll have this</p> <p>25 variance, but it is fully reimbursable. We entered</p> |
| <p>1 into an agreement with the City before we start</p> <p>2 that to ensure that we will get reimbursed.</p> <p>3 With that are there any questions about the</p> <p>4 performance for the Knight Center, the preceding</p> <p>5 report, or anything financially-related?</p> <p>6 All right. Thank you very much.</p> <p>7 CHAIRPERSON REYES: Okay. So we have a couple</p> <p>8 of minutes to spare. Good morning, everyone.</p> <p>9 You want to start with your report?</p> <p>10 MS. DELGADO: Yes. Thank you.</p> <p>11 Good morning. Margarita Delgado, MRD</p> <p>12 Consulting. Good morning, Madam Chair, members of</p> <p>13 the board, Madam CEO. Good morning, everyone.</p> <p>14 We're moving -- thinking ahead, thinking of</p> <p>15 the next arts project, and we're going to switch</p> <p>16 gears. We're meeting with the former dean of the</p> <p>17 Department of Visual Arts from the New World School</p> <p>18 of the Arts. She retired and she's working on a</p> <p>19 number of other community projects. So in the</p> <p>20 interest of spreading the wealth and dealing with</p> <p>21 other organizations, we have a meeting with her,</p> <p>22 with, Maggy Cuesta, here tomorrow. So that would</p> <p>23 be the next art initiative that we're embarking on.</p> <p>24 We've been busy with IPMI writing for their</p> <p>25 editorial calendar and pitching those items coming</p> | <p>1 up. We have a leadership article probably in July,</p> <p>2 and we don't know yet where they're going to place</p> <p>3 it. It's a thought leadership feature, and</p> <p>4 December is innovation. So that's -- we have a lot</p> <p>5 of innovation to talk about. So that's also</p> <p>6 another feature story.</p> <p>7 And the CEO attended a leadership summit last</p> <p>8 week which was quite interesting. So that's going</p> <p>9 to be another LinkedIn placement. I think you're</p> <p>10 going to see more LinkedIn activity going forward.</p> <p>11 This is something that the board wanted more</p> <p>12 visibility in that professional platform and the</p> <p>13 CEO as well. So you're going to see more</p> <p>14 engagement.</p> <p>15 As a segue about what the CFO discussed, the</p> <p>16 radio campaign. Valeria Gutierrez from Loud And</p> <p>17 Live will talk about it. But that particular</p> <p>18 campaign, it was brand reinforcement, brand</p> <p>19 awareness. We understand that PayByPhone has an</p> <p>20 incredible market penetration in Miami, and so it</p> <p>21 was building also relationships with new commerce.</p> <p>22 There are a lot of people moving to Miami, as</p> <p>23 we know, daily. So PayByPhone is not in every</p> <p>24 particular place, although they're very -- have a</p> <p>25 high presence throughout the United States. But</p> |

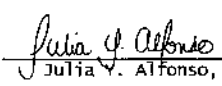
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| <p>13</p> <p>1 there are a lot of people coming from different</p> <p>2 areas. So it was a good -- I think it was a very</p> <p>3 good activity to have from them.</p> <p>4 We're getting more traction with the media in</p> <p>5 terms of the major events that are happening in</p> <p>6 Miami. Now they call us every time there's a huge</p> <p>7 event like the boat show, and Art Wynwood, and the</p> <p>8 Coconut Grove Arts Festival two weekends ago. So</p> <p>9 we get calls from the media wanting to know where</p> <p>10 to park. And so we're pushing also mobility. What</p> <p>11 we're saying is, yes, the facilities might not be</p> <p>12 that close, but you can take the Metrorail or</p> <p>13 Metromover and the Freebee, and that's how we</p> <p>14 connect everybody.</p> <p>15 So with that any questions?</p> <p>16 No questions?</p> <p>17 Valeria.</p> <p>18 MS. GUTIERREZ: Hi. Good morning, everybody.</p> <p>19 Valeria Gutierrez from Loud And Live for the</p> <p>20 record.</p> <p>21 I don't know if you want to pull up the slides</p> <p>22 that we have. Thank you. Awesome.</p> <p>23 So just a little bit of our top February</p> <p>24 content. I mean, February was the month of love,</p> <p>25 so we did a little bit of Valentine's Day reel</p> | <p>14</p> <p>1 which I will speak a little bit in the next slide.</p> <p>2 It performed very well. It was our top content on</p> <p>3 Instagram. Then in Facebook we had a post about</p> <p>4 Black History Month which also performed very well.</p> <p>5 And in Twitter, the Serie Del Caribe that happened</p> <p>6 right nearby in Marlins Park also had a lot of</p> <p>7 impressions.</p> <p>8 And just to give a little highlight on what's</p> <p>9 to come. As Margarita spoke about, there was a</p> <p>10 Coconut Grove Arts Festival which we worked -- we</p> <p>11 did a collab post directly with the Coconut Grove</p> <p>12 Arts Festival Instagram and also posted our own</p> <p>13 reel which did really, really well. It got around</p> <p>14 400 -- I think actually that was a few weeks ago.</p> <p>15 I think it has already around 450 Instagram</p> <p>16 impressions.</p> <p>17 Apart from that, we did a radio -- we finished</p> <p>18 off the radio campaign. And then I just wanted to</p> <p>19 share a little bit of the numbers of the radio</p> <p>20 campaign. So for Light FM we got an estimated</p> <p>21 impression of 1 million -- almost 2 million.</p> <p>22 1,900,000. In T6 94.9 and Y-100 we got 2,700,000</p> <p>23 impressions, and in Actualidad 1040 we got 818</p> <p>24 impressions.</p> <p>25 CHAIRPERSON REYES: Excuse me. Do you have</p> |
| <p>15</p> <p>1 demographics for these radio stations?</p> <p>2 MS. GUTIERREZ: I do not right here with me,</p> <p>3 but I can get those to you. I can definitely talk</p> <p>4 with our media partners to get that. Obviously,</p> <p>5 the demographics vary between --</p> <p>6 CHAIRPERSON REYES: Sure.</p> <p>7 MS. GUTIERREZ: -- the radio stations. But we</p> <p>8 can definitely get you that information for sure.</p> <p>9 CHAIRPERSON REYES: And especially the</p> <p>10 demographics between the time slots that you are --</p> <p>11 that these --</p> <p>12 MS. GUTIERREZ: That the spots are running,</p> <p>13 yes. That is very true. Perfect. We will</p> <p>14 definitely get you that.</p> <p>15 So that's basically the impressions off the</p> <p>16 radio campaign. That's finally done.</p> <p>17 Now, another thing to highlight of last month,</p> <p>18 as I said, we did a Valentine's reel and that was</p> <p>19 honestly our top performing post of the month.</p> <p>20 We realize it's really cool to highlight a</p> <p>21 certain area that's definitely a hotspot during the</p> <p>22 season. So we did a reel on Wynwood and parking in</p> <p>23 Wynwood, which is the trending area with a lot of</p> <p>24 nice restaurants where people are going to probably</p> <p>25 enjoy their date night that night. And that had a</p> | <p>16</p> <p>1 lot of shares and Instagram impressions.</p> <p>2 And just to speak a little bit on what we</p> <p>3 implemented this month. We worked with George to</p> <p>4 write a little verbiage in all of our parking</p> <p>5 available posts to speak about the special event</p> <p>6 rates just with what had happened in the past. We</p> <p>7 haven't seen any -- we've been tracking social</p> <p>8 listening. Nothing has gone wrong there.</p> <p>9 And then we're also working very hand in hand</p> <p>10 with Margarita with the LinkedIn presence. You'll</p> <p>11 see a lot of beautiful pictures of you women in the</p> <p>12 committee for International Women's Day. We're</p> <p>13 doing a lot of things for International Women's</p> <p>14 Month.</p> <p>15 And, yeah, that's pretty much it. Any other</p> <p>16 questions?</p> <p>17 And I will get you that information, yeah.</p> <p>18 MS. DELGADO: Madam Chair, I think that many</p> <p>19 of those date parts were drive time, right?</p> <p>20 MS. GUTIERREZ: Yes.</p> <p>21 CHAIRPERSON REYES: Okay.</p> <p>22 MS. DELGADO: So -- because it was PayByPhone.</p> <p>23 MS. GUTIERREZ: Uh-hum.</p> <p>24 All right. Thank you, guys.</p> <p>25 MR. JELKE: Thank you.</p> |

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| <p>1 CHAIRPERSON REYES: Thank you.</p> <p>2 Okay. I'm going to open it up for public</p> <p>3 comments. Anyone here from the public that would</p> <p>4 like to speak up?</p> <p>5 Seeing none, hearing none.</p> <p>6 We have an employee recognition, Manuel</p> <p>7 Rabelo.</p> <p>8 This is a celebration. You're not walking</p> <p>9 into a funeral. Okay? Let's live this up a</p> <p>10 little bit. Okay? It's 20 years.</p> <p>11 MR. RADICY: I'd like to present Manuel with</p> <p>12 20 years of dedication to our family, our MPA</p> <p>13 family. He has been a great asset to the company.</p> <p>14 I am proud to have him as an employee with us.</p> <p>15 He's very dedicated, very initiative. He's a great</p> <p>16 part of our team.</p> <p>17 MR. SOTO: To add a little to Manuel, we</p> <p>18 worked for a lot of those 20 years. Great</p> <p>19 employee. He's a leader. He's an example to</p> <p>20 follow for the other employees, has helped a lot of</p> <p>21 the innovations that we had done in the meter shop,</p> <p>22 a lot of changes. He's been through all of them.</p> <p>23 And it's a bittersweet moment because we're</p> <p>24 celebrating his 20 years, but he's retiring next</p> <p>25 month. So we're going to be celebrating both, you</p> | <p>1 know, the 20 years that he dedicated to MPA and</p> <p>2 also his new endeavors which he's moving out of</p> <p>3 Miami. So we wish him nothing but the best of</p> <p>4 luck, and we appreciate you.</p> <p>5 CHAIRPERSON REYES: Thank you, Manuel.</p> <p>6 Okay. Let's move on to our approval items.</p> <p>7 May I get a motion for the January 2044 financial</p> <p>8 statements.</p> <p>9 MR. JELKE: I'll move it.</p> <p>10 CHAIRPERSON REYES: Second?</p> <p>11 MR. CASSEL: Second.</p> <p>12 CHAIRPERSON REYES: All those in favor say</p> <p>13 "aye."</p> <p>14 MR. JELKE: Aye.</p> <p>15 MR. CASSEL: Aye.</p> <p>16 MR. WILMOTH: Aye.</p> <p>17 CHAIRPERSON REYES: Motion passes.</p> <p>18 Motion for regular board meeting February</p> <p>19 2024.</p> <p>20 MR. WILMOTH: So moved.</p> <p>21 MR. JELKE: Second.</p> <p>22 CHAIRPERSON REYES: All those in favor say</p> <p>23 "aye."</p> <p>24 MR. JELKE: Aye.</p> <p>25 MR. CASSEL: Aye.</p> |
| <p>1 MR. WILMOTH: Aye.</p> <p>2 CHAIRPERSON REYES: Motion passes.</p> <p>3 Item number three, lease agreement.</p> <p>4 MS. ARGUDIN: Good morning, everyone. This</p> <p>5 item is the approval of the lease agreement between</p> <p>6 the MPA and the Florida Justice Institute, Inc.</p> <p>7 This is for the space that's on the second floor.</p> <p>8 It's 3,196 square feet. As you recall, it's a</p> <p>9 space that we just purchased and the tenants moved</p> <p>10 out, and so the space was sitting empty.</p> <p>11 For now the lease term is for five years. The</p> <p>12 base rent is \$30 a square foot, for a total about</p> <p>13 \$95,880 per year. The annual escalations are</p> <p>14 5 percent yearly increase. And we have a two-month</p> <p>15 rent deposit from them. They want ten spaces at</p> <p>16 market rate for parking.</p> <p>17 You will note two things in the board memo,</p> <p>18 it's reflective what I just said, which is that the</p> <p>19 lease term is five years, and that parking will be</p> <p>20 market rate. In the lease that's attached, we</p> <p>21 haven't had to a chance to change it because we</p> <p>22 finalized two changes last night to clarify that it</p> <p>23 is a five-year term. In five years we don't know</p> <p>24 where we'll be.</p> <p>25 Part of the reason why we had purchased that</p> | <p>1 second floor space is that we can take control of</p> <p>2 all the, you know, space that we have in this</p> <p>3 building, and for expansion for us as the MPA</p> <p>4 continues to grow, and we can potentially have that</p> <p>5 space. Right now we don't need it. We're building</p> <p>6 out the space that's right behind that one on the</p> <p>7 second floor. But in five years, if we need to</p> <p>8 take over the space, then we can do so. If we</p> <p>9 don't, then -- and the tenant wants to stay, then</p> <p>10 we can offer that, and then we can do the</p> <p>11 extension.</p> <p>12 And the parking rate will be market. And if</p> <p>13 we do change the rate, then they will pay the</p> <p>14 higher rate at that time. Those two changes have</p> <p>15 been made. They're not reflected on the lease that</p> <p>16 you see behind attached, but we will, when you</p> <p>17 approve, change it with those -- you know, approve</p> <p>18 it with those changes.</p> <p>19 Jeremy is here from NAI. He knows the</p> <p>20 tenants. And if you have any questions for him,</p> <p>21 please feel free.</p> <p>22 CHAIRPERSON REYES: Questions?</p> <p>23 MR. CASSEL: Yes.</p> <p>24 Jeremy, how does the rent compare to similar</p> <p>25 rents for similar quality space?</p> |

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| <p>21</p> <p>1 MR. LARKIN: For market rents on the</p> <p>2 Flagler Street corridor north downtown, rents for</p> <p>3 this space will be --</p> <p>4 MR. GALDOS: Your name for the record.</p> <p>5 MR. LARKIN: I'm sorry. Jeremy Larkin, CEO of</p> <p>6 NAI Miami, Fort Lauderdale.</p> <p>7 The rents would run anywhere from about 30 to</p> <p>8 about 37, 38 bucks a foot. That would include TI</p> <p>9 package, or tenant improvement package, of</p> <p>10 somewhere around \$25 a foot for second generation</p> <p>11 space, which this is. We're able to negotiate a</p> <p>12 deal with these folks.</p> <p>13 The only work we have to do is paint the</p> <p>14 facility which is going to run you about \$3 a foot.</p> <p>15 So it's a savings there. And then the increase</p> <p>16 that was negotiated is a 5 percent increase where</p> <p>17 markets are around 3 right now. So we will catch</p> <p>18 up really quickly at the time.</p> <p>19 MR. CASSEL: What did we do, Alex, when we</p> <p>20 have our assessments? What's the story there?</p> <p>21 What's the understanding of that?</p> <p>22 MR. LARKIN: How the assessments work?</p> <p>23 MR. CASSEL: Yeah. Because in the lease I</p> <p>24 notice there's --</p> <p>25 MR. LARKIN: There's three tiers. So number</p> | <p>22</p> <p>1 one is they pay 100 percent of the increase in</p> <p>2 expenses over the unit. There's like real estate</p> <p>3 taxes which are specifically for the unit. When</p> <p>4 the units -- when the second floor was divided into</p> <p>5 two units, and we had to add bathrooms in the</p> <p>6 public corridor, those expenses are shared between</p> <p>7 the front and the back unit only. And so that's</p> <p>8 the second percentage.</p> <p>9 And then the third percentage is their share</p> <p>10 of the overall condominium association, which is</p> <p>11 all of the office units on the second and third</p> <p>12 floor, only which was what was originally created</p> <p>13 when the condo was formed.</p> <p>14 MR. CASSEL: And now we own all of the condo</p> <p>15 units?</p> <p>16 MR. LARKIN: 100 percent, yes.</p> <p>17 MR. CASSEL: And there was talk at one point</p> <p>18 about terminating the condo association and</p> <p>19 leaving -- how will that be affected by this lease</p> <p>20 if that happens?</p> <p>21 MR. LARKIN: If they were to move out --</p> <p>22 first, I'm not an attorney, so I'm giving you a</p> <p>23 layman's opinion based on being in the real estate</p> <p>24 market. If the entire condominium was collapsed,</p> <p>25 it would simply -- the landlord would be</p> |
| <p>23</p> <p>1 transferred or assigned to the MPA as the owner of</p> <p>2 the building. So if the condo association</p> <p>3 disappeared, the MPA would become owner of all the</p> <p>4 units.</p> <p>5 MR. CASSEL: That I understand, but how would</p> <p>6 the economics work on the sharing of these</p> <p>7 expenses? I guess that would have to be dealt with</p> <p>8 at that point.</p> <p>9 MR. LARKIN: That would have to be dealt with</p> <p>10 on a case-by-case basis.</p> <p>11 MR. CASSEL: Thank you, Jeremy.</p> <p>12 CHAIRPERSON REYES: Any other questions?</p> <p>13 MR. JELKE: I'll move the item.</p> <p>14 CHAIRPERSON REYES: Thank you.</p> <p>15 MR. WILMOTH: Second.</p> <p>16 CHAIRPERSON REYES: Second?</p> <p>17 All those in favor say "aye."</p> <p>18 MR. CASSEL: Aye.</p> <p>19 MR. WILMOTH: Aye.</p> <p>20 MR. JELKE: Aye.</p> <p>21 CHAIRPERSON REYES: Aye.</p> <p>22 Motion passes.</p> <p>23 Item number four, Comcast.</p> <p>24 MR. ESPINOSA: Yes. This is a request to</p> <p>25 switch our telecom services provider.</p> | <p>24</p> <p>1 CHAIRPERSON REYES: Your name.</p> <p>2 MR. ESPINOSA: Henry Espinosa, director of</p> <p>3 Information Technology for the Miami Parking</p> <p>4 Authority.</p> <p>5 This request is to switch our telecom provider</p> <p>6 from Crown Castle to Comcast. We've had Crown</p> <p>7 Castle for approximately eight years or so. We've</p> <p>8 had several issues with the reliability of that</p> <p>9 service, and so we shopped around a bit. Comcast</p> <p>10 is offering us substantially higher Internet speeds</p> <p>11 at a substantially lower cost.</p> <p>12 This is a master services agreement which is</p> <p>13 the way that all these utilities are purchased. So</p> <p>14 it kind of outlines what -- you know, how we go</p> <p>15 about purchasing services from them. The services</p> <p>16 that we're purchasing right now are for our</p> <p>17 existing locations except for G3, because that</p> <p>18 property is obviously in play right now. But we'll</p> <p>19 be able to add it, you know, when it comes back</p> <p>20 online. G2 when it comes back online, we'll be</p> <p>21 able to add it under this services agreement.</p> <p>22 The monthly cost for the existing sites would</p> <p>23 be roughly \$6800 a month.</p> <p>24 CHAIRPERSON REYES: Questions?</p> <p>25 MR. CASSEL: (Shaking head.)</p> |

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| <p>25</p> <p>1 MR. JELKE: I'll move the item.</p> <p>2 MR. WILMOTH: I'll second it.</p> <p>3 CHAIRPERSON REYES: All those in favor say</p> <p>4 "aye."</p> <p>5 MR. JELKE: Aye.</p> <p>6 MR. CASSEL: Aye.</p> <p>7 MR. WILMOTH: Aye.</p> <p>8 CHAIRPERSON REYES: Motion passes.</p> <p>9 MS. ARGUDIN: All right. So the CEO report --</p> <p>10 CHAIRPERSON REYES: I have to travel the first</p> <p>11 week of April, which is our board meeting. I would</p> <p>12 like to know if you all are open to moving the</p> <p>13 meeting to April 10th.</p> <p>14 MS. ARGUDIN: The following Wednesday.</p> <p>15 CHAIRPERSON REYES: Is that okay? Is</p> <p>16 everybody okay with that?</p> <p>17 MR. JELKE: Can someone check with --</p> <p>18 CHAIRPERSON REYES: Yes.</p> <p>19 MS. ARGUDIN: I'll check with Debbie.</p> <p>20 MR. CASSEL: I can do that.</p> <p>21 CHAIRPERSON REYES: Okay. Great. Thank you.</p> <p>22 MS. SOLIMAN: It's confirmed that's the 10th?</p> <p>23 CHAIRPERSON REYES: I apologize for that.</p> <p>24 This trip came out of nowhere.</p> <p>25 MS. SOLIMAN: The 10th?</p> | <p>26</p> <p>1 MS. ARGUDIN: Yes, the 10th of April.</p> <p>2 CHAIRPERSON REYES: Thank you.</p> <p>3 MS. ARGUDIN: College Station Garage, I don't</p> <p>4 have much of an update. We played phone tag with</p> <p>5 the developer. We're waiting. One of the things</p> <p>6 that he's working on is the demo plan and making</p> <p>7 sure that if we go into phases, that we won't have</p> <p>8 any issues with the structure. And he wants to be</p> <p>9 able to have that approval from the City before he</p> <p>10 proceeds. So I will hopefully have a better update</p> <p>11 for you at the next meeting.</p> <p>12 MiMo. The MiMo project. Gigi has been very</p> <p>13 instrumental in helping me keep my head on</p> <p>14 straight. MiMo is a project -- and I know I've</p> <p>15 relayed this message to you all that over the</p> <p>16 past -- I've been here for 17 years, and I would</p> <p>17 be -- the better of probably 10 years we've been</p> <p>18 trying to work on providing them parking in that</p> <p>19 district.</p> <p>20 It's a very tough district. It's a linear</p> <p>21 district. It's a place where we never thought --</p> <p>22 you know, we never had an opportunity. We never</p> <p>23 saw an opportunity to create parking to help them</p> <p>24 out. And at one point we even did a study and put</p> <p>25 money towards doing a study on how we can add</p> |
| <p>27</p> <p>1 spaces like onto Biscayne Boulevard, which wasn't</p> <p>2 going to equate to 100 spaces, but it was about 30</p> <p>3 spaces, more or less, right? About 30 spaces.</p> <p>4 After we did all of that and we sat with FDOT, FDOT</p> <p>5 just recently -- probably in December, right?</p> <p>6 December, I think it was.</p> <p>7 MR. DIAZ: Yes.</p> <p>8 MS. ARGUDIN: -- said, We're not doing that.</p> <p>9 Like, we're not adding spaces down Biscayne</p> <p>10 Boulevard. They want a bike lane. Nobody was</p> <p>11 happy with that result.</p> <p>12 But, ultimately, Angel, to his credit, has</p> <p>13 seen an opportunity with Avra. You know, operation</p> <p>14 is always on the street. Every time they see an</p> <p>15 opportunity, they come back with 100 great ideas,</p> <p>16 some of which we can't flesh out, some that work,</p> <p>17 and some of them that we don't explore. But this</p> <p>18 one was one where we sat with the developer and we</p> <p>19 saw an opportunity on a property that she was</p> <p>20 purchasing.</p> <p>21 So there was no land cost, because by the time</p> <p>22 you add land cost, we had an opportunity for a</p> <p>23 piece of land that was there. It wasn't optimal</p> <p>24 for a garage, but it was very expensive, plus the</p> <p>25 cost of building the garage, it was just not</p> | <p>28</p> <p>1 something that we could do.</p> <p>2 Not only has she offered her land to us just</p> <p>3 for us to build that parking garage along with, you</p> <p>4 know, her development which contains commercial on</p> <p>5 the bottom and two stories of office, but she's</p> <p>6 also the backstop. We knew how much we could build</p> <p>7 there that would make sense for us, how many</p> <p>8 spaces. She needed more space, so she's paying for</p> <p>9 that.</p> <p>10 So to find a developer that would give her</p> <p>11 land at no cost to us. We would own the garage</p> <p>12 ultimately and be the backstop for that project,</p> <p>13 it's very difficult, if impossible to find. We</p> <p>14 have had several community meetings that we've</p> <p>15 attended to try to answer a lot of the community</p> <p>16 questions and concerns that they may have, although</p> <p>17 they're always asking for parking.</p> <p>18 So it's not easy to move this forward because</p> <p>19 you're always going to have, you know, the two</p> <p>20 sides, and we've all done the best job to</p> <p>21 accommodate that. And it's a beautiful -- and I</p> <p>22 wish I would have found the renderings so you could</p> <p>23 see what it looks like, the design.</p> <p>24 We went to HEP Board yesterday, the historical</p> <p>25 preservation board. We did not pass the item, and</p> |

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| <p>29</p> <p>1 the item was not on our project. The HEP Board is</p> <p>2 an advisory board that what we're asking for is</p> <p>3 55 feet. What right now is allowed is 35, but we</p> <p>4 can go up to 55 according to the MiMo board. So we</p> <p>5 can have those extra 20 feet, but the HEP Board</p> <p>6 would have to approve that change in legislation.</p> <p>7 One of the things that was written into the</p> <p>8 legislation to continue to -- and this is one of</p> <p>9 the issues, why they denied the increase as an</p> <p>10 advisory board was because they want such language</p> <p>11 into that legislation that only allows for -- like</p> <p>12 what's the public benefit? We're the public</p> <p>13 benefit. Okay. So what does that mean? So then</p> <p>14 we said, Oh, it has to be at least an acre lot.</p> <p>15 We had put a lot of guards because what they</p> <p>16 don't want is for now you, Tom, you own a property</p> <p>17 there. You want a public benefit. You say, I'm</p> <p>18 going to give you five spaces for the public.</p> <p>19 That's a public benefit.</p> <p>20 So they wanted to, you know, build more</p> <p>21 legislation around that, so more safeguards. So</p> <p>22 they had a lot of discussion about that.</p> <p>23 They had a lot of discussion about the</p> <p>24 residents, the residential neighborhood, and how</p> <p>25 this will impact the traffic in the neighborhood.</p> | <p>30</p> <p>1 So there was a lot of discussion.</p> <p>2 Ultimately, they didn't pass it. But they are</p> <p>3 an advisory board, so we are then moving forward.</p> <p>4 Today we're going to have PZAB, so -- planning and</p> <p>5 zone board. As of right, that's a T6-8 zoned. And</p> <p>6 so as of right, we can build what we have designed.</p> <p>7 We don't foresee an issue at PZAB, but you never</p> <p>8 know. So from there we will be going to commission</p> <p>9 for approval for the project. And sometimes, you</p> <p>10 know, you don't win all of them, and that's okay.</p> <p>11 We've presenting the best project we can.</p> <p>12 I will tell you, as I've told them before and</p> <p>13 I've told the community, if it's not here, it will</p> <p>14 be a very hard place for us to build anything,</p> <p>15 because there is not a lot of land, and the land is</p> <p>16 very expensive. And we're trying to address an</p> <p>17 issue that they've had for a very long time. The</p> <p>18 businesses in that area are suffering because they</p> <p>19 don't have a lot of space for their workers and/or</p> <p>20 their visitors to come.</p> <p>21 So, you know, I'm hoping that we have a lot</p> <p>22 more members from the public that show up at</p> <p>23 commission and PZAB to speak in favor of this</p> <p>24 project. We did. The community meeting was very</p> <p>25 packed with people, and I thought the commissioner</p> |
| <p>31</p> <p>1 did a very good job in allowing everyone to speak.</p> <p>2 And I think we had a pretty positive outcome from</p> <p>3 that meeting. So as much as I want to do this</p> <p>4 project, I don't know where we'll be on it until we</p> <p>5 pass commission. So I wanted to let you know what</p> <p>6 that update was.</p> <p>7 I don't know if you have any questions for me?</p> <p>8 You want to do the City of Doral?</p> <p>9 MR. DIAZ: Sure.</p> <p>10 Real quick. So real updates on City of Doral.</p> <p>11 It's going smoothly. We continue to give them</p> <p>12 advice on where they can add more spaces, so they</p> <p>13 added a whole eight more spaces to their inventory.</p> <p>14 But, again, we tried to push the growth because we</p> <p>15 see the opportunity for them to add more paid</p> <p>16 programs.</p> <p>17 The residents -- not residential. The permit</p> <p>18 program is also -- continues to uptick. Not a lot,</p> <p>19 but we have, you know, some areas in PayByPhone</p> <p>20 where residents are parking in the PayByPhone area,</p> <p>21 but they are residents, so they pay for the monthly</p> <p>22 permit. The commercial program as well has kicked</p> <p>23 off. I think we have 29 permits there. And then</p> <p>24 there's a student permit as well. And that one, I</p> <p>25 believe, has 14 or 15.</p> | <p>32</p> <p>1 So all and all, it's going well. We still</p> <p>2 help -- you know, customer service helps when they</p> <p>3 want to register for PayByPhone, or when they want</p> <p>4 to register for a permit, because sometimes it's</p> <p>5 just some people just need help. So we're doing a</p> <p>6 good job there. Other than that, there's no issue</p> <p>7 in Doral.</p> <p>8 MR. JELKE: Question. The goal on the report,</p> <p>9 the customer service communication goals, are those</p> <p>10 changed, updated, or is that just the same goals</p> <p>11 from when we started the kickoff?</p> <p>12 MR. DIAZ: Yeah. So the reason that has not</p> <p>13 really changed is because, in the beginning, we</p> <p>14 were the voice, and we tried to help Doral with the</p> <p>15 marketing campaign and all of that, and then they</p> <p>16 decided to take that on themselves. So they kind</p> <p>17 of do it on their own where we try to give them</p> <p>18 input and advice, but they kind of took that over.</p> <p>19 So that's why you don't see the change, because</p> <p>20 they kind of manage it themselves.</p> <p>21 MR. JELKE: So, yeah, I don't think you need</p> <p>22 to have it on there.</p> <p>23 MS. ARGUDIN: Yeah. We'll take it off.</p> <p>24 MR. JELKE: Okay. Great.</p> <p>25 MS. ARGUDIN: Other than that, we are -- you</p> |

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| <p>1 know, the playhouse is something that we 2 continuously try to work on. I'm hoping that the 3 County can get somewhere. You know, they lost the 4 appeal. The City, meaning the -- not the City. 5 The plaintiffs lost the appeal. And so I know that 6 now they can probably re- -- put another appeal in, 7 right? Appeal the results of the -- 8 MR. GALDOS: Which it goes on and on and stuck 9 in litigation. 10 MS. ARGUDIN: Right. So we are -- you know, 11 Commissioner Pardo, I had a meeting with him to 12 discuss the project. I know that he has had 13 conversations with Commissioner Regalado from the 14 County who is now a commissioner of that district. 15 And, you know, he's focused on our portion which is 16 the garage. It's something that we want to take a 17 look again. It hasn't been designed or we haven't 18 looked at the design in 10 years. 19 So we want to see what the highest and best 20 use is for that garage and what it will look like, 21 and while embedding, you know, some of the things 22 that the commissioner wanted to put in that garage 23 as well. So I just want to be ready to go when the 24 time comes. I will keep the hope that before all 25 of us retire, that we will see something going on</p> | <p>33 1 there. 2 And, you know, I like to talk about it, and I 3 like to talk about it with the commissioner, and 4 that he's on board and we have his support. We 5 need all the support that we can get. I think 6 that's also a great community project for us and 7 for Coconut Grove that really needs it as it 8 continues to grow. So I hope to bring you some 9 positive information on that as the months come. 10 That's it. 11 MR. JELKE: The county parks graphic on here. 12 Is that 24 number just January? 13 MR. DIAZ: Yes. Yes. 14 MR. JELKE: So it's one month. 15 MR. DIAZ: By year, yeah. 16 MR. JELKE: Thanks. 17 MR. DIAZ: Every month that number will go up. 18 MR. JELKE: I hope. 19 CHAIRPERSON REYES: Anything else? 20 Motion to adjourn? 21 MS. SOLIMAN: Actually, may I have a point of 22 privilege? I just wanted to advise that there was 23 no appeal regarding that ticket -- 24 CHAIRPERSON REYES: Oh, great. 25 MS. SOLIMAN: -- so it seems like it's</p> |
| <p>35 1 resolved. 2 CHAIRPERSON REYES: Done. Thank you for 3 following up. 4 MS. SOLIMAN: Of course. 5 MR. JELKE: I move to adjourn. 6 MR. WILMOTH: Second. 7 MR. CASSEL: So moved. 8 CHAIRPERSON REYES: Thank you, everyone. 9 MR. JELKE: Aye. 10 MR. WILMOTH: Aye. 11 CHAIRPERSON REYES: Oh, I'm sorry. Everyone 12 is in favor of adjournment. 13 (Thereupon, the meeting was adjourned at 14 8:43 a.m.) 15 16 17 18 19 20 21 22 23 24 25</p> | <p>36 1 CERTIFICATE 2 3 THE STATE OF FLORIDA 4 COUNTY OF MIAMI-DADE 5 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 25th day of March, 2024, Miami-Dade 16 County, Florida. 17 18 19  20 Julia Y. Alfonso, RPR, FPR-C 21 22 23 24 25</p> |



TO: Honorable Members of the Off-Street Parking Board

FROM: Jami Reyes, Honorable Chairperson of the Off-Street Parking Board

SUBJECT: Chief Executive Officer Updated Employment Agreement

DATE: April 10, 2024

A handwritten signature in black ink, appearing to read 'Jami Reyes', is positioned to the right of the 'FROM' line.

In accordance with the current employment agreement ("Employment Agreement") for the Miami Parking Authority's Chief Executive Officer ("CEO"), the Chairperson is authorized to conduct a preliminary performance review of the CEO to be presented to this Board for its consideration. A copy of the aforementioned performance review is attached hereto as "Exhibit A".

Pursuant to Section 10 of the Employment Agreement, I respectfully submit to your attention the proposed updated Employment Agreement (attached hereto as "Exhibit B") containing fair and reasonable terms proffered after four years of impeccable service to this agency by the CEO.

In accordance with the authority vested in this Board under Section 23, City of Miami Charter, and as validated by the attached performance review, I respectfully request the Board's vote of approval for the CEO's Employment Agreement, in substantially the attached form, with an effective date of February 24, 2024.



MPA Chief Executive Officer Evaluation Form

| <u>ADMINISTRATION</u> | <u>Performance (1-5)</u> (1-lowest 5-Highest) | <u>Comments</u> |
|---------------------------------|--|---|
| Long-term planning | 5 | Alex spearheads a Strategic Planning committee tasked to forecast future trends to adapt to changes and remain viable and competitive while achieving long-term goals. |
| Budgeting/Fiscal Responsibility | 5 | <ul style="list-style-type: none"> Operating revenues increased by 22% from 2019-2023. Fitch Ratings upgraded MPA revenue funds from A to A+. IPMI awarded MPA with APO with Distinction. Annually awarded for Outstanding Achievement for PAFR. |
| Problem Solving/Decision Making | 5 | <p>Alex thinks first before reacting. She has developed the ability to find solutions that will benefit the Authority and our partners.</p> <p>Example: Traffic congestion and inadequate mobility around loanDepot Park. To address this issue, MPA engaged with several vendors to create the Freeflow Parking technology, which has reduced the ballpark's ingress time by 50%. This is one of several examples.</p> |
| Staff management | 5 | Alex provides strategic vision and direction. She motivates the staff to foster a culture of collaboration and a can-do spirit. She inspires the staff to seek solutions and look into the future. She dedicates time to functional reviews, staff engagement, customer relations, and crisis prevention. |
| Organization skills | 5 | She seeks expert insights and counsel on current and future topics such as digital transformation, resilience, growth, and professional development. Alex isn't afraid or too proud to ask for help. |
| Project Management | 5 | Alex is ethical and decisive and communicates her vision clearly. She is growth-driven, innovative, open to new concepts and ideas, and collaborative. |
| Goal Setting/Follow Through | 5 | <p>Alex sets attainable goals and motivates herself and her staff to reach them.</p> <p>Example: one of her goals in 2019 was to increase the adoption rate of PBP to about 90%. In 2020, MPA reached the highest PBP utilization for a municipal organization in North America, with \$22 million in parking revenues and a record 95% adoption rate. In 2024, the adoption rate is approximately 98%.</p> |

| INTERPERSONAL | Performance (1-5) (1-lowest 5-Highest) 5 | Comments |
|------------------------|--|--|
| | | Alex is task-oriented and people-oriented, a formidable combination that is rare to find. While she understands the operational aspects of the business, she goes further by having problem-solving skills, building relationships and collaborations with key individuals and organizations, speaking with clarity and conviction, and elevating the organization's profile. |
| Staff Communication | 5 | Internally, Alex communicates her vision, goals, and strategic direction clearly and decisively. She engages staff in collaborative dialogue to build trust and loyalty. Further, Alex seeks input and a full range of ideas. |
| Board Communication | 5 | <p>Alex keeps the Board informed of necessary policy actions during monthly briefings and at any time deemed appropriate. She briefs the Board about issues of the day, news, and information as they evolve, and she follows the Board's direction to carry out its actions and decisions in the interest of the organization and stakeholders alike.</p> <p>Alex maintains one-on-one communication with the Board Chair to ensure proper information flow regarding the Authority and/or the City.</p> |
| External Communication | 5 | <p>Publicly, Alex has redefined the brand perception of MPA by distilling its transformation from a strict parking operation to a multidisciplinary organization that thrives on being an industry trailblazer. She has enhanced the visibility, credibility, and social value of the authority in the community, among her peers, the media, and multiple stakeholders through public appearances, panel discussions, event participation, and keynote addresses where she articulates the authority's vision, mission, and message. She is MPA's spokesperson, publicly setting the tone for a modern leader's essence.</p> <p>Beginning in June 2024, Alex will further elevate the MPA brand nationally and globally when she becomes Chair of the International Parking and Mobility Institute.</p> |
| Collaboration | 5 | Alex fosters a collaborative environment by having an approachable, cross-functional relationship with her direct reports and others in the organization. She shares information and motivates staff to pursue leading-edge initiatives that harness the power of innovation and creativity. |
| Gives feedback well | 5 | She communicates feedback on the results of projects, initiatives, and programs led by staff. |
| Receives feedback well | 5 | She, in turn, encourages feedback on tasks and projects she has assigned. |

| <u>LEADERSHIP</u> | <u>Performance (1-5)</u> (1-lowest 5-Highest) | <u>Comments</u> |
|--------------------------|---|--|
| Integrity/Ethics | 5 | It isn't easy to evaluate something as intangible as integrity or ethics. Nonetheless, Alex has performed her duties as CEO with the highest degree of honesty, sincerity, trustworthiness, and fairness. She has also fostered a culture of integrity in the organization, which is demonstrated by the transparency and accountability of the authority's staff. Because of her straightforwardness and consistency of behavior, she has earned the trust and respect of the Board, staff, and community. |
| Vision | 5 | In the short four years of Alex's tenure as CEO, she has crystallized a farsighted vision. Cities are growing and changing considerably, and today's technology will become obsolete tomorrow. Moreover, she has spearheaded new and emerging technologies and initiatives to impact future generations positively. Some of these include strategic public-private partnerships that benefit the community by building much-needed housing, an expanded parking footprint, and developments near transit-oriented communities to enhance connectivity and mobility. She also integrated several smart-city digital technologies to balance the demand for the curb (Automotus, Populous, Clevercity). She adopted Freebee as a micromobility option to connect downtown Miami and Coconut Grove communities. |
| Strategic Thought | 5 | Alex's strategic thinking skills are demonstrated by her ability to deal with today's needs while anticipating future trends and demands in a rapidly evolving environment. The ability to foresee, make well-thought-out decisions, and align them to the public interest is a vital trait of a strategic-thinking CEO. Putting those skills into practice has defined Alex's tenure as CEO. |
| Empowerment | 5 | Alex has empowered the MPA staff by encouraging them to join professional associations, get involved in community organizations, and pursue development courses to expand their skills and abilities. She has also been empowered by being appointed to leadership positions in several business, professional, and civic groups and associations. |
| Self-Evaluation | 5 | The CEO's self-evaluation is predicated on achieving the goals set at the start of the fiscal year. Given the rapid development of today's business environment, it is critical to measure the goals set and achieved in the past four years and the new ones she has identified, which will encompass emerging technologies, expanded parking footprints, and other complementary uses. |

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| Self-Development | 5 | Alex's curiosity and desire to learn and challenge herself professionally are testaments to her success as CEO and the combined accomplishments of her team. These abilities have propelled her to achieve the chairmanship of the world's largest parking and mobility trade association. As a top-notch professional, she has shown keen interest in attending to her personal development. As a result, she is highly coveted as an industry panelist, speaker, and contributor to professional publications. |
| Team Building | 5 | She motivates her direct reports to work collaboratively to achieve a common goal. This mindset fosters problem-solving, critical thinking, and creative skills in team members. |

| <u>INDIVIDUAL COMPETENCE</u> | <u>Performance (1-5)</u> (1-lowest 5-Highest) | <u>Comments</u> |
|-------------------------------------|---|---|
| Innovation | 5 | Alex has excelled in building a dynamic, agile work environment that has inspired the authority's team to adopt new pilot projects that stay ahead of trends and innovations and address needs and demands before they become mainstream. Under her leadership, the team has piloted several integrated technologies and products that have delivered efficiencies and benefited the community. |
| Professionalism | 5 | Alex manages with conviction, high ethical standards, trustworthiness, loyalty, integrity, consistency, and a legitimate demeanor. |
| Credibility | 5 | Organizations and associations actively encourage Alex to accept appointments and participate in conferences and other events, which reflects her credibility as a serious-minded, intelligent, competent, skilled, and qualified individual. That allure also seeps into MPA's reputation as a well-run, efficient, and reliable organization. |
| Flexibility | 5 | Alex has demonstrated flexibility, skill, and agility in changing courses of action when initiatives are not performing as expected, or projects are delayed or terminated because of issues outside her or the organization's control. Innovation requires CEOs to recalibrate and renew to meet goals and expectations. |
| Effort and Initiative | 5 | An accomplished CEO balances the qualities of a good leader and a compassionate member of society. Alex has developed a vision that has driven performance and benefited society. She has implemented a robust corporate social responsibility program that has contributed to the economic prosperity and social vitality of the public she serves. |

What were the CEO's performance highlights in the past year?

In the past year, Alex has initiated a series of innovative actions that are cementing MPA's reputation as a multidisciplinary organization that leads the industry in public-private (M Tower, College Station, and MiMo mixed-use developments) and public-to-public (Doral parking management) partnerships, digital transformation of the curb and micromobility adoption to connect the community.

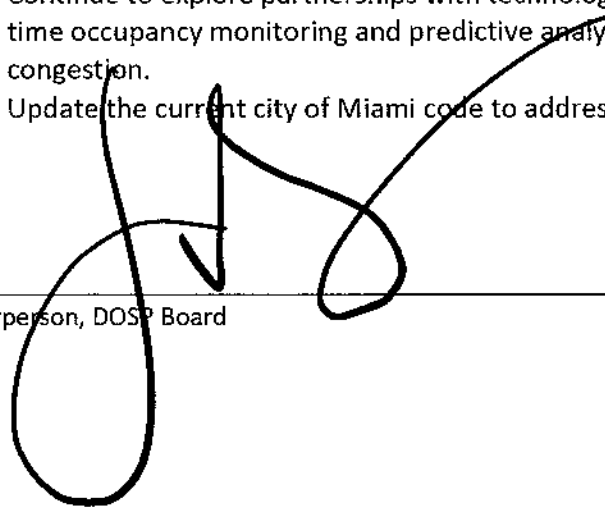
What could have been most improved regarding the CEO's performance in the past year?

Alex has performed beyond Board expectations. While her overall performance is outstanding, and no areas of improvement are recommended, as chairperson of the Board, we recognize that she manages a relatively small organization in the context of the volume of work it generates. As such, anticipating an increased workload, we recommend that she pace herself and prioritize her time, effort, and energy.

What are the CEO's performance goals for next year?

Alex and I have discussed her goals for the upcoming year, which will include:

- Continue to expand MPA's parking operations to the municipalities that need the authority's expertise.
- Explore areas throughout the city where MPA has a minimal presence and where there are great opportunities to support the community's quality of life with appropriate public-private partnership developments. These projects can assist in unlocking development opportunities in an area where affordable housing and mixed-use projects are much needed for a community to grow and thrive.
- Continue to foster community relationships to address parking needs and provide excellent customer service.
- Continue to explore partnerships with technology firms to integrate smart parking solutions, including real-time occupancy monitoring and predictive analytics, to manage parking resources better and reduce congestion.
- Update the current city of Miami code to address the public's parking needs as the city's population grows.



Chairperson, DOSP Board

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT (“Agreement”) entered into at Miami-Dade County, Florida, this ____ day of _____, 2024 (but effective as of February 24, 2024, the “Effective Date”), by and between the **MIAMI PARKING AUTHORITY OF THE CITY OF MIAMI**, an agency and instrumentality of the City of Miami, Florida, hereinafter referred to as “Employer”, and **ALEJANDRA ARGUDIN**, hereinafter referred to as “Employee”.

WITNESSETH:

WHEREAS, Employer is engaged in the development and operation of parking facilities and other diversified enterprises, hereinafter called “Employer’s Business”; and

WHEREAS, Employee has over thirteen years of managerial experience in Employer’s Business including, but not limited to, administration, personnel, planning, organizational development, finance, and marketing; and

WHEREAS, Employer desires to employ Employee as Chief Executive Officer of Employer, and Employee desires to accept such employment under the terms and conditions hereinafter set forth below.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Employment Term:

Employer hereby employs Employee for the purpose of rendering, on behalf of Employer, services as the Chief Executive Officer of Employer (“CEO”). In such capacity, Employee shall be responsible and have decision making authority over all the various aspects of Employer’s day to day business and shall report to Employer’s Board as to the status of Employee’s duties hereunder. Employment hereunder shall commence as of the Effective Date first shown above and shall continue at the will of Employer, in accordance with Section 23(e) of the City of Miami Charter.

Employer expressly agrees that Employee has provided good and valuable consideration for this Agreement and that it is an enforceable “term” agreement.

2. Compensation and Benefits:

(a) Employer shall pay Employee an annual gross salary (minus standard deductions for items such as Social Security and withholding Taxes) during the term of her employment in an amount not less than two hundred seventy-nine thousand, six-hundred dollars (\$279,600.00). Employer shall increase the gross salary by 5% each fiscal year, commencing October 1, 2024, and thereafter, payable on a twenty-six (26) pay-period schedule.

(b) Employer shall pay Employee's Contribution to Employer's retirement plan which contribution shall be equal to six and one-half percent (6.5%) of Employee's annual gross cash compensation as noted in 2(a) above. Such payments shall be made on a twenty-six (26) pay period schedule, coincident with Employee's receipt of salary. Such payment shall be subject to applicable federal and state taxes.

(c) Employer shall pay (or reimburse Employee) for reasonable business-related accountable expenses which expenses will be reviewed by the Board member who serves as Chairperson for the Employer. The exception to this will be out of town travel expenses which should be reasonable and also will be approved by the Board member who is the Chairperson for the Employer.

(d) Employee shall receive a vehicle allowance in the amount of eight hundred dollars (\$800.00). In lieu of the vehicle allowance, Employee shall have the option to be provided with a vehicle that is purchased, owned and maintained by Employer, and shall have use of the Employer's credit card for the gasoline consumption of such vehicle. Said option may be exercised by the Employee at any time in writing, subject to the approval of the Employer. Upon separation of employment, with or without cause, Employee shall have the right to purchase said vehicle from Employer at the then current book value.

(e) The Employer will provide the Employee, and her dependents, with health care insurance equal to or comparable to that offered to City of Miami employees.

(f) As additional compensation, Employer will add to Employee's base pay (as defined in 2(a) above) 31.6% to adjust her base pay for retirement plan purposes only. The calculation of Employee's retirement benefit shall include this 31.6% adjustment to base pay, beginning with the Effective Date of this Agreement, to the extent permitted by law and the Department of Off-Street Parking Retirement Plan and Trust. This adjustment to Employee's retirement pay will not affect Employee's regular current pay.

(g) As additional compensation, Employer will contribute twenty-three thousand dollars (\$23,000.00) annually into the IRC 457 Deferred Compensation Plan ("IRC"), or otherwise the maximum amount allowed by the IRC. In the event the contributions allowed by the Internal Revenue Service are increased during the term hereof, the Employer shall increase its contribution to equal the new maximum amount allowed, including any catch-up contributions to which the Employee may be entitled to. This additional compensation shall be made on a twenty-six (26) pay period schedule, coincident with Employee's receipt of salary.

3. Duty to Perform Services:

Employee shall devote her full business time and attention to the rendition of her described duties and responsibilities on behalf of Employer and shall exert her best efforts in the rendition of such services. Employee shall be required to work no less than forty (40) hours per week, exclusive of vacations, holidays, and sick days, during the term of this Agreement and be accessible by phone to Board members at all times. Employee may be required to travel on behalf of Employer. Some consulting activity shall not be deemed to violate this paragraph, so long as such activity does not require her devotion of significant time or effort by Employee and is not in conflict with Employer or Employer's Business. Any consulting activity shall receive prior approval by Employer.

4. Vacations:

Employee shall be entitled to thirty (30) business days of vacation time excluding Saturdays, Sundays and legal holidays during each year of employment, at such time as shall be mutually agreed upon between Employee and Employer. Employee shall continue to receive her salary and benefits during such times as he may be on vacation. Employee's unused vacation shall accumulate from year to year.

Upon termination of this Agreement, unused vacation shall be paid to Employee at her then current rate, (at her option) either by: i) a payment of a lump-sum cash amount; or ii) by two (2) equal noninterest bearing payments, the first made at the time of termination and the other payment made at the commencement date of the subsequent calendar year.

5. Additional Insurance Coverage:

Employee will have the right to secure additional life and/or disability insurance coverage provided such expense for the insurance premiums do not exceed five thousand dollars (\$5,000.00) annually.

6. Sick Leave:

Employee shall be entitled to accrue forty-five (45) working days of sick leave with pay per calendar year. Unused sick leave with pay is automatically cumulative from year to year. At the time of termination of this Agreement, employee shall receive a cash payment equal to seventy five (75%) of her unused accumulated sick leave. All other provisions of the Employer's sick leave policy will apply.

7. Administrative Leave:

Employee shall be entitled to twenty (20) days administrative leave with pay per calendar year. Unused administrative leave with pay is automatically cumulative from year to year.

8. Death or Incapacity:

In the event Employee dies during the term of this Agreement, Employer immediately shall pay to Employee's designated beneficiaries any salary and/or benefits accrued, including the payout of the accrued vacation and sick leave balance as stipulated in Sections 4 and 6 respectively, which is accrued and unpaid as of the date of her death.

9. Termination of Employment:

(a) Employee's employment hereunder may be immediately terminated by Employer for "cause" without further compensation. The term "cause", as used herein, shall mean the following:

- (i) Employee having been convicted of a felony;
- (ii) Employee having been convicted of any crime involving moral turpitude; or

- (iii) Employee failing to discharge her duties hereunder due to her intentional misconduct, her willful breach of the terms hereto, or her habitual neglect of her duties hereunder.

Disputes related to 8(a)(iii) will be referred to arbitration in accordance with the American Arbitration Association rules and guidelines, with costs and legal fees born by Employer.

(b) In the event that Employer deems that Employee has failed to discharge her duties under the Agreement as provided at 8(a)(iii), Employer will notify Employee of such an event and Employee has fifteen (15) days after receipt of such notice to cure, if possible, any such event.

(c) Employer may also terminate Employee's employment hereunder without cause by giving Employee at least sixty (60) days prior written notice. In the event notice of such termination is given by Employer anytime during the Agreement period, in a lump-sum payment, Employee shall receive the equivalent of twenty (20) weeks as per Section 215.425(4)(a), Florida Statutes, as amended from time to time, as severance pay in addition to all other benefits accrued and as described in this Agreement. In the event Section 215.425(4)(a), Florida Statutes, is amended reflecting an increase to the allowable severance amount, this Agreement shall conform with the allowable statutory increase as of the effective date of the statutory amendment.

(d) Pursuant to Section 215.425(4)(b), Florida Statutes, as amended from time to time, Employee shall have the right to terminate this Agreement upon: (i) a breach of the terms hereof by Employer on ten (10) days prior written notice to Employer or, (ii) for no stated reason upon thirty (30) days written notice. In either of these situations, Employee's salary and all benefits described in this document will be provided on a pro-rata basis.

(e) Employee may receive severance pay that is not provided for herein if the severance pay represents the settlement of an employment dispute. Such severance pay may not exceed an amount greater than six (6) weeks of compensation. The settlement may not include provisions that limit the ability of any party to the settlement to discuss the dispute or settlement.

(f) Employee shall not be entitled to severance pay if Employee has been fired for misconduct, as defined in Section 443.036(29), Florida Statutes, as amended from time to time.

10. Annual Review:

On an annual basis, prior to the Agreement anniversary date, Employer's Chairperson shall conduct a preliminary performance review of the Employee, to be presented to the Employer's Board for approval no later than thirty (30) days after the completion of the performance review, or within a reasonable period of time thereafter.

11. Severability:

The invalidity or unenforceability of any provision hereof shall in no way affect the validity or enforceability of any other provisions.

12. Amendments:

This Agreement may not be modified or amended except in writing and executed by all of the parties hereto. The conduct of the parties without such a written amendment shall in no event constitute a modification of the terms hereof.

13. Notices:

Any notice required or desired to be given under this Agreement shall be given in writing, sent by certified mail, return receipt requested, to Employee's last known residence in the case of Employee, or to Employer's principal place of business, in case of Employer.

14. Binding Affect:

This Agreement is binding upon and inures to the benefit of Employer, its representatives, successors and assigns and to Employee, her heirs, representatives, successors, and assigns. Employer and Employee agree to execute any instruments and to perform any acts which are or may become necessary to effectuate this Agreement and to fulfill its terms.

15. Applicable Law and Venue:

This document shall be constructed for all purposes as a Florida document and shall be interpreted and enforced in accordance with the laws of the State of Florida. All lawsuits or other proceedings related to this Agreement, or the transactions herein described shall be commenced and held in Miami-Dade County, Florida.

16. Indemnification:

Employer shall defend, hold harmless and indemnify Employee against any tort, professional liability claim, or demand or any and all other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties. Employer will litigate, compromise, or settle any such claim or suit and pay the amount of any settlement or judgment rendered. Employer, or its insurance carrier, will provide legal representation for Employee acceptable to the Employee, for any and all claims, proceedings, or lawsuits, whether groundless or otherwise, related to or arising out of Employee's affiliation with Employer. Nothing, however, is intended to provide indemnification for any act of the Employee which is held by a court of competent jurisdiction to constitute a crime under the laws of the State of Florida or the United States. This indemnification shall survive the termination, cancellation, or expiration of this Agreement.

(The remainder of this page is intentionally left blank)

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

WITNESSES:

By: _____

Print Name: _____

EMPLOYER:

THE MIAMI PARKING AUTHORITY OF
THE CITY OF MIAMI, an agency and
instrumentality of the City of Miami, Florida

By: _____

Print Name: _____
Title: Chairperson of the Board

EMPLOYEE:

By: _____

Print Name: _____

By: _____

Print Name: Alejandra Argudin
Title: Chief Executive Officer

APPROVED AS TO FORM
AND CORRECTNESS:

Victoria Mendez
City Attorney

Operations Report

February, 2024

ON-STREET

| | (Actuals) | (Budget) |
|--|-------------|-------------|
| On-Street Revenue | \$3,202,482 | \$3,441,831 |
| Total Number of PAD's: | 102 | |
| Total Number of On-Street Spaces Citywide: | 12,529 | |

PAY BY PHONE

| <u>Revenue</u> | <u>Transactions</u> |
|----------------------------|---------------------|
| \$3,351,240 | 776,907 |
| % of Revenue from PBP: 98% | |

ENFORCEMENT

Total number of citations issued: 17,092
Revenue generated for the City of Miami: \$376,628
Revenue generated for Miami-Dade County: \$198,812

OFF-STREET

| | (Actuals) | (Budget) |
|-----------------|-----------|-----------|
| Parking Garages | \$864,088 | \$435,122 |
| Parking Lots | \$901,279 | \$835,440 |

| Facilities | Monthly Customers | Transient Customers |
|------------|-------------------|---------------------|
| Garage 1 | 844 | 15,763 |
| Garage 3 | 1,231 | 15,928 |
| Garage 4 | 1,254 | 9,286 |
| Garage 5 | 371 | 11,565 |
| Garage 9 | 175 | |
| Lots | 1,781 | |

PERMANENT METER REMOVAL

| | FY 23-24 (# of Spaces) |
|------------------------------|---------------------------|
| Private | 11 |
| City of Miami | |
| FDOT/County | |
| Upcoming Removals (Estimate) | |
| <u>TOTAL</u> | 11 |

Number of Garages managed/owned by MPA: 5
Number of Lots managed/owned by MPA: 52
Numbers do not reflect garages or lots at Marlins Park, JHS or PARKS

CITY OF DORAL

KEY PERFORMANCE INDICATORS

Operations

Revenues

Goal: \$630,000 in the first Ten months
Actual: \$683,582 in the first Ten months
 Percentage over or under projected goal: (9%)

DORAL REVENUE

| Month | Gross Revenue | MoM Reve Incre | Rev Benchmark | Rev vs. Benchmark |
|-----------|---------------|----------------|---------------|-------------------|
| May | \$1,192 | | \$70,000 | -98% |
| June | \$51,200 | 4195% | \$70,000 | -27% |
| July | \$66,932 | 31% | \$70,000 | -4% |
| August | \$74,786 | 12% | \$70,000 | 7% |
| September | \$77,002 | 3% | \$70,000 | 10% |
| October | \$83,128 | 8% | \$70,000 | 19% |
| November | \$74,478 | -10% | \$70,000 | 6% |
| December | \$87,661 | 18% | \$70,000 | 25% |
| January | \$82,629 | -6% | \$70,000 | 18% |
| Feburary | \$84,574 | 2% | \$70,000 | 21% |

Citations

Projected: 2,400 per month
Actual: 1,587 per month (February)

Monthly Permits Activation (updated 3/25/2024)

| FacilityCode | Product Type | Capacity | Used | PercentUsed |
|--------------------|-------------------|----------|------|-------------|
| 43010 | Commercial Parker | 15 | 13 | 87% |
| 43011 | Commercial Parker | 30 | 31 | 103% |
| 43013 | Monthly Parker | 25 | 18 | 72% |
| 43014 | Monthly Parker | 5 | 1 | 20% |
| 43015 | Monthly Parker | 15 | 2 | 13% |
| 43016 | Monthly Parker | 15 | 0 | 0 |
| 43017 | Monthly Parker | 19 | 0 | 0 |
| 43018 | Monthly Parker | 10 | 1 | 10% |
| 43012 | Student Parker | 7 | 1 | 14% |
| 43019 | Student Parker | 40 | 15 | 38% |
| Total Permit Count | | 181 | 82 | 45% |

Customer Service

- Goal:** Minimize the number of inquiries and complaints by deploying goodwill ambassadors on the streets of Doral before and during the program kickoff.
- Actual:** An approximate number of inquiries from the Command Center and customer service were received
- Calls from command center 785
 - Calls from customer service 605

MIAMI DADE COUNTY PARKS

Improving revenue year over year for Miami Dade County Parks (MDCP) is an important KPI. The parks bounced back after the initial impact of COVID-19. Weather conditions and dedicated enforcement are indeed significant factors that can affect park revenue.

Improve Efficiency

Goal: Reduce hardware

Actual: Reduced pay station inventory from 53 to 2. Two remain in Homestead Bayfront Park because of connectivity issues with certain cell phone providers.

Revenue

Goal: Improve revenue

Actual: Revenue has increased year over year post covid (2021-2023)

- Revenue recovered after initial impact of COVID 19
- Weather conditions affect revenue in a negative manner.
- Enforcement keeps compliance via the issuance of citations.
- Revenue and Citation data for 2024 is through February of the calendar year.

| Year | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|----------------|-------------|-------------|-------------|-------------|-------------|-------------|---------------|
| MDCP Rev | \$5,253,942 | \$4,603,638 | \$2,863,362 | \$4,896,947 | \$6,123,274 | \$7,191,874 | \$ 959,558.00 |
| MDCP Citations | 18,454 | 6,356 | 3,259 | 11,145 | 36,957 | 24,108 | 5,832 |