

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, JUNE 4, 2025

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

WEDNESDAY, JUNE 4, 2025

8:00 A. M.

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

June 4, 2025

8:00 a.m.

40 N.W. 3rd St., Suite 1103

1. April 2025 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 "A. Argudin", is written over the "FROM:" line.

SUBJECT: Financial Summaries For the Period April 30, 2025

DATE: June 4, 2025

The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended April 30, 2025.

AA:md

Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Seven Months ended April 30, 2025

Page 1

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue	38,175,980	36,988,887	35,760,957	2,415,023	6.8	1,187,093	3.2
Direct Operating Expenses	16,878,127	16,446,921	15,879,419	(998,708)	(6.3)	(431,206)	(2.6)
Operating Results	21,297,853	20,541,966	19,881,538	1,416,315	7.1	755,887	3.7
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(1,897,187)	(2,275,000)	(2,310,986)	413,799	17.9	377,813	16.6
Interest Income	1,127,153	93,331	998,177	128,976	(12.9)	1,033,822	(1,107.7)
Lower of Cost of Market - Investments	52,182	-	216,833	(164,651)	75.9	52,182	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	39.0	135,759	-
Interest Expense Net of Interest Income	(780,973)	(780,969)	(838,431)	57,458	6.9	(4)	(0.0)
Net Revenue In Excess of Expenses	19,934,787	17,579,328	18,169,716	1,765,071	9.7	2,355,459	13.4

The above summary represents the financial performance of the agency for the (7) months ended April 30, 2025 based on the reporting requirements of Ordinance No. 11719.


ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER


MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Month Ended April 30, 2025

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	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue	5,638,817	4,899,124	5,217,182	421,635	8.1	739,693	15.1
Direct Operating Expenses	2,538,541	2,248,992	2,383,116	(155,425)	(6.5)	(289,549)	(12.9)
Operating Results	3,100,276	2,650,132	2,834,066	266,210	9.4	450,144	17.0
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(265,531)	(325,000)	(320,197)	54,666	(17.1)	59,469	18.3
Interest Income	242,422	13,333	148,605	93,817	63.1	229,089	(1,718.2)
Lower of Cost of Market - Investments	75,025	-	(110,024)	185,049	(168.2)	75,025	-
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	(0.0)
Net Revenue In Excess of Expenses	3,040,624	2,226,898	2,493,904	546,720	21.9	813,726	36.5

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Seven Months ended April 30, 2025

Page 3

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue							
Off-Street Facilities	4,426,980	4,529,984	4,124,334	302,646	7.3	(103,004)	(2.3)
Parking Lots	6,942,256	6,947,216	6,842,435	99,821	1.5	(4,960)	(0.1)
On-Street	25,230,899	24,214,391	23,334,089	1,896,810	8.1	1,016,508	4.2
Management Fees	809,246	597,296	679,377	129,869	19.1	211,950	35.5
Other	766,598	700,000	780,723	(14,125)	(1.8)	66,598	9.5
Total Operating Revenue	38,175,979	36,988,887	35,760,958	2,415,021	6.8	1,187,092	3.2
Operating Expenses							
Salaries, Wages & Fringe Benefits	6,558,008	6,674,878	5,970,982	(587,026)	(9.8)	116,870	1.8
Repairs, Maintenance, Cleaning & Landscape	1,401,968	1,383,998	1,448,994	47,026	3.2	(17,970)	(1.3)
Security	1,039,974	1,169,386	1,045,647	5,673	0.5	129,412	11.1
Utilities	467,989	386,268	398,629	(69,360)	(17.4)	(81,721)	(21.2)
Insurance	1,000,087	778,407	860,676	(139,411)	(16.2)	(221,680)	(28.5)
Rental - Building/Land/Auto	276,631	289,041	199,061	(77,570)	(39.0)	12,410	4.3
Assessment Expenses	566,231	564,487	468,643	(97,588)	(20.8)	(1,744)	(0.3)
Revenue Sharing	1,750,384	1,678,614	1,651,225	(99,159)	(6.0)	(71,770)	(4.3)
Parking Meter Parts & Installation	22,405	59,805	226,434	204,029	90.1	37,400	62.5
Professional - Audit	79,282	103,145	79,282	-	-	23,863	23.1
Professional - Legal Services	68,614	68,621	68,614	-	-	7	0.0
Professional - Other	478,347	445,677	429,742	(48,605)	(11.3)	(32,670)	(7.3)
Professional - Pay and Display Fees	68,742	73,206	39,484	(29,258)	(74.1)	4,464	6.1
Bank Charges	1,954,605	1,834,843	1,827,189	(127,416)	(7.0)	(119,762)	(6.5)
Supplies & Miscellaneous	458,002	304,346	368,037	(89,965)	(24.4)	(153,656)	(50.5)
Other Expenses	247,861	167,511	250,675	2,814	1.1	(80,350)	(48.0)
Advertising & Promotion	438,997	464,688	546,106	107,109	19.6	25,691	5.5
Total Operating Expenses	16,878,127	16,446,921	15,879,420	(998,707)	(6.3)	(431,206)	(2.6)
Operating Results Before Depr & Amort	21,297,852	20,541,966	19,881,538	1,416,314	7.1	755,886	3.7
Depreciation & Amortization	(1,897,187)	(2,275,000)	(2,310,986)	413,799	17.9	377,813	16.6
Operating Results	19,400,665	18,266,966	17,570,552	1,830,113	10.4	1,133,699	6.2
Non-Operating Revenues (Expenses):							
Interest Income	1,127,153	93,331	998,177	128,976	12.9	1,033,822	1,107.7
Lower of Cost of Market - Investments	52,182	-	216,833	(164,651)	(75.9)	52,182	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	(39.0)	135,759	-
Interest Expense Net of Interest Income	(780,973)	(780,969)	(838,431)	57,458	(6.9)	(4)	0.0
Total Non-Operating	534,121	(687,638)	599,164	(65,043)	(10.9)	1,221,759	(177.7)
Net Revenue In Excess of Expenses	19,934,786	17,579,328	18,169,716	1,765,070	9.7	2,355,458	13.4

MIAMI PARKING AUTHORITY

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 Schedule of Revenue and Expenses
 For the Month Ended April 30, 2025

	Variances							
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %		Note(s)
Operating Revenue								
Off-Street Facilities	697,041	465,286	651,285	45,756	7.0	231,755	49.8	
Parking Lots	1,003,282	930,190	994,239	9,043	0.9	73,092	7.9	
On-Street	3,730,695	3,328,962	3,336,126	394,569	11.8	401,733	12.1	
Management Fees	120,180	74,686	118,508	1,672	1.4	45,494	60.9	
Other	87,618	100,000	117,023	(29,405)	(25.1)	(12,382)	(12.4)	
Total Operating Revenue	5,638,816	4,899,124	5,217,181	421,635	8.1	739,692	15.1	
Operating Expenses								
Salaries, Wages & Fringe Benefits	990,574	953,554	893,835	(96,739)	(10.8)	(37,020)	(3.9)	
Repairs, Maintenance, Cleaning & Landscape	190,056	195,173	260,705	70,649	27.1	5,117	2.6	
Security	154,319	155,001	125,926	(28,393)	(22.5)	682	0.4	
Utilities	57,969	56,357	60,394	2,425	4.0	(1,612)	(2.9)	
Insurance	146,463	111,201	122,196	(24,267)	(19.9)	(35,262)	(31.7)	1
Rental - Building/Land/Auto	39,518	41,291	37,086	(2,432)	(6.6)	1,773	4.3	
Assessment Expenses	80,641	80,641	76,844	(3,797)	(4.9)	-	-	
Revenue Sharing	268,860	229,275	254,901	(13,959)	(5.5)	(39,585)	(17.3)	2
Parking Meter Parts & Installation	1,619	8,286	681	(938)	(137.7)	6,667	80.5	
Professional - Audit	11,326	14,735	11,326	-	-	3,409	23.1	
Professional - Legal Services	9,802	9,803	9,802	-	-	1	0.0	
Professional - Other	112,457	59,353	55,107	(57,350)	(104.1)	(53,104)	(89.5)	3
Professional - Pay and Display Fees	10,851	10,458	6,712	(4,139)	(61.7)	(393)	(3.8)	
Bank Charges	293,009	192,280	271,499	(21,510)	(7.9)	(100,729)	(52.4)	4
Supplies & Miscellaneous	82,575	43,901	58,756	(23,819)	(40.5)	(38,674)	(88.1)	5
Other Expenses	31,527	22,875	41,861	10,334	24.7	(8,652)	(37.8)	
Advertising & Promotion	56,976	64,808	95,484	38,508	40.3	7,832	12.1	
Total Operating Expenses	2,538,542	2,248,992	2,383,115	(155,427)	(6.5)	(289,550)	(12.9)	
Operating Results Before Depr & Amort	3,100,274	2,650,132	2,834,066	266,208	9.4	450,142	17.0	
Depreciation & Amortization	(265,531)	(325,000)	(320,197)	54,666	17.1	59,469	(18.3)	
Operating Results	2,834,743	2,325,132	2,513,869	320,874	12.8	509,611	21.9	
Non-Operating Revenues (Expenses):								
Interest Income	242,422	13,333	148,605	93,817	(63.1)	229,089	1,718.2	
Lower of Cost of Market - Investments	75,025	-	(110,024)	185,049	168.2	75,025	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	205,879	(98,234)	(19,965)	225,844	(1,131.2)	304,113	(309.6)	
Net Revenue In Excess of Expenses	3,040,622	2,226,898	2,493,904	546,718	21.9	813,724	36.5	

Summary of Major Variances

For the Month Ended April 30, 2025

- 1 **Insurance** - The unfavorable variance of \$35.3k is attributable to the final insurance premiums being higher than budgeted estimates.
- 2 **Revenue Sharing** - This category is a contractual amount that is either a percentage of revenue or net revenue in excess of expenses. This number has a direct relationship with revenues as revenues increase/decrease for these managed operations there will be a proportional increase/decrease in the expense category.
- 3 **Professional Other** - The unfavorable variance of \$53.1k is a result of several invoices totaling approximately \$40.7k submitted late by vendors which increased the normal monthly activity.
- 4 **Bank Charges** - The negative variance of \$100.7k is attributable to system-wide credit card usage being more than anticipated.
- 5 **Supplies and Miscellaneous** - The negative variance of \$38.7k is the due to several ITD hardware/software purchases for systemwide use.

The above summary represents the major variances from budget for the month of April 2025



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

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Revenue and Expenses Summary

For the Seven Months ended April 30, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue	1,892,755	1,806,395	1,930,635	(37,880)	(2.0)	86,360	4.8
Direct Operating Expenses	2,404,480	777,465	1,324,172	(1,080,308)	(81.6)	(1,627,015)	(209.3)
Net Revenue In Excess of Expenses	(511,725)	1,028,930	606,463	(1,118,188)	(184.4)	1,713,375	166.5

The above summary represents the financial performance of the agency for the (7) months ended April 30, 2025 based on the reporting requirements of Ordinance No. 11719.



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER

MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Month Ended April 30, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances			
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget	
				\$	%	\$	%
Operating Revenue	283,975	271,267	292,806	(8,831)	(3.0)	12,708	4.7
Direct Operating Expenses	444,366	105,459	196,207	(248,159)	(126.5)	(338,907)	(321.4)
Net Revenue in Excess of Expenses	(160,391)	165,808	96,599	(256,990)	(266.0)	351,615	212.1

JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses

For the Seven Months ended April 30, 2025

			Variances					
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	1,185,967	1,073,984	1,114,203	71,764	6.4	111,983	10.4	
Daily Revenue	582,157	579,191	611,834	(29,677)	(4.9)	2,966	0.5	
Special Event Revenue	124,421	153,220	207,737	(83,316)	(40.1)	(28,799)	(18.8)	
Other	210	-	(3,138)	3,348	(106.7)	210	-	
Total Operating Revenue	1,892,755	1,806,395	1,930,635	(37,880)	(2.0)	86,360	4.8	
Operating Expenses								
Salaries, Wages & Fringe Benefits	186,090	191,729	198,361	12,271	6.2	5,639	2.9	
Repairs, Maintenance, Cleaning & Landscape	93,127	104,517	70,930	(22,197)	(31.3)	11,390	10.9	
Security	272,749	280,178	255,471	(17,278)	(6.8)	7,429	2.7	
Utilities	56,863	56,606	56,448	(415)	(0.7)	(257)	(0.5)	
Insurance	41,672	33,975	70,862	29,190	41.2	(7,697)	(22.7)	
Legal & Professional	1,649,611	12,390	561,495	(1,088,116)	(193.8)	(1,637,221)	(13,214.1)	
Supplies & Printing	3,645	7,750	7,827	4,182	53.4	4,105	53.0	
Mgmt Fees & Admin O/H	98,269	90,320	96,553	(1,715)	(1.8)	(7,949)	(8.8)	
Other Expenses	2,454	-	464	(1,990)	(429.0)	(2,454)	-	
Taxes & Permits	-	-	5,761	5,761	100.0	-	-	
Total Operating Expenses	2,404,480	777,465	1,324,172	(1,080,308)	(81.6)	(1,627,015)	(209.3)	
Net Revenue In Excess of Expenses	(511,725)	1,028,930	606,463	(1,118,188)	(184.4)	(1,540,655)	(149.7)	

JAMES L. KNIGHT CENTER GARAGE

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Schedule of Revenue and Expenses
For the Month Ended April 30, 2025

			Variances					
	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Actual FY 2025 vs. FY 2024 \$ %		FY 2025 Actual vs. FY 2025 Budget \$ %		Note(s)
Operating Revenue								
Monthly Revenue	168,550	157,601	163,503	5,047	3.1	10,949	6.9	
Daily Revenue	96,557	78,061	81,558	15,000	18.4	18,496	23.7	
Special Event Revenue	18,838	35,605	48,273	(29,435)	(61.0)	(16,767)	(47.1)	
Other	30	-	(528)	558	(105.7)	30	-	
Total Operating Revenue	283,975	271,267	292,806	(8,831)	(3.0)	12,708	4.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	27,304	26,689	27,289	(15)	(0.1)	(615)	(2.3)	
Repairs, Maintenance, Cleaning & Landscape	12,796	13,666	10,200	(2,597)	(25.5)	870	6.4	
Security	36,758	37,187	33,908	(2,850)	(8.4)	429	1.2	
Utilities	7,773	7,728	8,648	875	10.1	(45)	(0.6)	
Insurance	5,862	4,855	10,005	4,143	41.4	(1,007)	(20.7)	
Legal & Professional	338,206	1,770	91,321	(246,885)	(270.3)	(336,436)	(19,007.7)	1
Mgmt Fees & Admin O/H	14,717	13,564	14,662	(56)	(0.4)	(1,153)	(8.5)	
Other Expenses	949	-	174	(775)	(445.4)	(949)	-	
Total Operating Expenses	444,366	105,459	196,207	(248,159)	(126.5)	(338,907)	(321.4)	
Net Revenue In Excess of Expenses	(160,391)	165,808	96,599	(256,990)	(266.0)	(326,199)	(196.7)	

Summary of Major Variances

For the Month Ended April 30, 2025

- 1 **Legal & Professional** - The unfavorable variance of \$336.4 is for the current draw for Phase 2 Upgrade Project. The total for this project is approximately \$7.3 million.

The above summary represents the major variances from budget for the month of April 2025



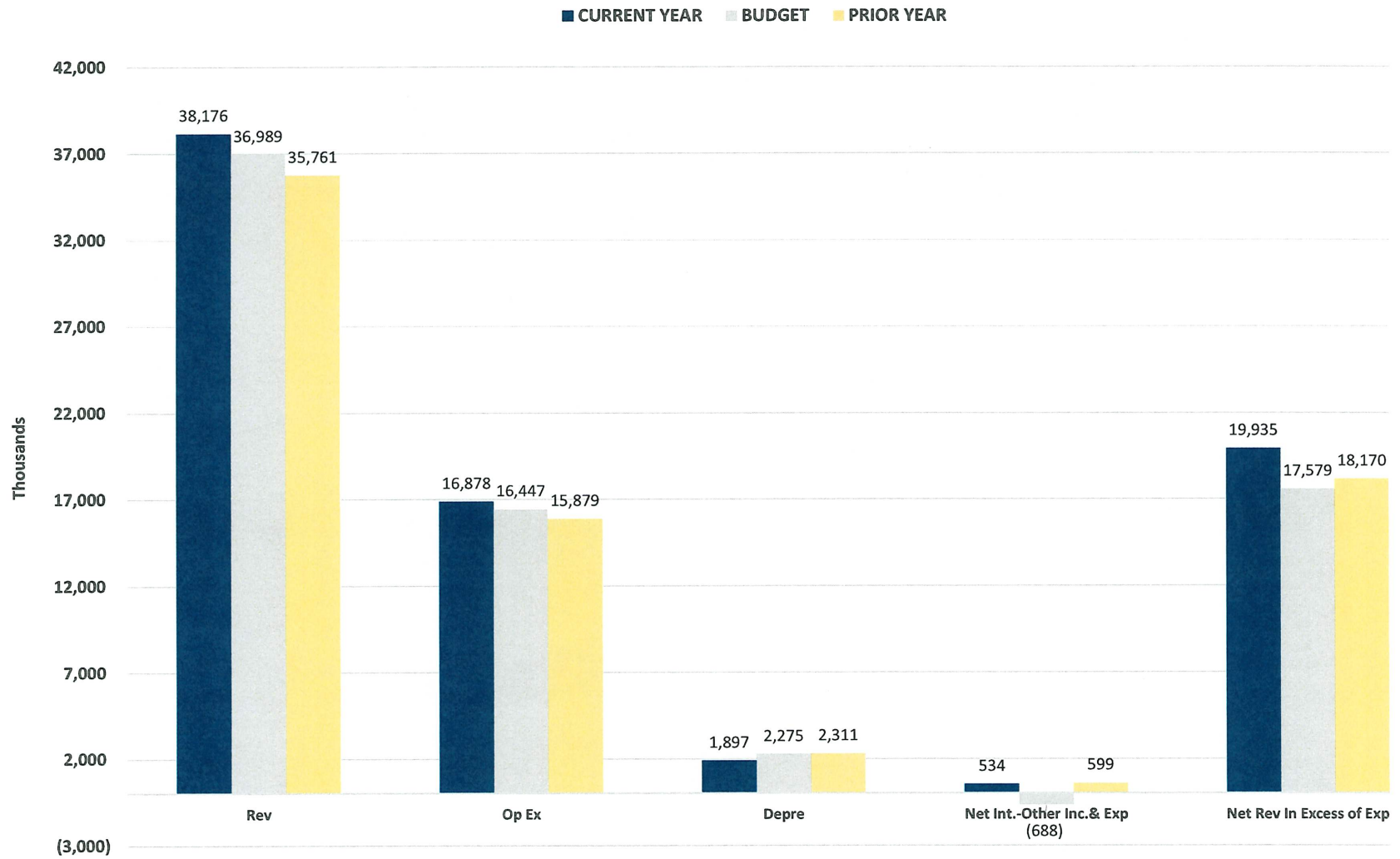
ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

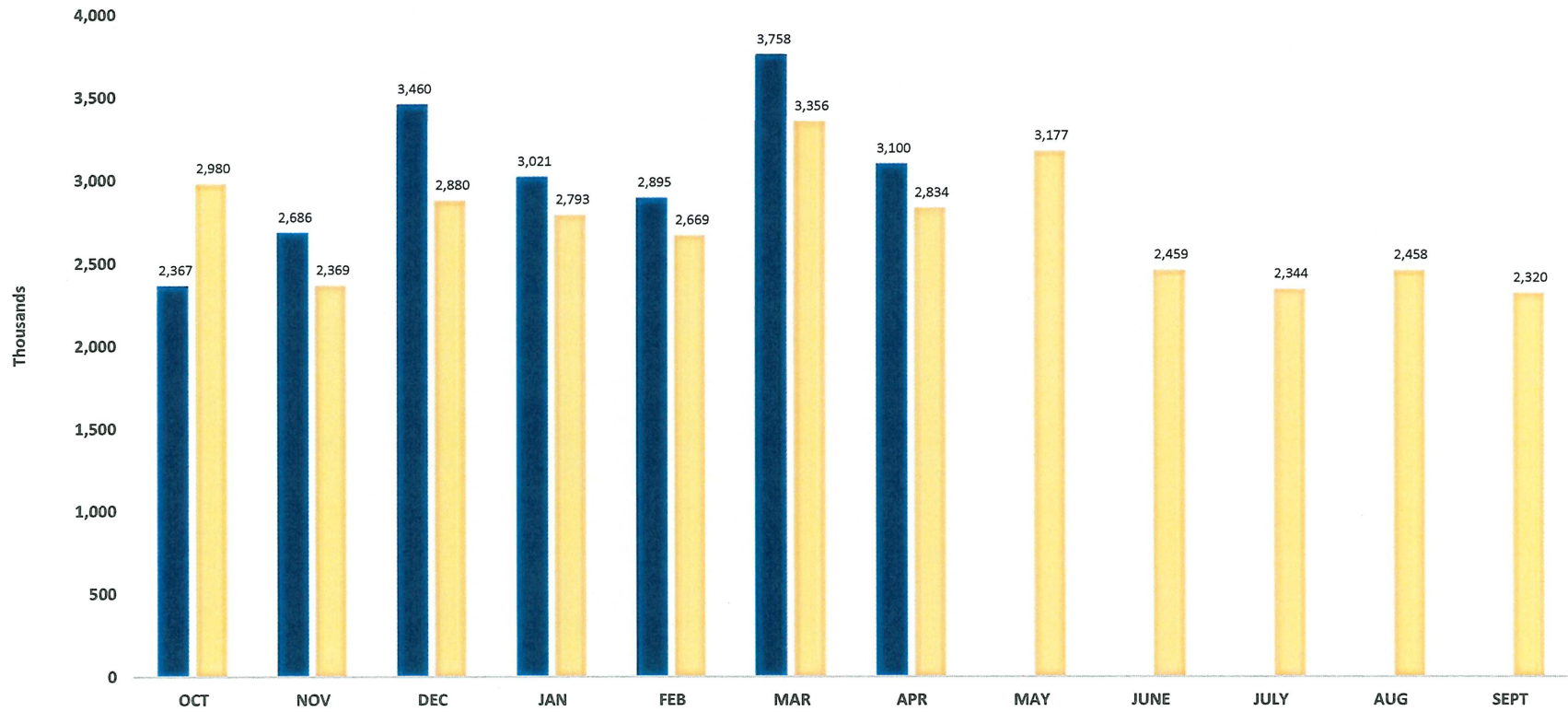
MIAMI PARKING AUTHORITY

For The Seven Months Ended April 30, 2025



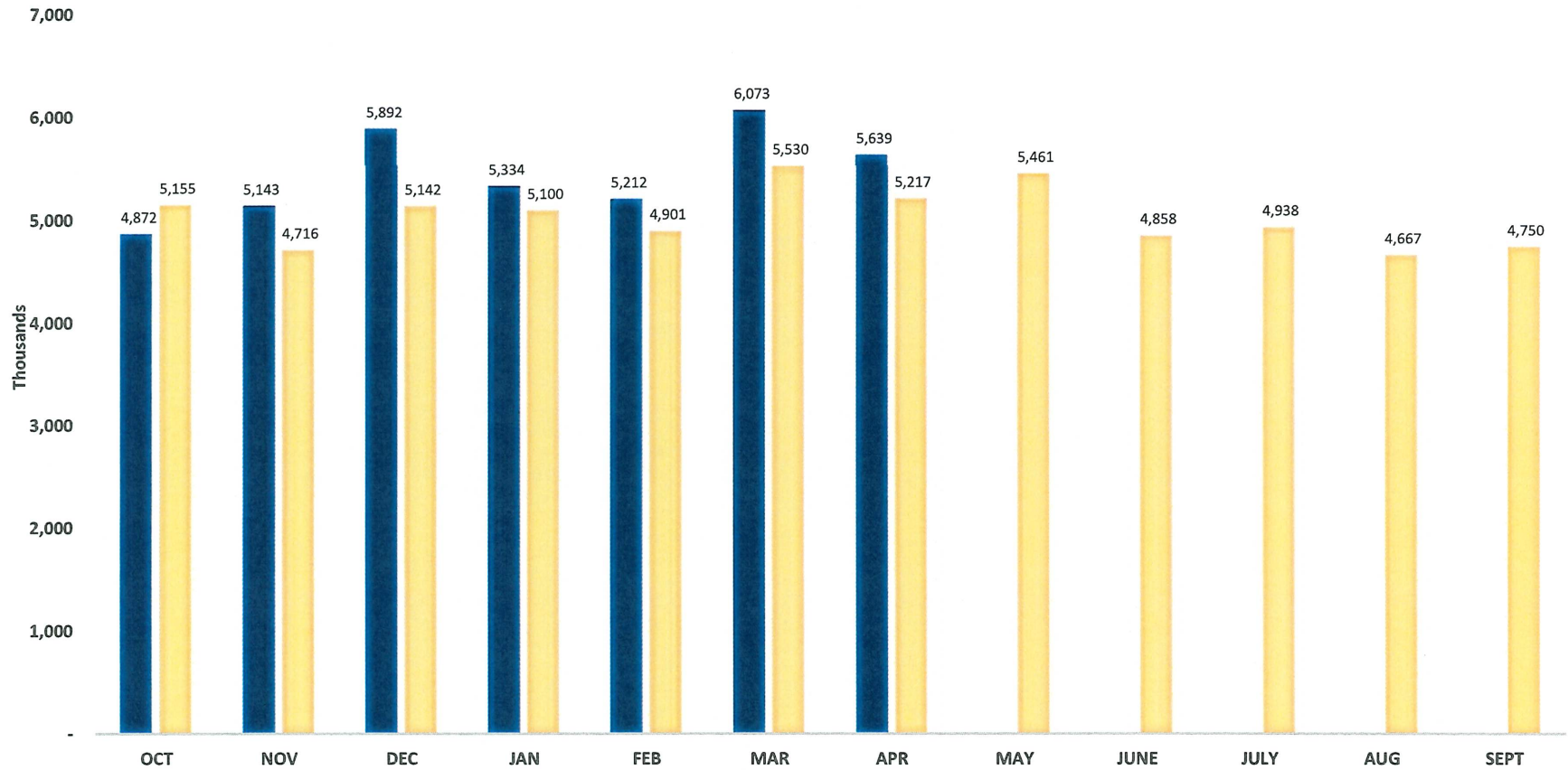
MIAMI PARKING AUTHORITY OPERATING INCOME

■ Fiscal 2025 ■ Fiscal 2024



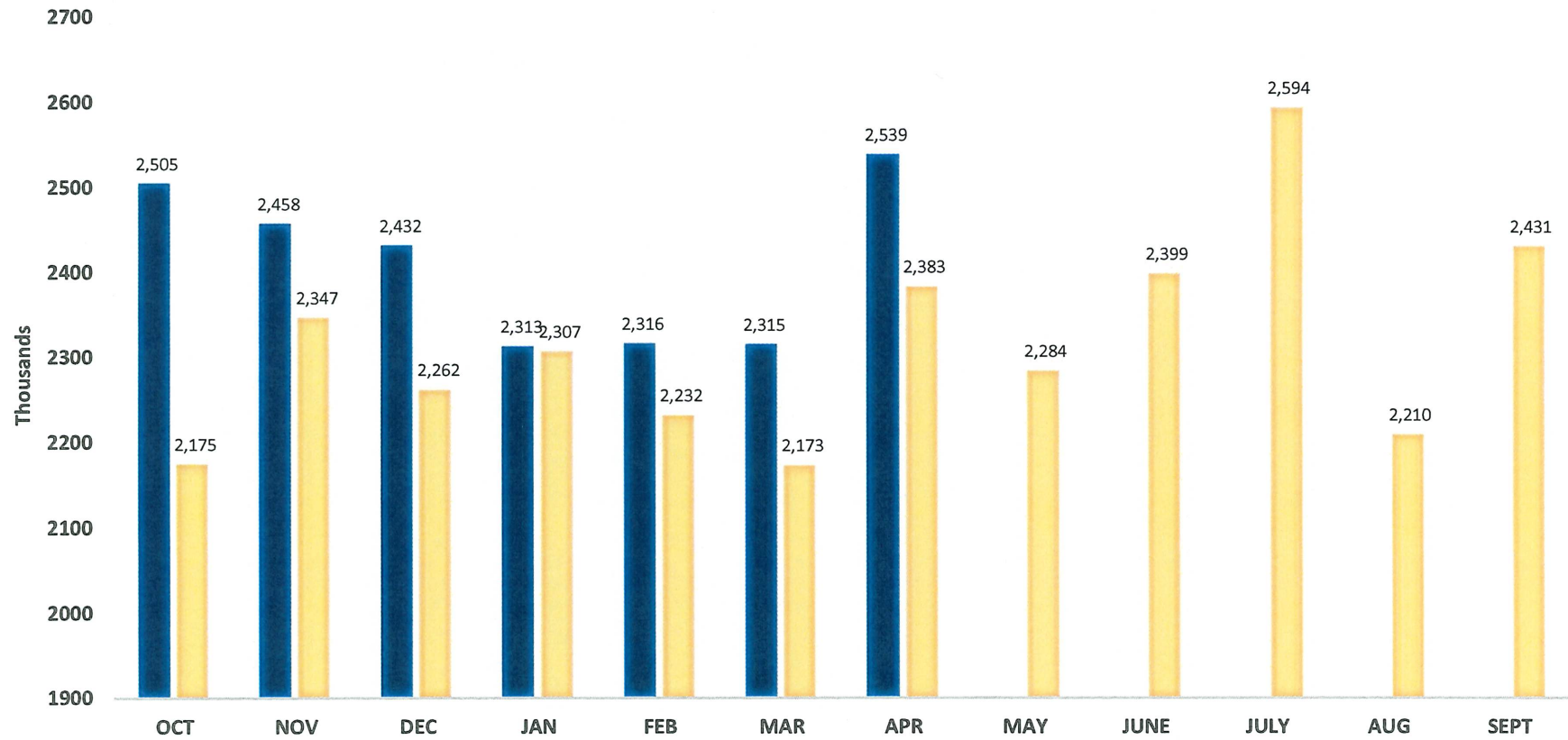
MIAMI PARKING AUTHORITY OPERATING REVENUE

■ Fiscal 2025 ■ Fiscal 2024



MIAMI PARKING AUTHORITY OPERATING EXPENSE

■ Fiscal 2025 ■ Fiscal 2024





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

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

SUBJECT: Bank Reconciliations Certification

DATE: June 4, 2025

This is to certify that bank reconciliations for the month of April 2025 for the Miami Parking Authority and its managed facilities have been reviewed and no material differences have been noted.

MD:md

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

WEDNESDAY, JUNE 4, 2025

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – June 4, 2025

I. Public Comments

II. MRD Consulting Report

III. Loud and Live Progress Report Presentation

IV. APPROVAL ITEMS

1. 25-0601 April 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
2. 25-0602 Regular Board Meeting Minutes
 - A. May 7, 2025 Finance Committee
 - B. May 7, 2025 Off-Street Parking
3. 25-0603 FY 2026 MPA Operating Budget
4. 24-0604 FY 2026 James L. Knight Center Operating Budget
5. 24-0605 Retired Health Savings (RHS) Contribution
6. 24-0606 Approval of the Landlord Estoppel and of the Assignment and Assumption of the Lease Agreement between the MPA (“Landlord”) and Delivery Network LLC f/k/a Wellmax Health Delivery Network, LLC (“Assignor”) and Pasteur & WellMax Medical Centers LLC (“Assignee”)

V. CHIEF EXECUTIVE OFFICER’S REPORT

- ParkMobile Performance
- Coconut Grove Playhouse
- Pilot of LPR Technology at Miami-Dade County Parks

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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

- April 2025 Operational Report
 - KPI City of Doral
 - KPI Miami-Dade Parks
 - ParkMobile

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

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



Progress Report for Miami Parking Authority

Public Relations Services

May 1 - 31, 2025

TASK	ACTIVITY
Board Meeting	<ul style="list-style-type: none">❖ Attended the Board of Directors meeting on May 7, 2025.
Public Relations Tactics	<ul style="list-style-type: none">❖ Toured Automotus-powered smart loading zones in downtown Miami and Coconut Grove with Mr. Angel Diaz and Mr. Wilfred Soto.❖ Participated in a call with Mr. Jose Leon to discuss a feature story for the August 2025 issue of the Parking and Mobility magazine.❖ Reviewed bullet points provided by Mr. Jose Leon regarding managing operations of a large-scale venue, such as loanDepot Park.❖ Drafted a story for the August 2025 issue of Parking and Mobility magazine regarding managing parking operations at loanDepot Park.❖ On May 19th, participated in a conference call with the MPA/Loud and Live team.❖ Participated in the MPA staff meeting on May 20th to discuss requirements for crisis communication pre-planning.❖ Developed a crisis management and communications template for discussion at the May staff meeting on May 20th.

- ❖ Prepared an estimated communications budget for reimbursable out-of-pocket expenses for FY 2025-2026.
- ❖ Commissioned the translation of the Resident Discount Program into Haitian Creole. Both the Spanish- and Haitian Creole-language videos were posted.
- ❖ Drafted the APO with Distinction caption and requested that the Loud and Live team post it.
- ❖ Responded to a media request from Mr. Francisco Alvarado, Coconut Grove Spotlight, about the retail component of the Playhouse garage development.
- ❖ Drafted construction outlook for projects such as G-2 and G-3 in the face of the current real estate reassessment in the U.S.
- ❖ Forwarded status information about ParkMobile's progress to Mr. Alex Luzula, Miami Today.
- ❖ Commissioned photos of loanDpeot Park to accompany the feature story bylined by Mr. Jose Leon for the August 2025 issue of the Parking and Mobility magazine.
- ❖ Collaborated with Ms. Alex Argudin on content for a media interview, featuring a report from the Route Fifty website that covered U.S. state and local government technology, with an emphasis on smart digital technologies to enhance curbside mobility.
- ❖ Reviewed the Automostus' brochure and card.
- ❖ Forwarded a Board Perspective column by Ms. Argudin and a feature article by Mr. Angel Diaz published in the May 2025 issue of the Parking and Mobility magazine. Both were posted on LinkedIn.
- ❖ Forwarded the ParkMobile assets to Mr. Angel Diaz for Miami-Dade County parks and marinas.

	<ul style="list-style-type: none"> ❖ Worked on the article about managing parking operations for large institutional facilities. Reviewed bullet points provided by Mr. Victor Rosario, who will byline the story. The article is due August 1st. ❖ Work on pre-, during, and post- IPMI annual conference communication material and captions. ❖ Met with Ms. Argudin and Ms. Meagan Camp to discuss the material required for the upcoming IPMI annual conference. Drafted preliminary content for Ms. Argudin's review and approval. ❖ Drafted notice for social media concerning the partial collapse of the Coconut Grove Playhouse. ❖ On May 25th, I forwarded an Islander News article about a virtual community meeting about the Playhouse reconstruction on June 4th, hosted by Commissioners Raquel Regalado and Damian Pardo. MPA is invited to speak. ❖ On May 27th, I attended MPA's staff meeting to discuss the required information for crisis communication. ❖ On May 28th, drafted points for the opening session of the IPMI annual conference. ❖ Responded to Mr. Alex Luzula's request for a status report about the grant proposal application for the JMH project.
Community Engagement Events	<ul style="list-style-type: none"> ❖ July – National Vehicle Theft Prevention Campaign Led by NHTSA ❖ July 4th Firework Extravaganza at Bayfront Park ❖ July 31 – National Intern Day ❖ July 2025 – Back-to-school initiatives

	<ul style="list-style-type: none">❖ August – September 2025 Miami Spice Promotions❖ October 6 – 10 – Customer Appreciation Week❖ October 2025 – Walk with the Animals, Humane Society of Miami-Dade❖ November 2025 – Miami Book Fair❖ December 1 – 7, 2025, Miami Art Week❖ December – Holiday Courtesy Citation Program❖ December – Miami-Dade County League of Cities Best Practices Conference
Quarter 3 2025 June to August	<p>Continue to promote the two apps and the Resident Discount Program.</p> <p>Prepare for the communication concerning the proposed Playhouse garage in Coconut Grove.</p> <p>Develop the MPA 70th anniversary communications program.</p> <p>Follow up on the next steps regarding the implementation of the findings from the focus group report.</p> <p>Prepare for the implementation of the smart-city digital technology in loading zones in downtown Miami and Coconut Grove.</p> <p>Highlight Ms. Argudin’s panel discussions and speaking opportunities on LinkedIn and other platforms.</p> <p>Continue identifying and recommending not-for-profit events aligned with MPA’s mission for quarter 2, 2025.</p> <p>Continue to create pitches for feature stories highlighting the initiatives</p>

	<p>MPA is implementing to stimulate parking and give back to the community.</p> <p>Update the marketing and public relations roadmap for 2025 community initiatives to engage the public through MPA.</p>
Loud and Live and The Modern Take Progress Reports and Invoices	<p>Processed Loud and Live's invoice and progress report for May 2025.</p> <p>Processed the Modern Take invoice for May 2025.</p> <p>Processed invoice from Creole Trans for video captions.</p>
	<p>NAME: <u>Margarita R. Delgado</u> (Print)</p> <p>SIGNATURE: <u>Margarita R. Delgado</u></p> <p>DATE: May 28, 2025 Revised</p>

MAY. REPORT

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Loud And Live

PRESENTED BY LOUD AND LIVE

Instagram

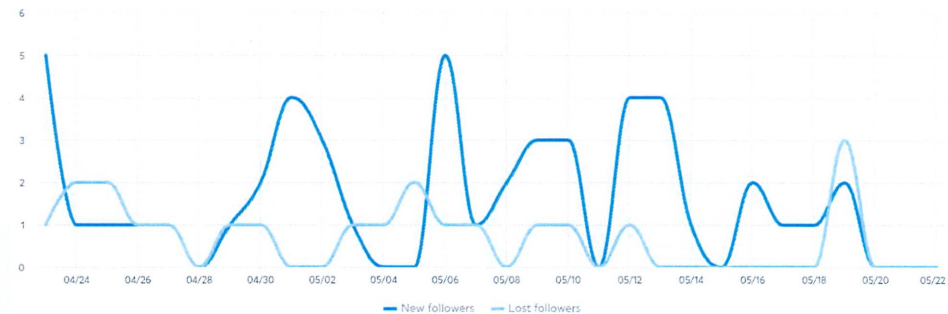


Top Content



4,867 Total Followers (+0.5%)

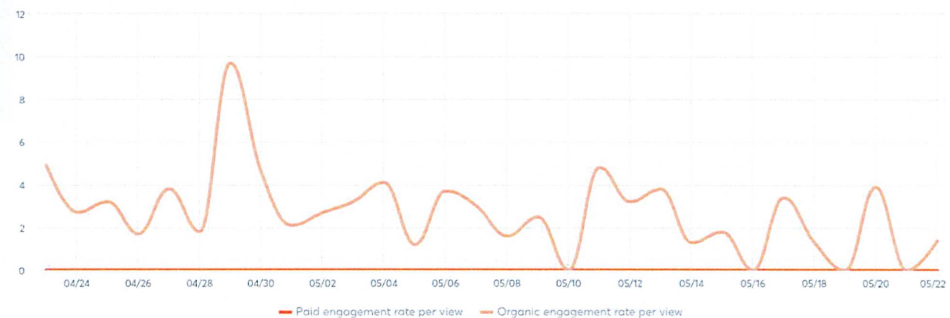
Audience growth variation overview



10.4K Total Impressions (-47.2%)

3.3% Engagement Rate (-24.7%)

Engagement rate per view overview



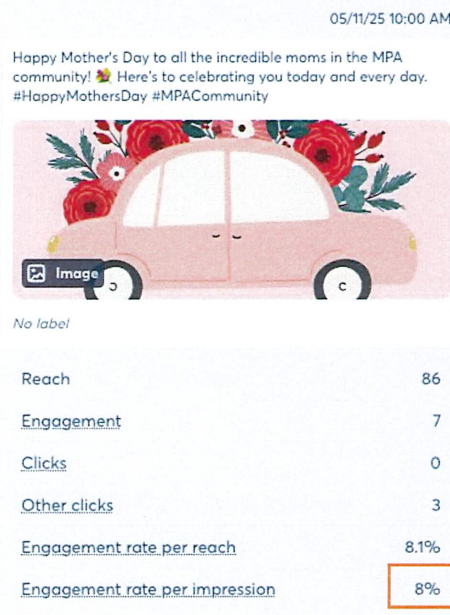
Performance from April 23, 2025 - May 22, 2025
***Comparison period March 20, 2025 - April 22, 2025**



Facebook

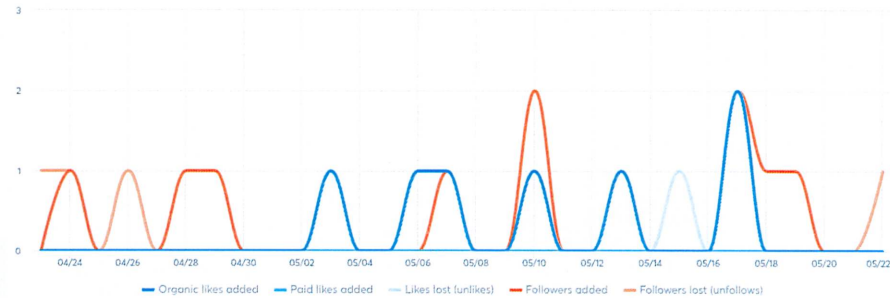


Top Content



18,825 Total Followers (-0.1%)

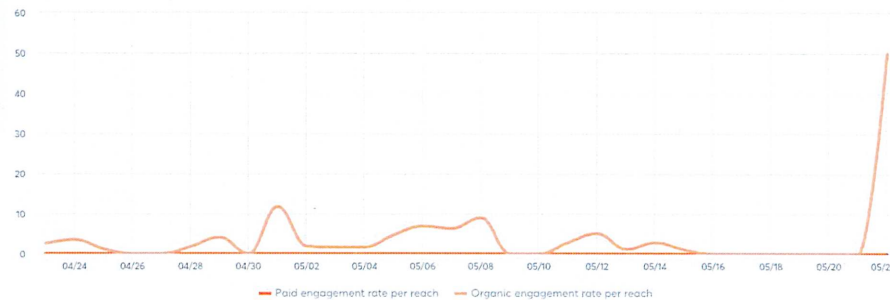
Audience growth variation overview



1,954 Total Impressions (+16.4%)

2.7% Engagement Rate (-41.3%)

Engagement rate per reach overview



Performance from April 23, 2025 - May 22, 2025
*Comparison period March 20, 2025 - April 22, 2025





Top Content

04/23/25 3:59 PM
Running the Lexus Corporate Run tomorrow? 🏃, Park stress-free with MPA and race with ease. Convenient parking options nearby at MDC Lot 1 or at the College Station Garage. 🅅...

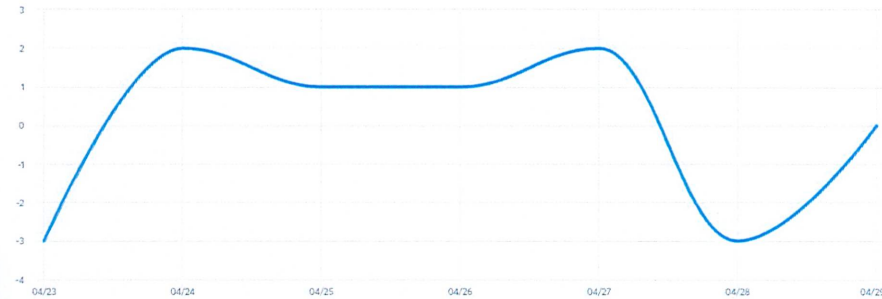


No label

Impressions	944
Likes	1
Reposts	1
Quote posts	0
Replies	0
Engagement	15
Engagement rate per impression	1.6%

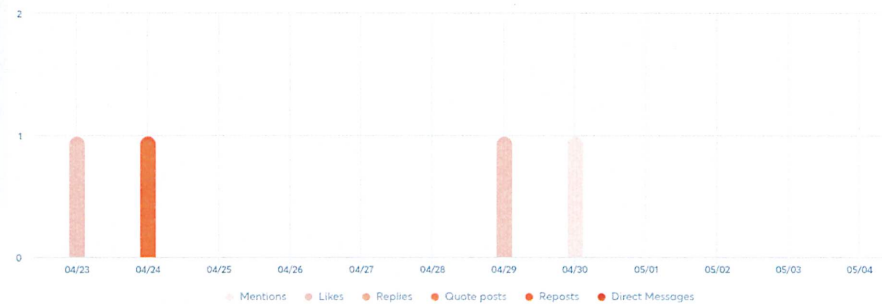
3,624 Total Followers (0%)

Audience growth variation overview



4 Engagements (-81%)

Engagement overview



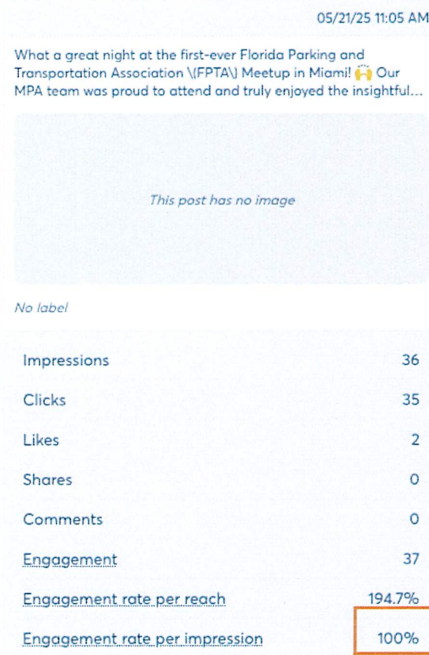
X changed permissions policies and affected our reporting software, pausing our report on May 4th

Performance from April 23, 2025 - May 23, 2025
*Comparison period March 20, 2025 - April 22, 2025

LinkedIn

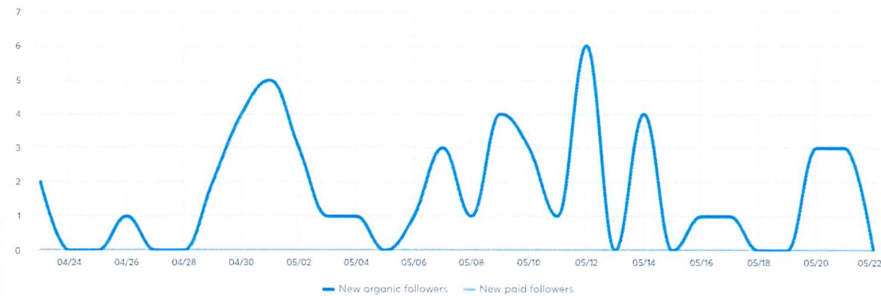


Top Content



1,386 Total Followers (+3.9%)

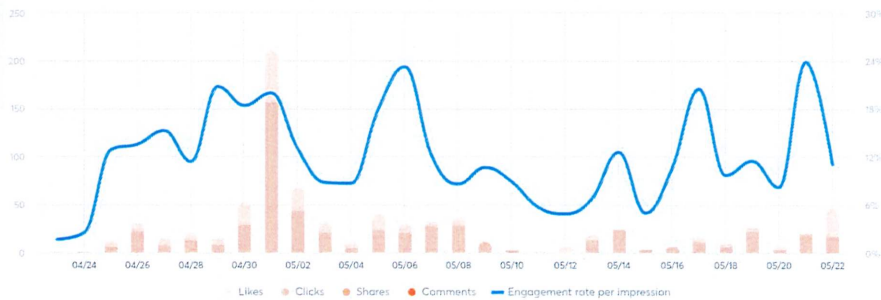
Audience growth variation overview



6,645 Total Impressions (+144.4%)

866 Engagements (+146.7%)

Engagement overview



Performance from April 23, 2025 - May 22, 2025
*Comparison period March 20, 2025 - April 22, 2025



Highlights & What's to Come



Hurricane Parking

We made a reel highlighting the Hurricane Parking program's registration process ahead of the storm season. It was an instructional video educating people of the process to sign up and the benefits of the program.



Hiring Reel

We shared a video highlighting MPA's Enforcement Officers to support the ongoing recruitment campaign for Enrollment Officer positions. While the video was posted across all platforms, it saw the strongest performance on LinkedIn.

Additionally, we featured employee spotlights celebrating team members recognized at the most recent board meeting for their work anniversaries.



Summer Gas Card Giveaways

Kicking off in June, we'll be launching our Summer Gas Card Giveaways. We shared a teaser on Instagram last week, and the response from our community has been full of excitement!





SOCIAL GROWTH



4,867 Total Followers (+0.5%)
10.4K Total Impressions (-47.2%)
3.3% Engagement Rate (-24.7%)



3,624 Total Followers (0%)
4 Total Engagement (-81%)



18,825 Total Followers (-0.1%)
1.9K Total Impressions (+16.4%)
2.7% Engagement Rate (-41.3%)



1,386 Total Followers (+144.4%)
6,645 Total Impressions (-65.6%)
866 Engagements (+146.7%)

Performance from April 23, 2025 - May 22, 2025
**Comparison period March 20, 2025 - April 22, 2025*

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 April 30, 2025

DATE: June 4, 2025

The Financial Summaries for the month ended April 30, 2025 for the Miami Parking Authority and the Knight Center Garage, are included in the Finance Committee package as agenda Item No. #1.

AA:md

Attachment

MIAMI PARKING AUTHORITY
BOARD MEETING

May 7, 2025

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

ALSO PRESENT: Alejandra Argudin, Chief Executive Officer, MPA
Mirtha Dziedzic, CFO, MPA
Scott Simpson, CFO, MPA
Angela Hernandez, Director of Human Resources, MPA
Angel Diaz, Director of Operations, MPA
Henry Espinosa, IT Director, MPA
John Cano, Court Reporter,
Jihan Soliman, Sr. Assistant City Attorney, City of Miami
Pablo Velez, Sr. Executive Advisor to the CEO, MPA
Monica Cuadra, Executive Administrative Assistant, MPA
Carol Corredor, Executive Administrative Assistant, MPA
Wilfred Soto, Sr. Manager of Operations, MPA
Margarita Delgado, President, MRD Consulting
Valeria Gutierrez, Client Services Manager, Loud & Live
Jose Leon, Manager, MPA
Humberto Escandon, Sr. Manager of Operations, MPA
George McLean, Sr. Business Analyst, MPA
Javier Armenteros, Manager of Operations, MPA
Jennifer Garcia, Senior Project & Property Manager
Jeffrey Medina, Sr. Manager of Operations, MPA
Gabriel Maytin, System Administrator, Miami Parking Authority
Orlando Canizales, IT Technician, MPA
John Lopez, Sr. Manager of Operations, PHT
Chantal Gonzalez, Paralegal, MPA
Monica Montoya, Sr. Staff Accountant, MPA
Victor Valderrama, Cybersecurity Analyst, MPA
Luquette Thames, Enforcement Manager, MPA
Len Bier, Bier and Associates
Sherrie Poitier, Enforcement Manager, MPA
Jaime Lopez, Manager of Operations, MPA
Victor Rosario, Sr. Manager of Operations, MPA
Blake Myton, Senior Client Strategist, Sterling Capital

Hugo Benitez, Attorney, Gunster
Miguel Diaz de la Portilla, Attorney, Gunster
J. Watson, JWZ
Adriana Lovato, Roadway, Inc.

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<p>1 AGENDA: PAGE 5</p> <p>2 I. Public Comments 28</p> <p>3 II. Employee/Board Recognition/Presentations</p> <p>4 A. Employee Years of Service Award 33</p> <p>5 1. Sherrie Poitier (35-Year Award) 33</p> <p>6 2. Jaime Lopez (25-Year Award) 34</p> <p>6 3. Victor Rosario (15-Year Award) 36</p> <p>7 III. MRD Consulting Report 28</p> <p>8 IV. Loud and Live Progress Report 30</p> <p>9 V. APPROVAL ITEMS</p> <p>10 1. 25-0501 March 2025 Financial Statements 37</p> <p>11 A. Miami Parking Authority</p> <p>11 B. Knight Center Garage</p> <p>12 2. 25-0502 Regular Bard Meeting Minutes 38</p> <p>13 A. April 2, 2025 Finance Committee</p> <p>13 B. April 2, 2025 Off-Street Parking</p> <p>14 3. 25-0503 Request for Proposals ("RFP") 41</p> <p>15 No. 25-01 for Towing Services</p> <p>15 Professional Services Agreement</p> <p>16 ("Agreement") with Roadway, Inc.</p> <p>17 4. 25-0504 Request for Proposals ("RFP") 44</p> <p>17 No. 25-02 for Grounds Maintenance</p> <p>18 Services Professional Services</p> <p>18 Agreement ("Agreement") with</p> <p>18 Tropical Touch Gardens Center, Inc.</p> <p>19 VI. Chief Executive Officer's Reporter</p> <p>20 o Rollout of ParkMobile 46</p> <p>21 o Coconut Grove Playhouse Update 46</p> <p>21 o Pilot of LPR Technology at Miami-Dade 47</p> <p>22 County Parks</p> <p>23 o Automotus Pilot Locations 47</p> <p>24 VII. Status Report</p> <p>25 o March 2025 Operational Report</p>	<p style="text-align: right;">7</p> <p>1 MIAMI PARKING AUTHORITY</p> <p>2 Turn to page 8, please. So before you is the month</p> <p>3 of March financials. This is the month of March.</p> <p>4 Revenues total \$6 million, and this is about 243,000 above</p> <p>5 budget, and about \$550,00 better than what we were last</p> <p>6 year at the same time. And expenses, total operating</p> <p>7 expenses are about \$2.3 million, and this is 53,000 better</p> <p>8 than budget. So notable variances in the expenditures.</p> <p>9 The first line item there is utilities. Utilities is over</p> <p>10 approximately \$50,000, and this is due to the purchase of</p> <p>11 cell phones for the enforcement division.</p> <p>12 The next line item is insurance. Insurance has an</p> <p>13 unfavorable variance of approximately \$27,000, and this is</p> <p>14 the same as we've discussed in the previous months. The</p> <p>15 final premium came in after the budget was adopted and</p> <p>16 set. We will see this variance throughout the remainder</p> <p>17 of the fiscal year. The next line item is revenue</p> <p>18 sharing, which is over budget approximately \$31,000. And</p> <p>19 this is directly correlated with revenue that we collect</p> <p>20 for our managed operation. The higher the revenue, the</p> <p>21 higher the revenue sharing.</p> <p>22 Next, we have professional other, which has an</p> <p>23 unfavorable variance of \$19,200, and this is related to</p> <p>24 the ERP implementation. Those are costs related just to</p> <p>25 get us going with ERP to finalize that project. And the</p>
<p style="text-align: right;">6</p> <p>1 (Thereupon, the following proceedings were had):</p> <p>2 MR. CASSEL: Good morning. I'm James Cassel.</p> <p>3 MS. DZIEDZIC: Good morning, everyone.</p> <p>4 Mirtha Dziedzic, finance. Before we get started with</p> <p>5 financials, I'd like to cover a few preliminary items.</p> <p>6 The first is the fiscal year 2026 budget will be presented</p> <p>7 at the June meeting. It is then scheduled to go before</p> <p>8 the city commission during their first budget hearing,</p> <p>9 which is tentatively scheduled for September 11th. That</p> <p>10 is subject to change and if it changes, it could probably</p> <p>11 be either Saturday the 6th or Saturday the 13th at</p> <p>12 10:00 a.m. As soon we are notified, we will notify the</p> <p>13 board.</p> <p>14 BANK RECONCILIATIONS</p> <p>15 Bank reconciliations for the month of March and</p> <p>16 there are no material differences noted from the previous</p> <p>17 month. Okay, so jumping into the financials. Before you</p> <p>18 is information as of March 31st, which is the halfway mark</p> <p>19 of the fiscal year, and operating revenue totaled</p> <p>20 approximately \$32.5 million. This is about 447,000 above</p> <p>21 budget and about \$2 million better than we were last year</p> <p>22 at the same time. Operating expenses total approximately</p> <p>23 \$14.3 million, and this is right about where we expected</p> <p>24 to be at this point in the fiscal year.</p> <p>25</p>	<p style="text-align: right;">8</p> <p>1 last item is supplies and miscellaneous, which is over</p> <p>2 budget about \$27,000, and this is due to hardware</p> <p>3 purchases for -- that have been made on behalf of</p> <p>4 systemwide use. Any questions?</p> <p>5 KNIGHT CENTER GARAGE</p> <p>6 Okay. Next, we jump to page 10. So year-to-date</p> <p>7 amount for the Knight Center, revenue totals -- operating</p> <p>8 revenue totals is \$1.6 million and expenses are up</p> <p>9 \$2 million for a net operating deficit of \$351,000. This</p> <p>10 is attributable entirely to the upgrade improvements to</p> <p>11 the garage and it's totally reimbursable. Jump to</p> <p>12 page 13. So the month of March the Knight Center had</p> <p>13 operating revenue, \$278,000, and operating expenses of</p> <p>14 \$471,000. Of that 471, 370,000 was completely</p> <p>15 attributable to the upgrade improvements, so we netted</p> <p>16 that out of their operations, so there is a surplus of</p> <p>17 approximately a hundred thousand dollars. Any questions?</p> <p>18 Okay. That concludes the March financial</p> <p>19 presentation. Next we have on the agenda Mr. Blake Myton</p> <p>20 from Sterling.</p> <p>21 STERLING CAPITAL PRESENTATION</p> <p>22 MR. MYTON: I have the distinct pleasure of talking</p> <p>23 about markets first thing in the morning. It's certainly</p> <p>24 been a wild ride since we met last. For the record, my</p> <p>25 name is Blake Myton on behalf of Sterling Capital</p>

<p style="text-align: right;">9</p> <p>1 Management, portfolio manager. So I'll be reviewing the</p> <p>2 March time period, but the information of this is so stale</p> <p>3 because so much has happened after April.</p> <p>4 But the bottom line is we're probably pretty close</p> <p>5 to where these numbers are. As volatile as April has been</p> <p>6 with all of the tariff-related news in the first part of</p> <p>7 the month, the markets have rebounded pretty significantly</p> <p>8 over the last couple of weeks, notwithstanding the</p> <p>9 pullback within the last couple of days. But we're</p> <p>10 probably fairly close to where we sit today, which is</p> <p>11 slightly negative for the fiscal year and I'll talk about</p> <p>12 the reasons why.</p> <p>13 But candidly, a lot of it is the volatility and the</p> <p>14 unknown with respect to which tariffs, and more</p> <p>15 specifically that the tariffs impact on especially</p> <p>16 inflation and what the Federal Reserve is going to do with</p> <p>17 the interest rates because that's really the key unknown</p> <p>18 that market investors are struggling with right now.</p> <p>19 But to start, if we go over to page 6. And I'm</p> <p>20 going to use the page numbers on the bottom instead of the</p> <p>21 slide numbers, if that's okay. There we go. This is just</p> <p>22 sort of a market scorecard of where we finished. And</p> <p>23 you'll see we started off the year pretty poorly. In the</p> <p>24 Russell 3000, you see we were off about 4.7 percent. The</p> <p>25 other key factor that we saw in the first quarter, we</p>	<p style="text-align: right;">11</p> <p>1 appreciate more. So we still continue to invest in a lot</p> <p>2 of those names, and you'll see our market cap growth</p> <p>3 managers where most of those names will fall and have</p> <p>4 actually done very, very well and have held up a little</p> <p>5 better.</p> <p>6 So other key attributes for the quarter was the</p> <p>7 rotation away from U.S. to international. What we saw was</p> <p>8 the U.S. in negative territory was just the opposite for</p> <p>9 international securities, so diversification certainly</p> <p>10 helped us. We're obviously exposed to international and</p> <p>11 had an allocation to that for quite some time and the</p> <p>12 valuations were very, very cheap and we saw a comeback a</p> <p>13 little bit.</p> <p>14 The other noteworthy event during the quarter was we</p> <p>15 saw fixed income or the bond piece of the portfolio trade</p> <p>16 pretty negatively to finish in 2024. It's now back pretty</p> <p>17 nicely when rates came down a little bit. We saw a</p> <p>18 ten-year treasury trade from about four and a half all the</p> <p>19 way down to about 415. So when yields go down -- when</p> <p>20 rates go down, our bond portfolio goes up and that did</p> <p>21 very, very well. It's up about two and a half, almost</p> <p>22 3 percent.</p> <p>23 To give you an idea of what we see going forward,</p> <p>24 obviously, the most important thing is tariffs and their</p> <p>25 impact on interest rates and Fed policy. But if we go</p>
<p style="text-align: right;">10</p> <p>1 talked a lot in the last couple of meetings how those</p> <p>2 AI-related technology, that's really dominated the</p> <p>3 performance of the benchmark as well as the performance of</p> <p>4 the stockmarket in general, candidly.</p> <p>5 What we saw was a rotation away from that a little</p> <p>6 bit in this first quarter, so those value-oriented names</p> <p>7 started to do a little better. You can best see that in</p> <p>8 rows three and four on the Russell Top 200 entities.</p> <p>9 You'll see the value was up about 4 and a half percent or</p> <p>10 4.47. While the growth index was off over 10 percent and</p> <p>11 again, a lot of those were concentrated in the AI</p> <p>12 sector-related names that had really run so far so fast in</p> <p>13 the last couple of years.</p> <p>14 We expect that to continue as we look into our</p> <p>15 crystal ball and for the rest of 2025 for an evening of</p> <p>16 the playing field. What makes this time a little bit</p> <p>17 different than, say, 2000 or some of the other bubbles</p> <p>18 that we've seen is the earnings are there with the seven</p> <p>19 tech-related names for the most part. And they're kind</p> <p>20 concentrated down to four or five, Apple and Tesla have</p> <p>21 kind of fallen off a little. So the magnificent seven is</p> <p>22 sort of the fantastic five at this point, but the earnings</p> <p>23 are there to drive the growth.</p> <p>24 And ultimately, what we expect is, again, the</p> <p>25 companies to earn more money and to see their stock prices</p>	<p style="text-align: right;">12</p> <p>1 over to Slide 10, there's a graphical picture, if you</p> <p>2 will, of where we're allocated right now. We're pretty</p> <p>3 neutral with respect to stocks and bonds, but we do have a</p> <p>4 slight overweight to U.S. stocks and a slight overweight</p> <p>5 to international developed, with the corresponding</p> <p>6 underweight being those emerging market categories. We</p> <p>7 think those are probably least prepared to handle any kind</p> <p>8 of tariff uncertainty. And those will probably be the</p> <p>9 ones most impacted, so we're kind of underweight there.</p> <p>10 If we look at this slide, if you look at that net of</p> <p>11 benchmark there in that second column, that does a pretty</p> <p>12 good job of showing us exactly where we're allocated and</p> <p>13 you'll see we have about three quarters of a percent more</p> <p>14 in U.S. stocks sprinkled amongst the various segments and</p> <p>15 the biggest overweight right now is a percent or so,</p> <p>16 almost 2 percent in developed international.</p> <p>17 The next slide is really the same sort of</p> <p>18 characterization of our bond strategy. Currently right</p> <p>19 now we got a little more defensive after that nice pop we</p> <p>20 got in the first quarter. We were neutral with respect to</p> <p>21 bonds. We're now a little bit more conservative. We</p> <p>22 added an addition, about two and a half percent of</p> <p>23 short-term treasury just to try to get a little bit more</p> <p>24 defensive in this environment.</p> <p>25 So that's kind of our crystal ball as we see the</p>

<p style="text-align: right;">13</p> <p>1 rest of this year playing out. Obviously, the tariffs and</p> <p>2 the trade agreements are going to be the primary mover of</p> <p>3 markets in our opinion. But at least for the first</p> <p>4 quarter as we've gotten a sprinkling of the quarterly</p> <p>5 earning reports, they've all been very solid with the</p> <p>6 caveat being a lot of folks are guiding to the uncertain</p> <p>7 nature of what's going to happen for the second half of</p> <p>8 the year. Unfortunately, we are in that same realm. It's</p> <p>9 very, very difficult if you're the head of an organization</p> <p>10 to try and plan anything in this environment. We just</p> <p>11 don't know what tariffs are going to impact what industry</p> <p>12 and what country specifically. Until we get a little bit</p> <p>13 more clarity on that, we're going to be trading in a sort</p> <p>14 of sideways manner that we've seen here in April. With</p> <p>15 that, before I talk about performance in a little bit more</p> <p>16 detail, open it up to any questions, bigger questions on</p> <p>17 sort of our forecast for the economy?</p> <p>18 MR. WILMOTH: Yes. First quarter downgrowth here</p> <p>19 for the first part of 2025. Are you expecting us to enter</p> <p>20 recessionary waters here?</p> <p>21 MR. MYTON: Well, recessions are technical</p> <p>22 definitions.</p> <p>23 MR. WILMOTH: It's two negative quarters.</p> <p>24 MR. MYTON: We've got one, so we certainly could see</p> <p>25 the impact of all of this uncertainty. But what the</p>	<p style="text-align: right;">15</p> <p>1 year. Those are probably the most up-to-date. We came</p> <p>2 into the quarter at just under 29 and a half million or</p> <p>3 29,479. We had net distributions of about 218,000. A</p> <p>4 slight gain of about \$52,000, so you'll see we ended the</p> <p>5 period just over 29.3 million. If you flip over to the</p> <p>6 next slides, we can put some percentages into that.</p> <p>7 You've got the bar chart at the top in the middle. As I</p> <p>8 said, we were pretty much flat.</p> <p>9 For the quarter we actually eked out a very small</p> <p>10 gain. That 52,000 turned into 0.18 percent, slightly</p> <p>11 outperforming the benchmark, which was essentially flat.</p> <p>12 MR. CASSEL: On the prior report, is this the same</p> <p>13 benchmark you've used over the last few years?</p> <p>14 MR. MYTON: Yes. Since we switched over to Sterling</p> <p>15 Capital, these have all been the exact same benchmark. We</p> <p>16 did make a slight adjustment when we switched to Sterling</p> <p>17 back in February of 2022. We went from more of a 75/25</p> <p>18 mix with our equities. With respect to domestic and</p> <p>19 international, we switched to 70/30. That was more</p> <p>20 indicative of the global economy, but that was the only</p> <p>21 change. We've always been about 60 percent stocks, 40</p> <p>22 percent bonds and that's reflected in the targeted index.</p> <p>23 MR. CASSEL: And do you think about our situation</p> <p>24 where no new people are coming into the plan, we are going</p> <p>25 to be paying out more, that at some point we shift away</p>
<p style="text-align: right;">14</p> <p>1 initial data is now showing us is a lot of folks are sort</p> <p>2 of stockpiling and trying to get ahead of the tariffs, so</p> <p>3 that's created probably a little bit more economic</p> <p>4 activity than we would have expected here in April and</p> <p>5 late March. But I think we might actually not quite go</p> <p>6 into negative territory for the second quarter, but it is</p> <p>7 going to be pretty close. Irregardless of whether it's a</p> <p>8 technical definition of a recession, we certainly are</p> <p>9 slowing down.</p> <p>10 Everybody is being a little bit more cautious with</p> <p>11 respect to future capital expenditures and projects and</p> <p>12 cost-cutting, so from that perspective we do expect an</p> <p>13 economic slowing. But we don't see it as a huge,</p> <p>14 traditional recession where GDP dips for three, four or</p> <p>15 five quarters, we have these massive layoffs. This is</p> <p>16 really concentrated on tariffs and once we get past that</p> <p>17 hurdle, we think that we should be on pretty good footing.</p> <p>18 We came into the year in very good economic shape from an</p> <p>19 economy perspective and an earnings perspective.</p> <p>20 Companies were in pretty good shape. Great question. Any</p> <p>21 other questions?</p> <p>22 Okay. Then let's talk about what we care about most</p> <p>23 and that starts over on page 20. It's how did we do.</p> <p>24 This first line shows all the capital reports there on the</p> <p>25 top chart. I'll concentrate on the quarter and fiscal</p>	<p style="text-align: right;">16</p> <p>1 from some of the equity and more into fixed income?</p> <p>2 MR. MYTON: Yes. And that's sort of the maturation</p> <p>3 of a mature pension plan. Once it sort of closes, your</p> <p>4 population or your participants are going to start to</p> <p>5 increase in age year after year after year. So the</p> <p>6 generally accepted wisdom is to de-leverage the portfolio</p> <p>7 and become a little bit more invested in fixed income and</p> <p>8 more safe, secure investments and a little less in equity.</p> <p>9 I don't think we're there right now. I mean, the</p> <p>10 capital is negative, a couple hundred thousand in a</p> <p>11 quarter is not significant and you guys aren't</p> <p>12 significantly mature. Your average population isn't 55,</p> <p>13 60. It's still probably high 40s. But great question and</p> <p>14 yes, we will kind of plan that as the closed plan starts</p> <p>15 to mature and age, de-risking, de-leveraging our risk</p> <p>16 exposure is certainly something that's not just</p> <p>17 appropriate, but critical.</p> <p>18 MR. CASSEL: Thank you.</p> <p>19 MR. WILMOTH: Beginning of the trade -- tariff,</p> <p>20 whatever you want to call it.</p> <p>21 MR. MYTON: Trade policy concerns.</p> <p>22 MR. WILMOTH: Beginning of that, there was a</p> <p>23 disruption in the bond market, and I know we were heavily</p> <p>24 weighted to the fixed income here. Do we see -- or are</p> <p>25 you concerned about anything that can happen in Japan or</p>

<p style="text-align: right;">17</p> <p>1 others that would dump U.S. treasuries and create an 2 outside obligation for us here?</p> <p>3 MR. MYTON: We were speculating that China, Japan 4 and some of those agents' economies, who hold a lot of 5 U.S. treasury, that they were maybe retaliating under some 6 of the initial very high tariffs. What we saw was the 7 current administration very quickly reversed course on 8 some of those numbers that we saw initially. And it 9 became pretty apparent that it's maybe his negotiating 10 style and not necessarily his intent to raise tariffs on 11 everybody by a hundred 50 percent, and then he backed off 12 to where we are today.</p> <p>13 Our take on tariffs is we probably will see that 14 10 percent tariff stick. That probably is going to help 15 us lead to extenuated tax savings later in the year, which 16 is also what he's expressed a desire to do. But with that 17 perspective, the situation with China probably has been a 18 little bit out of whack for quite some time. And they 19 probably will be the ones where the high tariffs stick. 20 So we may not see those really great prices at Walmart for 21 all those toys and trinkets and whatnot that we've gotten 22 so used to being able to buy for next to nothing.</p> <p>23 But I think the ultimate goal is he really does want 24 to try to bring some more of the more value added 25 manufacturing back to U.S. soil or least to North American</p>	<p style="text-align: right;">19</p> <p>1 there for them when they go to retire. Any other 2 questions or comments before we talk about performance in 3 a little bit more detail?</p> <p>4 So again, we're kind of flat. To give you a 5 perspective on where we were, I was just checking the 6 April numbers like yesterday. We're real close to where 7 we are right here. It's kind of flat, amazingly. As bad 8 as those first couple of weeks of April were, the market 9 traded out pretty significantly, 12 to 15 percent at one 10 point. And we battled back and are pretty even to where 11 we sit today if we were to take these numbers through 12 April. So that negative 1.2 percent or so for the fiscal 13 year is probably pretty good to where we're tracking.</p> <p>14 We're hopeful that we can get that number, you know, 15 up to the mid six digits and we get some relief on the 16 tariff situation and the Fed doesn't have to affect 17 policy, rate policy, too significantly. We could see, you 18 know, being in the high limits on stock for the year. And 19 you can just put bond yields at 4 to 5 percent, put that 20 together in a 60/40 portfolio, we call that a pretty darn 21 good year. Again, especially considering how good the 22 market was in 2023 and '24. We don't get 20 percent out 23 of equities every year, so our expectations for the rest 24 of the year are a little bit more conservative. We 25 certainly think we can climb out of this.</p>
<p style="text-align: right;">18</p> <p>1 soil at this point and not be so reliant on others to 2 manufacture pharmaceuticals, steel, aluminum, 3 semiconductors, electronics. Those kinds of manufacturing 4 jobs I think we will see come back to the U.S., but that's 5 going to take some time. It's not going to be a year or 6 two. It's probably a five- or ten-year at best sort of 7 time horizon. But again, the market is always trying to 8 predict where we're going to be in six, 12, 18 months out, 9 so from that perspective I think that's what we're seeing 10 in the volatility.</p> <p>11 The bond market did, I think, scare the 12 administration straight, so to speak, and really said, 13 okay. It's one thing if the equity is volatile, but when 14 bond investors start raising rates, we've got a pretty big 15 debt load and when those rates go up like we saw there in 16 that second week of April, that's going to have an 17 immediate impact of the need to service the debt load that 18 we have. So in that perspective I think they thought 19 maybe stop negotiating quite so hard and came down and 20 said okay, it started there, but let's try something in 21 the middle.</p> <p>22 MR. WILMOTH: Sorry for all the questions. 23 MR. MYTON: No, great questions. 24 MR. WILMOTH: These folks work very, very hard. 25 MR. MYTON: And we need to make sure the money's</p>	<p style="text-align: right;">20</p> <p>1 MR. WILMOTH: I don't want to give you the 2 impression that I don't -- these are great results, given 3 what's happened.</p> <p>4 MR. MYTON: Yeah, but nobody likes to see negative 5 numbers.</p> <p>6 MR. WILMOTH: Nope.</p> <p>7 MR. MYTON: Exactly. It's tough. And return 8 numbers since we switched over to Sterling, we've got 9 one-year number. Again, it's really kind of indicative of 10 being underweight with the AI names at the beginning of 11 last year when they really popped.</p> <p>12 Over on the next page I usually just touch on some 13 of these dinky financial stats. As you can see from the 14 inception we were slightly less than the index. We were 15 about 3.6 when our target was up about 3.8, but we took a 16 little less risk to get there. That can probably best be 17 seen if you look at standard deviation or beta. Those are 18 two measures of portfolio volatility. You can see both of 19 them are slightly less than our target benchmark there, 20 indicating we took a little less risk and got a little 21 less return. Again, we're very comfortable with that risk 22 return profile and we certainly don't want to show you the 23 negative 10 percent return when the market is only out 5. 24 We're not going to structure the portfolio that way. 25 And to finish it up with the asset allocation over</p>

<p style="text-align: right;">21</p> <p>1 on page 23, you can see again really on top of those 2 targets, 60 percent in equity, 40 percent in bond. We 3 were slightly less at the end of the period, but that was 4 a function of stocks being down and bonds being up. It 5 wasn't an overweight. We actually technically rebounded 6 back in the first couple of weeks of April, so that 7 certainly helped us a little bit as well.</p> <p>8 Over on the next couple of slides, we go over each 9 and every one of the categories you see represented by the 10 slivers there in the pie chart. I won't go into a lot of 11 detail there, but it is a very well diversified portfolio. 12 You're going to have winners; you're going to have losers. 13 The one that we're watching probably most closely is our 14 large-cap value manager. We didn't do quite as well as we 15 would have thought given the fact that value kind of 16 rotated back into favor during the first quarter. It 17 still was the best performing U.S. equity, in positive 18 territory at about 1.16. That's the first grouping in 19 there.</p> <p>20 But when the Russell 200 value was up closer to four 21 and half, a little slight under performance and really, 22 that one-year number is what we're keeping more a closer 23 an eye on, but again, we talked to them and we understand 24 exactly what is going on there, and we're comfortable with 25 them for the time being.</p>	<p style="text-align: right;">23</p> <p>1 MR. MYTON: Yeah. And remember, this is really a 2 ten-year look, right. So if we were to look at a five, a 3 ten, a 15, a fuller cycle, they've outperformed their 4 benchmark over a longer time period. They've performed 5 very well relative to other large-cap value managers and 6 that's another reason we will continue to hold them. 7 There has been a slip over the last year, year and a half, 8 but we don't think that's related to the partial change.</p> <p>9 MR. CASSEL: I assume they're not top quartile 10 anymore?</p> <p>11 MR. MYTON: No. They are certainly top half, 12 especially over the five-, seven-, ten-year time frame.</p> <p>13 MR. CASSEL: Thank you.</p> <p>14 MR. MYTON: But again, that's one of the 15 methodologies and one of the things that we -- just for 16 the board's edification, is we've got a whole dedicated 17 team that looks at all of the products we offer to our 18 clients and they're constantly meeting with them, talking 19 to them, understanding their portfolios, why they 20 performed the way they did, did they outperform, did they 21 underperform, are they taking too much risk, not enough 22 risk.</p> <p>23 So those are the kind of continual conversations 24 that are happening on a regular basis.</p> <p>25 MR. CASSEL: At our next review, can we specifically</p>
<p style="text-align: right;">22</p> <p>1 MR. CASSEL: Who is that manager?</p> <p>2 MR. MYTON: That's actually one of our products. 3 You can see that on...</p> <p>4 MR. CASSEL: Should we be sticking to your product 5 or should we be looking at someone else?</p> <p>6 MR. MYTON: That's a great question. And the two 7 pieces of portfolio that are run by Sterling are this one 8 and it's about 6 percent of the total portfolio, about 9 1.7 million. And then we also manage the fixed income 10 portfolio. But we grade Sterling just like we would grade 11 Loomis or T. Rowe Price or Touchstone or any other 12 manager, so from that perspective we're comfortable 13 holding them. We understand why they underperformed. 14 Candidly, it was UnitedHealth related issues that's a top 15 ten holding and they kind of came under scrutiny for their 16 Medicare practices.</p> <p>17 We are very comfortable. They continue hold it, by 18 the way, so from that perspective we are pretty 19 comfortable with why they underperformed.</p> <p>20 MR. CASSEL: Are the same people running that 21 portfolio that was running it five years ago?</p> <p>22 MR. MYTON: Thy had a slight change, a partial 23 manager change. Partial manager change.</p> <p>24 MR. CASSEL: If you look at their one-year 25 performance, it's way down.</p>	<p style="text-align: right;">24</p> <p>1 look at the ones run by Sterling and how they perform?</p> <p>2 MR. MYTON: Sure. And again --</p> <p>3 MR. CASSEL: I see it there, but just more detail.</p> <p>4 MR. MYTON: Sure. Sure. Just give you an idea, the 5 other Sterling product is over on page 27. You'll see the 6 CORE fixed income for the quarter at 2.69 versus 2.78. 7 And then since we've transitioned over, it's actually 8 outperformed about a percent, little more than a percent 9 over the last three years. Pretty modest return at 0.34, 10 although the benchmark was off about 75 to 80 points and 11 that's really more indicative of the interest rate going 12 back to 2022. It did very, very well in a pretty 13 challenged bond environment. Certainly we will bring in 14 more info on both the Sterling products.</p> <p>15 So lastly, I always like to conclude on the first 16 page of the appendix. I believe it's page -- there we go. 17 And this, again, for some of the new members, because 18 we've been managing the portfolio for you guys, have had 19 the pleasure of doing it for over 30, 35 years, going back 20 to Bush number one, 1991. What we try to do is link all 21 of that previous performance with SunTrust and Truist with 22 the Sterling performance over the last three years to give 23 you an idea of how the total plan has done over a longer 24 period of time.</p> <p>25 You can see the five-year slightly outperformed,</p>

<p style="text-align: right;">25</p> <p>1 seven and ten are pretty in line and again going back to</p> <p>2 that inception number, you see it's over 8 percent.</p> <p>3 Again, just there for your edification. I know that you</p> <p>4 guys didn't vote for the transition over to Sterling --</p> <p>5 you voted for the transition to Sterling, but we kind of</p> <p>6 made it through the acquisition.</p> <p>7 So with that, guys, kind of a flat quarter, very</p> <p>8 volatile period. Unfortunately that volatility is going</p> <p>9 to be here for the rest of the year for the foreseeable</p> <p>10 future. But again, we'll continue to monitor the</p> <p>11 portfolio, monitor the tariffs and make any adjustments to</p> <p>12 the portfolio.</p> <p>13 MR. CASSEL: Any questions?</p> <p>14 MR. JELKE: Thank you. I mean, I really appreciate</p> <p>15 you guys' long-term thinking on reactionary, like the</p> <p>16 short term stuff that happens. I've watched you for a few</p> <p>17 years. I mean, my family's investing, we believe in the</p> <p>18 same thing, it's a long game.</p> <p>19 MR. MYTON: It is.</p> <p>20 MR. JELKE: I know that doing what you're doing</p> <p>21 you're taking care of our employees, so thank you.</p> <p>22 MR. CASSEL: Thank you very much.</p> <p>23 MR. MYTON: Thank you.</p> <p>24 ADDITIONAL EMPLOYER CONTRIBUTION</p> <p>25 MR. CASSEL: What we talked about at the last</p>	<p style="text-align: right;">27</p> <p>1 city last year. Any other comments or thoughts on this?</p> <p>2 We'll bring this up in the regular, after public comment.</p> <p>3 Thank you.</p> <p>4 MS. ARGUDIN: Are you okay with a million-dollar</p> <p>5 contribution?</p> <p>6 MR. JELKE: We can discuss that at the other</p> <p>7 meeting. I only get scolded once per meeting.</p> <p>8 MS. ARGUDIN: We'll bring it up.</p> <p>9 CHAIRPERSON REYES: Are you closing your meeting?</p> <p>10 MR. CASSEL: We are closing our meeting. Take it</p> <p>11 away.</p> <p>12 CHAIRPERSON REYES: Okay. Good morning, everyone.</p> <p>13 I'll open up to public comments. Anyone here wants to say</p> <p>14 anything?</p> <p>15 Go ahead, scold me now.</p> <p>16 MS. SOLIMAN: So actually, what we should do is make</p> <p>17 a motion to amend the agenda to include this and then open</p> <p>18 the public comment.</p> <p>19 MR. WILMOTH: I make the motion to amend the agenda.</p> <p>20 MR. CASSEL: I'll second it.</p> <p>21 CHAIRPERSON REYES: Okay, so amending the agenda to</p> <p>22 include the employer contribution, okay. All in favor say</p> <p>23 aye.</p> <p>24 THE BOARD: Aye.</p> <p>25 MR. REYES: Okay, motion passes. Are you good now?</p>
<p style="text-align: right;">26</p> <p>1 meeting was, you know, potentially an additional</p> <p>2 contribution to the plan. I know a year or two, but I</p> <p>3 don't think last year or the year before we increased the</p> <p>4 contribution. I mean, obviously, we had a couple of good</p> <p>5 years. This year we're slightly behind in terms of being</p> <p>6 a hundred percent funded, and looking at the numbers and</p> <p>7 having gone over it, I don't know what everybody else's</p> <p>8 thought process is. But mine was maybe to contribute an</p> <p>9 additional million dollars into the plan now and in a year</p> <p>10 that we've got it. It gives -- you know, it solidifies</p> <p>11 the plan further, which we've tried to do and not get</p> <p>12 behind. I don't know everybody's -- whether we would do</p> <p>13 it in this meeting or we do it in the actual meeting, but</p> <p>14 I think we should give serious thought to that.</p> <p>15 MR. JELKE: I think we should do it here at this</p> <p>16 meeting. Is that a discussion for the board meeting --</p> <p>17 MS. SOLIMAN: Yeah.</p> <p>18 MR. JELKE: So I meant today at this meeting. I</p> <p>19 know there's a difference between the two meetings, sorry.</p> <p>20 MR. CASSEL: You are causing problems again.</p> <p>21 MR. JELKE: My only request is, like, ask Mirtha</p> <p>22 what her suggestion is. I would just get it to the max</p> <p>23 because we have the funds. And as long as it doesn't</p> <p>24 affect the contribution to the city or whatever else.</p> <p>25 MR. CASSEL: Yeah. We made the contribution to the</p>	<p style="text-align: right;">28</p> <p>1 MS. SOLIMAN: And now public comments.</p> <p>2 PUBLIC COMMENTS</p> <p>3 MR. REYES: Okay. Public comments. Yes, sir?</p> <p>4 MR. BENITEZ: Hugo Benitez with a business address</p> <p>5 at 600 Brickell Avenue here on behalf of Roadway, Inc.</p> <p>6 We're in support of the item, to thank you and your staff,</p> <p>7 and to answer any questions should the board have any.</p> <p>8 Thank you very much.</p> <p>9 CHAIRPERSON REYES: Okay, thank you. Okay.</p> <p>10 Margarita -- I'm sorry, let me close -- let me follow this</p> <p>11 because apparently -- all right, thank you. I'm closing</p> <p>12 now the public comments. And now we will go to</p> <p>13 Margarita's presentation.</p> <p>14 MRD CONSULTING REPORT</p> <p>15 MS. DELGADO: Good morning. Margarita Delgado, MRD</p> <p>16 Consulting, public relations. Good morning, Madam</p> <p>17 Chairman, the board, Madam CEO, guests. The CEO did two</p> <p>18 great podcasts, one for the City of Miami and talked about</p> <p>19 the resident discount program and a number of other</p> <p>20 topics. And she was also invited by Michael Miller from</p> <p>21 Community Newspaper to talk about a lot of different</p> <p>22 topics, so she covered --</p> <p>23 CHAIRPERSON REYES: She was with Michael and not</p> <p>24 with Grant?</p> <p>25 MS. DELGADO: Michael is the one who does the</p> <p>podcast.</p>

<p style="text-align: right;">29</p> <p>1 CHAIRPERSON REYES: No, no, no, she needs to go back 2 and do it with Grant. 3 MS. ARGUDIN: My second go-round. 4 MS. DELGADO: Grant is fun, but it was very lively 5 and very informative. Very good. The next program, big 6 program, will be automotive, the digital loading zone 7 program. I did a tour of the loading zones with Mr. Diaz 8 and Wilfred Soto, and it really is amazing what they're 9 trying to do. The CEO has instructed us to communicate 10 all the information to all the stakeholders before the 11 program is launched. 12 It's a complex technology, so we want to make sure 13 the target public understands the benefits, because there 14 are a lot of benefits, to safety, to mobility, et cetera. 15 So we're on that now. I wrote the plan and so the next 16 time is going to be the execution. As the board requested 17 we did the videos in Spanish and in Creole. And Creole 18 was -- been a language that we don't speak, so I had to go 19 to a translator, so we've made adjustments. And I think 20 it's been posted today, right? Today. But Spanish is 21 already posted. And so lots of things going on. 22 Questions? Thank you. 23 MR. JELKE: You okay? 24 MS. DELGADO: Yeah, I'm fine. I mean, I like to 25 punch for fun.</p>	<p style="text-align: right;">31</p> <p>1 PTMP, the change of the cap certification. Those types of 2 posts always perform the best, staff members getting 3 congratulated, so, yes, keep up the great work. 4 MR. WILMOTH: So should we center our post media 5 strategy around Ms. Garcia? 6 MS. GUTIERREZ: I know, she is very good. Next 7 slide, please. 8 And then just to give you a sneak peak on this, we 9 got stuff from our Miami Heat giveaway just this past 10 month and brought 270 engagements, which is a really great 11 number. Then -- well, when we made this report it hadn't 12 been posted. But we did create a reel for the reservation 13 program at the James L. Knight garage. It performed real 14 well and collabed with James L. Knight and SpotHero 15 itself, so it was really good friction there. 16 And then lastly, we're getting ready to start 17 promoting our hurricane parking program, so that will be a 18 really big promotion -- well, communication tactic that 19 we're going to have in this next coming month. We are 20 also -- we know that the MPA is hiring, so we are pushing 21 that messaging on LinkedIn, and we are trying to find a 22 fun way to also feature other social media platforms that 23 gets people to apply. 24 And the last slide is just a little recap of our 25 numbers this month. We still see an increase on Instagram</p>
<p style="text-align: right;">30</p> <p>1 MR. WILMOTH: So fight club. 2 MS. ARGUDIN: She won. 3 LOUD AND LIVE PROGRESS REPORT 4 MS. GUTIERREZ: Good morning. Valeria Gutierrez 5 from Loud & Live for the record. Do you mind zooming in a 6 little bit, please? There's some smaller numbers there. 7 Thank you so much. 8 So this past month of April, we wrapped up the Heat 9 giveaways. Our audience was really sad, but we really did 10 get good involvement. And we had one final one that we 11 were able to secure for the playoffs. Sadly the season's 12 over. Hopefully next year is better and now, you'll see 13 we're going to start off the gas card giveaways. Next 14 slide, please. 15 On Facebook, tends to be more of an informative 16 platform. Our best engagement post was the passing of 17 Commissioner Manolo Reyes. We got a lot of engagement 18 there. People sharing their condolences. And then on 19 Twitter, per usual, our parking available content 20 performed the best. We did have a strange decline in 21 followers on March 22nd, I believe. We're not quite sure 22 what that was, but as you see there's an uptick later on 23 in the month, so just algorithm. 24 And then on LinkedIn, our best performing content 25 was congratulating Jennifer Garcia on getting now the</p>	<p style="text-align: right;">32</p> <p>1 and followers. The increase has gone down, but we have a 2 strategy to make sure it stays in those positive numbers 3 and yeah, that's pretty much it. I don't know if you have 4 any other questions. 5 CHAIRPERSON REYES: I have a suggestion. 6 MS. GUTIERREZ: Yes. 7 MR. REYES: On the LinkedIn, especially during the 8 hire portion, I think anniversary posts get a lot of 9 engagement and also gives the people the knowledge that 10 people here stay a long time. Like, I'm seeing right now 11 we have a 35-year employee, so maybe we can create 12 something where we celebrate. Doesn't necessarily -- it 13 could be every five -- the five-year award, the 10-year, 14 15, where we can highlight our employees, you know, what 15 they do, their names, blah, blah, blah, how they started. 16 Like a little -- a little -- 17 MS. GUTIERREZ: Like a little blurb. 18 CHAIRPERSON REYES: Yeah. The idea that there's 19 longevity here. 20 MS. GUTIERREZ: We can do -- whenever someone gets 21 an award here, we do feature it on our LinkedIn page. We 22 do not have a little blurb, but I think that is a great 23 strategy. 24 CHAIRPERSON REYES: And maybe we can create 25 something that's a template, so it's the logo and then our</p>

<p>33</p> <p>1 colors, and then you just put the person's picture on</p> <p>2 there and tag them so they can get the engagement on</p> <p>3 LinkedIn.</p> <p>4 MS. GUTIERREZ: Everyone should be.</p> <p>5 CHAIRPERSON REYES: Like I know -- and I'm saying</p> <p>6 that because I saw Jennifer's post and people came in and</p> <p>7 said congratulations. So I think that maybe -- because</p> <p>8 that gives the human side of the --</p> <p>9 MS. GUTIERREZ: I agree. I totally agree. I think</p> <p>10 that's a great strategy.</p> <p>11 CHAIRPERSON REYES: Thank you. Questions?</p> <p>12 MS. GUTIERREZ: Any questions? All right, thank</p> <p>13 you, guys.</p> <p>14 CHAIRPERSON REYES: And I apologize. I just got</p> <p>15 back from being on holiday, so I'm -- the agenda, I'm</p> <p>16 moving the agenda around not on purpose. I'm still -- the</p> <p>17 decisions I had to make last week were which bathing suit</p> <p>18 to put on. So today is like, I've got to chair this</p> <p>19 meeting.</p> <p>20 So let's get to the employee years of service award.</p> <p>21 EMPLOYEE YEARS OF SERVICE AWARD</p> <p>22 SHERRI POITIER</p> <p>23 MR. ESCANDON: I'm very pleased to give this to</p> <p>24 Sherrie, her 35 years here. I've known Sherrie since</p> <p>25 1990. We've always been a challenge for each other, but</p> <p>it's been a good challenge.</p>	<p>35</p> <p>1 MR. MEDINA: Good morning, everyone.</p> <p>2 Jeffrey Medina. I'd like to take this moment to recognize</p> <p>3 someone who has been a cornerstone for our team -- of our</p> <p>4 team, Jaime Rene Lopez. Jaime has dedicated 25 years of</p> <p>5 service to MPA. A milestone that speaks volumes about his</p> <p>6 loyalty, resilience and big commitment to this</p> <p>7 organization.</p> <p>8 For the past eight years I had the privilege of</p> <p>9 working closely with him and prior to that, he served with</p> <p>10 the same dedication under Mr. Wilfredo Soto, and my</p> <p>11 colleague, and our current director, Angel Diaz. Jaime is</p> <p>12 someone who doesn't shy away from difficult situations,</p> <p>13 faces challenges head-on with clarity, results and</p> <p>14 determination that inspires those around him. His</p> <p>15 leadership and work ethic have made a lasting impact for</p> <p>16 our team, and his contribution continues to help us grow</p> <p>17 strong.</p> <p>18 Jaime, thank you for everything you've done and</p> <p>19 continue to do for MPA. Your work matters and we're</p> <p>20 grateful to have you with us.</p> <p>21 MR. DIAZ: I've got to get up and say something</p> <p>22 because if not -- when I was manager, I stole Jaime from</p> <p>23 maintenance back like 20 years ago, but super hardworking,</p> <p>24 dedicated, really glad that I get to get a picture of him</p> <p>25 and post it to everybody else in our chat. But very hard</p>
<p>34</p> <p>1 CHAIRPERSON REYES: You can tell by the way she's</p> <p>2 standing next to you.</p> <p>3 MR. ESCANDON: She's been keeping me on my toes.</p> <p>4 And I'm very happy that she's in my department, very happy</p> <p>5 that she's running the City of Doral, the contract we have</p> <p>6 there. Something that I haven't had to worry about, she</p> <p>7 can go ahead and take care of and she's got a lot of</p> <p>8 experience.</p> <p>9 She's been very vocal in enforcement in a positive</p> <p>10 way. And I told her use your experience, use everything</p> <p>11 that you've learned so you can go ahead and continue to</p> <p>12 run everything, so don't get mad at me anymore. So here</p> <p>13 you go.</p> <p>14 MS. POITIER: No speech.</p> <p>15 CHAIRPERSON REYES: Sherrie, you don't want to say</p> <p>16 anything?</p> <p>17 MS. POITIER: No, I'm good. Thank you, I'm glad.</p> <p>18 This is actually 35 years of full-time service, so I've</p> <p>19 actually got another little year and a couple of months</p> <p>20 that can be added to this.</p> <p>21 MR. ESCANDON: Good-bye, Sherrie. Time to go.</p> <p>22 MS. ARGUDIN: It's very hard to replace people like</p> <p>23 her, you know, they've been here so long that when they go</p> <p>24 and retire, that creates such a void.</p> <p>25 EMPLOYEE YEARS OF SERVICE AWARD</p> <p>JAIME LOPEZ</p>	<p>36</p> <p>1 worker, very driven, you tell him to do something, he'll</p> <p>2 do it ten times faster than what you asked of him. It's a</p> <p>3 privilege to have someone like Jaime here. Thank you,</p> <p>4 sir.</p> <p>5 MR. LOPEZ: Okay, good morning. The only thing I</p> <p>6 want to say is thank you, Mr. Diaz, thank you, Mr. Medina,</p> <p>7 thank you to the MPA family for 25 years.</p> <p>8 EMPLOYEE YEARS OF SERVICE AWARD</p> <p>9 VICTOR ROSARIO</p> <p>10 MR. DIAZ: So Victor Rosario is not only a coworker,</p> <p>11 he's also a good friend. He's a leader, he's a very</p> <p>12 hundred percent numbers guy, so we rely on him a lot for</p> <p>13 that in all our departments. Another very hard worker,</p> <p>14 dedicated, puts parking as like -- it's just a real honor</p> <p>15 and privilege the way he looks at his work and that's just</p> <p>16 his work ethic. It's just too hard to put in words what</p> <p>17 he gives to the Authority, and on top of that he's a</p> <p>18 really good friend, so thank you.</p> <p>19 MR. ROSARIO: Thank you.</p> <p>20 MR. DIAZ: Yes, he's also a new father, I forgot</p> <p>21 that.</p> <p>22 MR. ROSARIO: Thank you. It's funny because when I</p> <p>23 started in the parking business in 2003 in the private</p> <p>24 sector, I remember cleaning a lot of garages in Miami</p> <p>25 Beach. And little by little I kept moving to Downtown and</p> <p>I kept on watching Miami parking garage. I want to work</p>

<p style="text-align: right;">37</p> <p>1 for that company. I want to be there one day. 2010, I 2 was given the opportunity to be in this great family. And 3 what can I say about my 15 years? Blessed and fortunate. 4 Blessed because I get to work for the best parking 5 authority in the United States, period. 6 And why am I fortunate? Because I get to come to 7 work with each one of you every day. Throughout these 8 15 years that you guys made be a better person, a better 9 colleague, even a better dad. With all the advice I got 10 from the amazing moms and dads of this company, even prior 11 to being the dad that I am today. Thanks to the Lord. 12 You guys have been with me through the tough times, you 13 know when that happened, 2008 and '18, but you've also 14 been with me through my happy times with the birth of my 15 daughter. 16 So look, I can't stand here and say I'll be here 20, 17 25 more years, that's God to decide. But I do pray every 18 morning when I go out and I tell him, look, give me all 19 the help I need and all the help I can get to be many 20 years to be a dad to Victoria. With that being said, I 21 always ask him, give me the help so I go to work for my 22 MPA family. Thank you. 23 MARCH 2025 FINANCIAL STATEMENTS 24 CHAIRPERSON REYES: All right. Let's move on to our 25 approval items. So March 2025 financial statements.</p>	<p style="text-align: right;">39</p> <p>1 consuming today, and the future. So you don't want to 2 make something where you pay everything today and you pay 3 in a month, it goes down. 4 But I think it is prudent for the fact that we are 5 going to have volatility in the market. There's no doubt 6 about it. And ideally the payment would help levelize our 7 debt -- not a debt, but our budgeting process for 8 estimating payment in the years. It will also go to 9 offset things that we do. The past year the board did 10 approve the adoption of the mortality table two years 11 ahead of schedule. So if you go -- like if everything 12 worked exactly as predicted, in 2034 we would be at a 13 hundred percent. But things don't go that way. 14 Right now in our unfunded liability from actual 15 standpoint is little over \$1.1 million. I think the 16 prudent thing would be to put a million dollars in today. 17 Again, we use five years moving, it's going to take a 18 little bit of that off for each for the year, again, 19 struggle to hold that to level out payment. So I think it 20 would be prudent. We clearly have the liquidity to do 21 this, and it's not inconsistent with what we've done in 22 the past. In 2023, we had a similar discussion, the board 23 directed us to make a payment of, I think, it was 24 approximately \$1,544,000. 25 MR. WILMOTH: So you're suggesting a million?</p>
<p style="text-align: right;">38</p> <p>1 MR. JELKE: I'll move it. 2 MS. LADRON DE GUEVARA: Second it. 3 CHAIRPERSON REYES: All those in favor say aye. 4 THE BOARD: Aye. 5 BOARD MEETING MINUTES 6 CHAIRPERSON REYES: Motion passes. Board meeting 7 minutes for April. 8 MS. LADRON DE GUEVARA: So moved. 9 MR. JELKE: Second. 10 CHAIRPERSON REYES: All those in favor say aye. 11 THE BOARD: Aye. 12 CHAIRPERSON REYES: Motion passes. You want to take 13 the item now, the employer contribution? Okay. 14 ADDITIONAL EMPLOYER CONTRIBUTION 15 MR. CASSEL: I make a motion to make a 16 million-dollar contribution to the plan. 17 MR. WILMOTH: I'll second it, but I want to make 18 sure that we talk to the financial folks before we do 19 that. Is a million dollars good? Do we need something 20 more? 21 MR. SIMPSON: So if you look back at what we've 22 done, the board has always gone with what's more 23 consistent for the plan funding, not increasing benefits. 24 So I think this is in line with what we've done. So you 25 have a balance between paying today, what people are</p>	<p style="text-align: right;">40</p> <p>1 You're saying there's a million one unfunded? 2 MR. SIMPSON: Well, if you want the exact number, 3 it's \$1,140,311. 4 MR. WILMOTH: What's to stop us from making that 5 contribution? I mean, Victor has a daughter, so... 6 MR. SIMPSON: And a beautiful daughter. But I don't 7 want the expectation is if I put in one million one 8 hundred whatever, it is that you're automatically going to 9 be at a hundred percent. You're not. You are going to 10 get close. 11 MR. WILMOTH: So... 12 MR. CASSEL: In the next five years we could be 13 overfunded or underfunded. 14 MR. SIMPSON: Exactly. 15 MR. CASSEL: It seems like the right number. I 16 mean, you could do 750, but I think anything we do is the 17 right thing to do. A million dollars seems like it's the 18 right number. 19 MR. WILMOTH: I'll second the motion, then, thank 20 you for that explanation. 21 MR. JELKE: I call the question, let's vote. 22 CHAIRPERSON REYES: I'm sorry. I told you I'm... 23 MR. WILMOTH: We have a motion in and a second. 24 CHAIRPERSON REYES: All in favor. 25 THE BOARD: Aye.</p>

1 CHAIRPERSON REYES: Thank you. Motion passes.

2 MS. ARGUDIN: I will prepare a resolution just with
3 that number so that for signatures we can have it on the
4 record, okay?

5 CHAIRPERSON REYES: All right, thank you. Now, we
6 go to Item No. 3, Roadway.

7 RFP - ROADWAY, INC.

8 MS. ARGUDIN: Good morning, everyone.

9 Alejandra Argudin, for the record. So this item is the
10 approval of Roadway, Inc. as a vendor to provide towing
11 services. So little bit of background. We issued an RFP
12 back in August of 2024 for these services, and when we
13 went to the site visit, we did not properly disclose that
14 we were going to go to the site visit. So therefore, we
15 did not meet in the sunshine and we -- that process was
16 thrown out. And we decided at that time to throw it all
17 out and start all over again.

18 So January 23rd, around there, the city commission
19 had passed an item that urged our board to consider
20 selecting two or more vendors for this RFP. At that time
21 I called each and every one of you. We have had
22 discussions about why it is that over the years we always
23 selected one vendor. And it's a simple answer where it's
24 already an unpleasant experience for a customer to get
25 their car towed and not know where their car is at, right.

1 And we've -- you-all had the same sentiment as we had, you
2 know, we pride ourselves of being able to tell our
3 customers where their car is at, and knowing good and well
4 that when they go there, it's a good experience and that
5 is important to us, right, it's clean, et cetera.

6 So we all decided and we -- you know, speaking to
7 each one of you individually, that we would go forth with
8 how we've done this in the past. January 27th we issued
9 the second RFP, we did have a pretty good meeting, we had
10 two proposals that came, Roadway and Alpine Towing. We
11 did conduct a site visit again, this time we did do it in
12 the sunshine, we did advertisement.

13 The selection committee that was convened was five,
14 very professional, and we just gave it a lot of thought
15 for people who were going to become the, you know,
16 selection committee members because this is very important
17 RFP. And we wanted to make sure that the people who are
18 here understand what this is and what this means for us
19 and the city and people who know our industry very well.

20 The selection committee went out, they came back,
21 they convened their meeting and they selected Roadway,
22 Inc. as the highest-ranked vendor and they are the most
23 responsible and responsive vendor. I'm asking for your
24 approval of this selection. They are our incumbent. I
25 don't say this very often, but they are a vendor that in

1 that industry that we have very little to no complaints.

2 They have been very responsive anytime we've had an
3 issue with a customer or anybody who wants to have a
4 lawsuit, they've always been responsive and worked very
5 professionally with us. I think that their ability to
6 provide everything digitized and there is -- it's very
7 seamless, their process has become easy for us to also do
8 the accounting, the financial accounting, with them and
9 make sure that everything is aboveboard.

10 So I'm pleased that they were selected and I'm
11 asking for your approval of this vendor.

12 CHAIRPERSON REYES: So I just want to make a
13 comment. I was at dinner last night and somebody was
14 asking me about this, and I said -- because they knew that
15 the city wanted more than one vendor. So I'm one of those
16 that is adamant that we do not need more than one vendor
17 for this because I see people -- I live in the heart of
18 Brickell. So I see people visiting and I can't even
19 imagine trying to figure out -- already, it's a tense
20 situation where you come outside and your car's not there,
21 and then you have to figure out where you're going.

22 But this person that I was talking to yesterday was
23 telling me that he has had a car towed a few times. I
24 didn't go into specifics as to why, but he was saying
25 that, you know, that Roadway when he's gone to pick up his

1 car there, it's not one of those experiences where you
2 walk in and you're like -- you feel like you are on the
3 outskirts of town and you don't know what's going on
4 because you see a lot of stuff in the movies that you
5 don't know what you're dealing with.

6 So he was telling me about the experience has always
7 been very pleasant. And as far as that's concerned and
8 that he never felt like -- even for his wife, he never
9 felt unsafe or anything like that. So it's always good to
10 hear those stories from people who use the services. And
11 he said, I'm glad that you guys stood strong on not
12 wanting -- on not having multiple, because he sees what's
13 happening around the city.

14 So I appreciate what you-all do and I'm glad that it
15 worked out. I mean, I looked at the selection committee
16 members, it was a good group of people. So I'm pleased
17 that we are going to move on to this and, you know,
18 continue doing the work that you do. We appreciate it.

19 MR. WILMOTH: I'll make a motion for approval.

20 MS. LADRON DE GUEVARA: Second it.

21 CHAIRPERSON REYES: Those in favor say aye.

22 THE BOARD: Aye.


23 CHAIRPERSON REYES: Okay, motion passes, thank you.
24 Maintenance services.

25 RFP - TROPICAL TOUCH GARDEN CENTER, INC.

<p style="text-align: right;">45</p> <p>1 MR. DIAZ: Good morning, everybody. Angel Diaz for 2 the record. The next item is RFP for ground maintenance 3 services. This is the maintenance of the landscaping for 4 our garages, our lots, and also the Marlins Park and 5 Jackson Hospital lots and the garage as well. 6 We put out the RFP, we have five vendors that 7 responded, out of those five we had -- I'm sorry. We had 8 a three-member committee, which was our senior managers 9 that deal with this on the day-to-day, so they were best 10 suited to score this RFP. Out of the five, they selected 11 Tropical Touch as the vendor to use for the next five 12 years. They're also the incumbent. 13 Just really quickly, they're -- over the past five 14 years very reliable. They do come out when there's 15 emergency situations like storms and things of that nature 16 for -- there's tree removal and things like that. We were 17 very happy with their service or satisfied with their 18 service for the past five-plus years. So with that we ask 19 for the approval for -- their approval for \$119,892 per 20 year. 21 CHAIRPERSON REYES: Any questions? Motion? 22 MR. WILMOTH: I'll make a motion for approval. 23 MR. JELKE: Second. 24 CHAIRPERSON REYES: All those in favor say aye. 25 THE BOARD: Aye.</p>	<p style="text-align: right;">47</p> <p>1 So in March, the ParkMobile transactions were at 6 percent 2 and in April they've decreased to 11 percent. So I see 3 that the increase is growing with them, there's the 4 compliances. Also something that we are trying to gauge 5 because now that we have two apps, by coincidence, our 6 revenue for the past two months has also been a little bit 7 higher than we budgeted for. So we're kind of gauging 8 that and trying to monitor that and the enforcement to see 9 if that's a cause of the increase in revenue, more 10 compliance that people have to choose from, so that's the 11 latest on ParkMobile. Do you have any questions? 12 MR. JELKE: Yeah. Can you add ParkMobile to the 13 report at the end? 14 MR. DIAZ: Yes. 15 MR. JELKE: Thank you. 16 PILOT OF LPR TECHNOLOGY AT MIAMI-DADE COUNTY PARKS 17 MR. DIAZ: The next item is the Pilot LPR for 18 Miami-Dade parks. So the Miami-Dade parks contract is set 19 to expire early next year, so we had a meeting with them 20 just to go over the overall operations and how we were 21 doing. They're happy with our services, so we thought 22 that we might want to introduce the opportunity to try to 23 manage one of the parks via LPR. 24 So that will be a fixed LPR in the park, it will 25 capture the cars going in, it will capture the people</p>
<p style="text-align: right;">46</p> <p>1 CHAIRPERSON REYES: Motion passes. Thank you. You 2 have reports. 3 COCONUT GROVE PLAYHOUSE UPDATE 4 MS. ARGUDIN: Yes. Quickly, the Coconut Grove 5 Playhouse update. So as you know, we did close the back 6 lot of the Playhouse, you know, the Playhouse lot. They 7 have started the demo, the county has -- and we are 8 waiting to meet with them to see what the next steps are. 9 We have provided a term sheet to them to update the MOU 10 that we had. I think we have several. It's been so many 11 years that we've been dealing with it. 12 We are going through the MOU to make sure that we're 13 okay with the MOU. We've got to bring it to our board. 14 They have to take it to their commission so that I can get 15 a better understanding as to what the timeline looks like 16 and what that means for us, what's going to go first, et 17 cetera. So I'll keep on bringing updates to you-all at 18 our board meetings, and then we'll be able to provide you 19 with the timelines as to when we're going to start that 20 project. 21 Go ahead. 22 ROLLOUT OF PARKMOBILE 23 MR. DIAZ: Okay. So the ParkMobile rollout, just an 24 update. The rollout is going well. It's a lot of area to 25 cover, but we have seen an increase in month over month.</p>	<p style="text-align: right;">48</p> <p>1 going out and then it will also charge the payment going 2 out. And if they don't charge -- I'm sorry, if they don't 3 pay, then they'll get a citation. So what that does for 4 us, it really helps us pilot this in a park that's far 5 away, and it will also help us with our enforcement 6 because we are challenged with staffing for enforcement. 7 So we are seeing if maybe this technology can help at 8 least pull those guys from the park and bring them into 9 the city where we really need the help to manage the 10 double parking, the loading zones and all the other pieces 11 that we have in the course. 12 We met with the county parks to tell them about the 13 pilot, so we are now pricing some vendors and starting to 14 lay out the park where the cameras will go and the angle 15 and all that. So we hope to roll that out within the next 16 month or two. And then we'll first do data-gathering, so 17 we're going to see how it performs without doing anything, 18 just the way it is. And then once we go live, we'll see 19 if the revenue increases and the compliance, which it 20 should, so that's kind of the goal with that. 21 MR. CASSEL: Will we give a grace period for someone 22 who drives in and drops someone off and drives out? 23 MR. DIAZ: So for the park that we're doing, I'm 24 thinking about a 20-, 30-minute grace period because it 25 takes a while to get to where they park. They would have</p>

<p style="text-align: right;">49</p> <p>1 to agree with that because it's their park. We would</p> <p>2 definitely suggest a grace period, a hundred percent.</p> <p>3 MR. CASSEL: I think that's important.</p> <p>4 MR. DIAZ: Yes, I think so too. The next one is</p> <p>5 automotive. So automotive, we have about 12 cameras</p> <p>6 installed to date. Again, I don't know if you remember</p> <p>7 the challenge with automotive is the light poles that they</p> <p>8 go on, so FP&L, it's still a work in progress. It's not</p> <p>9 just us, it's the county and other municipalities as well</p> <p>10 here. If the light pole is owned by FP&L, it's a</p> <p>11 challenge for that to be installed.</p> <p>12 So what's happening now is the technology with FP&L</p> <p>13 solar has gotten to the point where it's reliable. We</p> <p>14 tried this five years ago with probably like five</p> <p>15 different vendors and they all failed, but in the past</p> <p>16 five years it's really improved. So we're doing --</p> <p>17 automotive is adapting to the solar installation so we no</p> <p>18 longer have to use the FP&L power. And they also have a</p> <p>19 pole as well that we can use, so we no longer have to</p> <p>20 latch onto the FP&L pole. So that's helping us,</p> <p>21 hopefully, speed up this process to get the cameras</p> <p>22 installed.</p> <p>23 We want to shoot for 15 to 20 of the hard pilot</p> <p>24 start and also the signage. We cannot go live until we</p> <p>25 communicate this, your know, from a FedEx, UPS, marketing</p>	<p style="text-align: right;">51</p> <p>1 MR. DIAZ: Correct, yes. It's mostly in Downtown</p> <p>2 and possible Brickell as well.</p> <p>3 MR. CASSEL: So what does the county have that's</p> <p>4 not -- what do they have that's different than ours?</p> <p>5 Where do they have the loading zones --</p> <p>6 MR. DIAZ: So they're laying those. They have not</p> <p>7 installed them yet. So they're going to install on the</p> <p>8 same right-of-way that we use and they also use the same</p> <p>9 vendor, luckily. And they're still ironing out the</p> <p>10 26 locations they're going to install. They're actually</p> <p>11 working with the public works department to get those</p> <p>12 locations approved and installed, hopefully within the</p> <p>13 next two months.</p> <p>14 MR. CASSEL: Are they taking over spots that we</p> <p>15 presently manage?</p> <p>16 MR. DIAZ: Yes. It will be on-street locations,</p> <p>17 paid parking spaces, yes.</p> <p>18 MR. CASSEL: So then we're going to be losing</p> <p>19 revenue?</p> <p>20 MR. DIAZ: Well, we are going to be losing -- those</p> <p>21 spaces as far as revenue loss will just bring more demand</p> <p>22 to the spaces that are around there, but it can look at as</p> <p>23 a revenue loss for us.</p> <p>24 MR. CASSEL: And out of curiosity, why are they</p> <p>25 doing that versus we're doing that? If that is -- if</p>
<p style="text-align: right;">50</p> <p>1 to the regular delivery companies, my boss will not allow</p> <p>2 that, so I'm making sure we do that part for sure. Very</p> <p>3 important, because again, the more information you give</p> <p>4 when we go live, we can say, look, we blasted it on social</p> <p>5 media, we sent e-mails, met with the DBA, we went over the</p> <p>6 bids and whatnot. So that's something we really -- do</p> <p>7 that with everything, so this is no different and we'll</p> <p>8 just make sure it rolls out.</p> <p>9 The other thing, just so you know, side by side, the</p> <p>10 county has a SMART grant program where they also have a</p> <p>11 similar initiative for making the loading zones smart as</p> <p>12 well, so they're doing that. That's from a grant.</p> <p>13 However, their program, because it's a grant, it's at no</p> <p>14 charge and it can't be enforced. You cannot enforce that.</p> <p>15 So they're going to do their pilot side by side with ours,</p> <p>16 we're working together with them. Some of their loading</p> <p>17 zones will be close to ours or extension of ours. That's</p> <p>18 kind of the idea we have with them.</p> <p>19 And then long-term, if the SMART Grant does not</p> <p>20 continue, we're in communication with them so we can take</p> <p>21 over the location and make them MPA loading zones. So</p> <p>22 it's going to help our loading zones throughout with the</p> <p>23 city.</p> <p>24 MR. CASSEL: So is the county project in the city of</p> <p>25 Miami?</p>	<p style="text-align: right;">52</p> <p>1 that's within the province of what we do, then why are</p> <p>2 they coming into the city versus Unincorporated Dade?</p> <p>3 MR. DIAZ: That part of the SMART Grant that they</p> <p>4 got from the government, and we were trying to partner</p> <p>5 with them on that SMART Grant. So we're kind of working</p> <p>6 with them side by side and we've been doing that since</p> <p>7 they applied for it, but it's something we've been working</p> <p>8 with them hand in hand for the past three or four years</p> <p>9 now.</p> <p>10 CHAIRPERSON REYES: This is a CDA grant or</p> <p>11 Miami-Dade County?</p> <p>12 MR. DIAZ: Miami-Dade County.</p> <p>13 MS. ARGUDIN: That's a small part of a bigger grant.</p> <p>14 They looked at micro-deliveries to Downtown, there's a lot</p> <p>15 of pieces to the grant and one was to better manage the</p> <p>16 loading zones. And so they have cameras that may be</p> <p>17 alongside ours, but we will be monitoring ours</p> <p>18 differently. They are going to be gathering data more</p> <p>19 than anything else.</p> <p>20 CHAIRPERSON REYES: And I mean, they can't enforce</p> <p>21 anything.</p> <p>22 MR. DIAZ: Correct. The grant does not allow them</p> <p>23 to.</p> <p>24 MS. ARGUDIN: So to your point we want to look at</p> <p>25 areas where we wanted to put loading zones maybe for</p>

<p style="text-align: right;">53</p> <p>1 deliveries of food pickup and drop-off. One of the things</p> <p>2 we talk about a lot is the mopeds, for example, that</p> <p>3 having pickup and delivery of food, it's hard for us to</p> <p>4 manage them and be able to cite them because they just</p> <p>5 circle and they park anywhere. So that may be a good spot</p> <p>6 for a place where people are not paying, they're just</p> <p>7 going to a ten-minute drop-off and pickup for food</p> <p>8 delivery that we can put those cameras to monitor those as</p> <p>9 opposed to picking up more spaces of our --</p> <p>10 CHAIRPERSON REYES: Yeah. You see it up and down</p> <p>11 2nd where the guys are waiting for the Uber Eats and</p> <p>12 whatever and they're taking up full parking spots, you</p> <p>13 know, five or six of them.</p> <p>14 MR. DIAZ: Especially in Brickell.</p> <p>15 CHAIRPERSON REYES: And Brickell as well, yeah.</p> <p>16 MS. ARGUDIN: So it's part of the -- there could</p> <p>17 be -- and we won't know until we roll everything out how</p> <p>18 that impacts us and the spaces that we take. They're not</p> <p>19 coming in and saying, we're going to put these spaces.</p> <p>20 They're doing that in conjunction with us, so it remains</p> <p>21 to be seen. We're having discussion.</p> <p>22 MR. CASSEL: What I'm still not understanding is why</p> <p>23 they're doing something in the City of Miami, which is</p> <p>24 something we're supposed to be doing and why they're</p> <p>25 taking parking spots and running curb management alongside</p>	<p style="text-align: right;">55</p> <p>1 the county, right, and so they are working in conjunction</p> <p>2 with the city and they turn to us to better manage --</p> <p>3 CHAIRPERSON REYES: And I'm sure they don't want to</p> <p>4 use up money if they don't use it toward something that is</p> <p>5 earmarked.</p> <p>6 MR. CASSEL: So the city understands that this might</p> <p>7 cost the city money, so we might give them less money</p> <p>8 because we're not doing that.</p> <p>9 MS. ARGUDIN: Not only that, but, you know, there's</p> <p>10 a lot of development going on in the city as well where</p> <p>11 spaces are continuing to disappear. And, you know, as my</p> <p>12 friend in the corner always says, we have the impossible</p> <p>13 job of continuing to raise revenue while rates stay the</p> <p>14 same and we lose spaces.</p> <p>15 So it is the impossible task. But, yes, they are</p> <p>16 aware. We always make them aware of how this impact us.</p> <p>17 We have an open line of communication with public works,</p> <p>18 and they have supported us in trying to keep as much as we</p> <p>19 can our paid spaces. But we are seeing again a big shift</p> <p>20 on losing spaces, not only police projects but also for</p> <p>21 development projects.</p> <p>22 CHAIRPERSON REYES: I have a question on the</p> <p>23 installation of the poles. So you said that you --</p> <p>24 because they're going to be solar power you're going to</p> <p>25 have your own. Is that in the same -- is that in the</p>
<p style="text-align: right;">54</p> <p>1 us. It doesn't make sense to me, but maybe I don't</p> <p>2 understand.</p> <p>3 MR. DIAZ: I think their push is more the technology</p> <p>4 piece and the micro freight and trying to bring, you know,</p> <p>5 electric vehicles as well used for charging and things</p> <p>6 like that, so that's kind of their push. But I think it's</p> <p>7 just part of the grant and they are trying to figure out a</p> <p>8 way because they -- the transportation department is</p> <p>9 trying to move traffic and better the streets for</p> <p>10 everybody. So part of that initiative is to try to get</p> <p>11 those vehicles places to park where they can monitor and</p> <p>12 test it and then see how it rolls out. But eventually,</p> <p>13 they will become paid spaces for us.</p> <p>14 MS. ARGUDIN: And they are county road, right, where</p> <p>15 they're looking at right now?</p> <p>16 MR. DIAZ: I believe it's a mix because they're</p> <p>17 actually getting approval from the public works</p> <p>18 department.</p> <p>19 MS. ARGUDIN: So they --</p> <p>20 CHAIRPERSON REYES: City.</p> <p>21 MR. DIAZ: City manager.</p> <p>22 MS. ARGUDIN: So they're working in conjunction with</p> <p>23 the city as well to get this pilot moving. There's phase</p> <p>24 2, some cities are in phase 2, but we are not even</p> <p>25 finished with phase 1. And, you know, the city is part of</p>	<p style="text-align: right;">56</p> <p>1 right-of-way where you already have poles installed or do</p> <p>2 you need to go and get more permits on things like that?</p> <p>3 MR. DIAZ: So the vendor will be installing the</p> <p>4 poles, but it's in line with where the loading zones are</p> <p>5 now.</p> <p>6 CHAIRPERSON REYES: I understand. But you don't</p> <p>7 have -- that means they won't need to start the process of</p> <p>8 getting an approval, even though they need a permit, it's</p> <p>9 going to be attached to what we already have?</p> <p>10 MR. DIAZ: Correct.</p> <p>11 MS. LADRON DE GUEVARA: Does that increase the</p> <p>12 amount of the original budget estimate that we approved</p> <p>13 for the vendor --</p> <p>14 MR. DIAZ: No, not at all.</p> <p>15 MR. WILMOTH: Did I hear correctly that we might</p> <p>16 have two cameras in similar locations with this grant</p> <p>17 that's happening in Miami-Dade County?</p> <p>18 MR. DIAZ: So yes. So it's --</p> <p>19 MR. WILMOTH: I'll tell you where I'm going. If</p> <p>20 that's the case, is there a way for us to grant dollars</p> <p>21 from them to do the installation?</p> <p>22 MR. DIAZ: No, the reason why we can't is that grant</p> <p>23 dollar cannot be charged and cannot be enforced.</p> <p>24 CHAIRPERSON REYES: Right.</p> <p>25 MR. DIAZ: So if that's the case, we want to be able</p>

<p>57</p> <p>1 to enforce our loading zone and that eventually will be a</p> <p>2 paid program, so he won't be able to charge it.</p> <p>3 MR. WILMOTH: Can the pole be considered</p> <p>4 infrastructure and then the camera itself be used?</p> <p>5 That's a legal question.</p> <p>6 MR. DIAZ: We've talked about this with them for</p> <p>7 years about this, the charge or no charge. But from what</p> <p>8 I understand, it has to be separate.</p> <p>9 CHAIRPERSON REYES: I mean, our end goal is to</p> <p>10 manage the curb, go deal with the Amazons, the FedExes the</p> <p>11 UPSes that are blocking the right-of-way. Our end goal is</p> <p>12 to keep that curb moving and to reprogram these delivery</p> <p>13 people to be able to move out of the way --</p> <p>14 MR. DIAZ: Correct.</p> <p>15 CHAIRPERSON REYES: -- and not double-park. Is that</p> <p>16 the end goal for this?</p> <p>17 MR. DIAZ: That is the end goal for this, yes.</p> <p>18 MS. ARGUDIN: Yes.</p> <p>19 CHAIRPERSON REYES: Okay. And in that end goal,</p> <p>20 we're going to make money.</p> <p>21 MR. DIAZ: Correct.</p> <p>22 CHAIRPERSON REYES: But --</p> <p>23 MR. DIAZ: Real quick, though. The automation will</p> <p>24 also help us enforce the abuse of the people that park in</p> <p>25 loading zones now, so we get a quicker turnover.</p>	<p>59</p> <p>1 CHAIRPERSON REYES: June 4th.</p> <p>2 - - -</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>
<p>58</p> <p>1 CHAIRPERSON REYES: Right. To me, since I'm driving</p> <p>2 around the central business district, to me it's keeping</p> <p>3 the right-of-way moving, keeping our parking spaces that</p> <p>4 are available, like on 1st, because you don't even know</p> <p>5 because they are being blocked by these trucks, so --</p> <p>6 MS. ARGUDIN: And also becomes a safety issue.</p> <p>7 CHAIRPERSON REYES: Of course. People are</p> <p>8 zigzagging UPS, they don't even see you. They're in your</p> <p>9 own world also and the trucks are high. So I feel like</p> <p>10 the -- when we got the presentation, I feel like we're</p> <p>11 going down the right path. I don't want us to get</p> <p>12 sidetracked by what the county and their SMART Grant is</p> <p>13 doing, because that's the county. And that could be in</p> <p>14 three years, I don't know.</p> <p>15 What I'm saying is we have our path and I think that</p> <p>16 we just need to keep moving down that path.</p> <p>17 MS. ARGUDIN: And we are. We are. We are moving</p> <p>18 forward with our project. That's a side project.</p> <p>19 CHAIRPERSON REYES: Right. Anything else?</p> <p>20 All right. Motion to adjourn.</p> <p>21 MR. WILMOTH: Second.</p> <p>22 CHAIRPERSON REYES: All those in favor say aye.</p> <p>23 THE BOARD: Aye.</p> <p>24 CHAIRPERSON REYES: All right. See you next month.</p> <p>25 MS. ARGUDIN: June 4th.</p>	<p>60</p> <p>1 C E R T I F I C A T E</p> <p>2 - - -</p> <p>3 I, John Paul Cano, Notary Public, State of Florida at</p> <p>4 Large, certify that I was authorized to and did</p> <p>5 stenographically report the foregoing proceedings and that</p> <p>6 the transcript is a true and complete record of my</p> <p>7 stenographic notes.</p> <p>8</p> <p>9 I further certify that I am not a relative, employee,</p> <p>10 attorney, or counsel of any of the parties, nor am I a</p> <p>11 relative or employee of any of the parties' attorneys or</p> <p>12 counsel connected with the action, nor am I financially</p> <p>13 interested in the action.</p> <p>14</p> <p>15 Dated this 21st day of May, 2025.</p> <p>16</p> <p>17</p> <p>18 </p> <p>19</p> <p>20 _____</p> <p>21 John Paul Cano</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>



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 "A. Argudin", is placed to the right of the "FROM:" line.

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Staff is requesting that the Board give its approval for the FY 2026 Miami Parking Authority Operating Budget and related Board Resolution which are attached hereafter.



TO: Arthur Noriega, City Manager, City of Miami

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

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2025-26. This budget was approved by the Off-Street Parking Board at its meeting of June 4, 2025.

Please place approval of this budget by the City Commission on the agenda for September 11, 2025.

I have also attached the original of a memorandum to the Mayor and City Commissioners requesting their approval of the budget and a draft of the Commission resolution.

Enclosure

cc: Marta Gomez-Chen
Angela Smith



TO: Honorable Mayor and Members of the City of Miami Commission

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

SUBJECT: FY 2026 Miami Parking Authority Operating Budget

DATE: June 4, 2025

Enclosed is the budget for the Department of Off-Street Parking for the Fiscal Year 2025-26. This budget was approved by the Off-Street Parking Board at its meeting of June 4, 2025.

We respectfully request your approval of this budget at your meeting scheduled for September 11, 2025.

Enclosure

cc: Marta Gomez-Chen
Angela Smith



Honorable Mayor and Members of the City Commission:

During Fiscal Year 2024-2025, Miami Parking Authority (MPA) continued to fulfill its mission as a parking and revenue resource to the City of Miami. As a result, MPA has increased its market share while continually improving customer satisfaction and fulfilling its mission to meet the City's parking needs.

Accomplishments During Fiscal Year 2024-2025

MPA's accomplishments during Fiscal Year 2024-2025 included the following:

Planning and Development

MPA has strengthened its relationships with community stakeholders by expanding strategic public-private partnerships throughout the City of Miami. These efforts were focused on expanding the parking inventory in the central business district, increasing public green space, and improving a micro-mobility network to facilitate seamless last-mile transportation from public parking facilities to various destinations. These initiatives positioned MPA as a catalyst for economic development, enhanced curb appeal, fostered community engagement, and improved constituents' quality of life in the City of Miami.

The authority began facility improvements across all locations to ensure compliance with the current City of Miami code requirements and State of Florida regulatory standards. This initiative reinforces MPA's position as an industry leader in providing convenient parking. By completing these upgrades, MPA aims to enhance the safety and comfort of its patrons while providing a secure and well-functioning parking facility for public use.

Additionally, MPA's partnership with College Station Partners, LLC, to redevelop the College Station garage (G3) continues to progress. The developer's construction and architectural teams have successfully completed all necessary studies, surveys, and inspections to develop a comprehensive and safe demolition plan. The new design for the College Station garage will feature a consumer-responsive, modern public parking facility, residential apartments, and a retail component. This mixed-use development will be a state-of-the-art building providing workforce housing and convenient parking.

Lastly, the authority has finalized its negotiations with the Lions Group NYC to develop an impressive, mixed-use tower in the centrally located Cultural Center Garage (G2). The developer completed the demolition of the existing parking garage. The new development will include a retail area and comprise residential units. The forthcoming structure will have a modern design with high-quality finishes while ensuring it meets the parking needs in the area.

To expand on the previous statement, the construction industry in the U.S. is currently undergoing a phase of reassessment in response to evolving market conditions. Supply chain delays, raw material costs, sourcing challenges, and financing impediments are reshaping the market. As the construction sector evolves in the face of these fluctuations, MPA, like many others, is pausing the construction schedules of the two downtown garages. This pause is a strategic move to allow the economic landscape to stabilize before proceeding. Nonetheless, MPA's commitment to seeing these projects through remains unchanged.

Information Technology

MPA's Information Technology (IT) department has focused on proactively identifying and mitigating emerging security threats. Through implementing innovative solutions and advanced technologies across MPA facilities, the department has made significant progress in enhancing operational efficiency, fortifying security measures, and optimizing employee management processes. These accomplishments form the foundation for the long-term growth and development of the Operations division, underscoring MPA's commitment to maintaining its position as an industry leader in the advancement of parking technology.

MPA's IT professionals strategically redesigned the Miami Parking Authority website to enhance customer experience. They added additional functionality while strengthening security features to better protect against potential cyber threats. This upgrade improves overall functionality and enhances the safety of users accessing online services.

Additionally, a comprehensive e-learning system was launched, offering an on-demand curriculum to educate employees on cybersecurity threats and best practices when accessing internal networks for business purposes. This initiative added an extra layer of security to internal networks, effectively reducing the risk of cyberattacks on the MPA e-commerce network.

Lastly, MPA continues to evaluate and streamline business-critical processes to enhance the quality of customer service for internal and external stakeholders. In FY 2024-2025, the IT department implemented an automated workflow system and a self-service portal, reducing processing times and increasing flexibility in product offerings for residents and visitors at our facilities.

Operations

Operationally, Miami Parking Authority continues to lead the industry in technology innovation, consistently implementing forward-thinking initiatives that enhance the quality of

life for residents and visitors throughout Miami-Dade County. With a strong focus on convenience and efficiency, MPA remains committed to delivering reliable, accessible parking solutions.

To support this mission, the Operations team actively researches and deploys cutting-edge technologies that address the community's evolving needs. In FY 2024–2025, this approach was exemplified by expanding MPA's partnership with the City of Doral. Initially centered on municipal services, the partnership now includes management of private parking facilities owned by Codina Partners. To further support economic development in downtown Doral, MPA added critical new parking spaces, improving accessibility in the growing city center.

Operational improvements extended to the Enforcement Department, which upgraded its field equipment, including body cameras and handheld citation devices. These enhancements support transparency and accountability and improve citation issuance, permit processing, and overall time efficiency for field staff.

MPA continued to lead the way in digital payment innovation throughout FY 2024–2025. As one of North America's top municipal adopters of mobile app payments, MPA achieved record-breaking results, with approximately 920,000 new user registrations and over 9.4 million transactions processed across its system, generating nearly \$41.4 million in revenue. An impressive 98% adoption rate across MPA facilities underscores the strong customer preference for this seamless and convenient payment method. Further enhancing user experience, MPA introduced a multi-vendor solution, allowing customers to choose from multiple apps to pay for their parking stay.

Public Health Trust

In FY 2024–2025, Miami Parking Authority strengthened its longstanding relationship with the Public Health Trust, providing comprehensive parking management services at Jackson Memorial Hospital's main and auxiliary campuses.

Overseeing 6,149 parking spaces, MPA maintained fiduciary responsibility for approximately \$9.2 million in revenue for the County's public hospital system. During the fiscal year, a key focus was restoring the Park Plaza East and West buildings as part of the County's 40-Year Recertification Program. MPA expanded operations to include two new lots at the Jackson South facility, adding 145 spaces to its managed inventory. This ongoing partnership underscores MPA's commitment to delivering high-quality service and operational excellence, supporting vital public health services.

Marlins Park Operations

MPA's collaboration with the Miami Marlins evolved into a model for technology-forward operations. The implementation of free-flow license plate recognition (LPR) technology and the launch of the Blinkay pilot program marked significant milestones. Free-flow enables seamless, automated vehicle entry and exit during Marlins games, while Blinkay introduces a user-friendly QR code payment platform and an invoice-by-mail option. This innovative solution allows customers to pay for parking during or after events, before receiving a citation,

significantly enhancing customer experience and improving compliance across the stadium facilities.

Spot Hero Integration

MPA further expanded its digital reach with Spot Hero. This prepaid platform now includes extended cruises, airports, and hotel parking. Furthermore, the authority also added more event facilities, such as Lot 92 (MDC #1) and Lot 94 (MDC #3). Since launch, the service has facilitated over 8,600 transactions.

Freebee Micro-Mobility Service

Sustainable and accessible transportation remained a key focus, with Freebee as the cornerstone of MPA's micro-mobility strategy. This on-demand service connects parking locations to customers' final destinations, particularly in high-density business districts. In response to growing demand, MPA extended Freebee operations by introducing a new route from the Regatta Harbor garage to downtown Coconut Grove. Freebee has transported over 40,000 passengers across the central business district and Coconut Grove, demonstrating its value in supporting urban mobility, a service to the public, local commerce, and environmental goals.

Hurricane Parking Program

To support emergency preparedness, MPA expanded its Hurricane Parking Program to offer sheltered parking during flood watches and warnings. A new electronic application system streamlined enrollment, reducing processing times by over 80%. System-generated QR codes replaced manual hangtags, enabling real-time issuance of access credentials and significantly improving the authority's response efficiency during activation periods.

Community Engagement

In FY 2024-25, Miami Parking Authority continued to broaden its role as more than just a parking operator, positioning itself as a committed community partner. Through thoughtful engagement and strategic outreach, MPA actively supported efforts that promote neighborhood beautification, economic growth, civic engagement, and enhanced customer service.

Moreover, MPA has a communication program that prioritizes building relationships with the public it serves. The program includes communicating with internal and external stakeholders and provides a platform for two-way communication. Below are some communication functions the authority implements to keep the public informed before, during, and after programs and projects are executed.

1. Stakeholder relations build community, help MPA engage with organizations and groups, support grassroots initiatives, and foster goodwill across neighborhoods.

2. Media outreach helps the authority reach multiple audiences with key messages of interest to the community. Good relationships with journalists allow MPA to explain and distill complex, technical information to its stakeholders and the public, informing them of programs that benefit them.
3. Brand recognition strengthens awareness of public facilities across Miami, driving parking customers to convenient, accessible, and reasonably priced spaces.
4. Crisis communication implements plans to inform the public about potential storms and other events that could impact the community.
5. MPA expanded its digital strategy to improve outreach in both Miami and Doral, placing a renewed emphasis on organic content creation. Engaging social media reels helped increase visibility and interaction on Instagram, Facebook, and LinkedIn platforms. These efforts allowed MPA to deliver real-time updates to residents, merchants, and visitors, ensuring they remained informed and connected to the authority's services and community initiatives. Collaboration with local organizations further amplified these efforts, allowing MPA to support and promote neighborhood events and campaigns actively.

Beyond communications, MPA's leadership team remained deeply involved in the community by serving on advisory boards and committees. This active participation fostered transparency and created meaningful opportunities for residents to share input and shape MPA's policies and priorities.

Through these actions, MPA reinforced its commitment to community engagement, showing that its impact extends beyond the curb into the heart of the neighborhoods it serves.

Green Initiative

In line with its commitment to sustainability and innovation, MPA continues to expand the deployment of Level II dual-port electric vehicle (EV) charging stations across its system. Looking ahead, the Authority has committed to ensuring that all future developments are EV-ready and equipped with the necessary infrastructure to support the growing demand for EV charging in the City of Miami. In addition, MPA has made significant progress in electrifying its fleet. The authority has expanded its EV infrastructure to accommodate 15 electric fleet vehicles. Currently, eight EVs are in operation, with five more already procured and set to join the fleet.

Sincerely,



Alejandra Argudin
Chief Executive Officer

Miami Parking Authority
(Department of Off-Street Parking)

Proposed Operating Budget
Fiscal Year 2025-26



(Submitted to the City of Miami Commission For Approval)
(Approved by the Off-Street Board of Directors June 4, 2025)

MIAMI PARKING AUTHORITY

Budget Worksheets for FY 2026

	FY 2024	FY 2025	FY 2025	FY 2026	Requested Budget 2026			Requested Budget 2026		
		Projected	Approved	Requested	Actual 2024	vs. Projected 2025 Increase/(Decrease)	Budget 2025	Actual 2024	vs. Projected 2025 Increase/(Decrease)	Budget 2025
	Actual	Actual	Budget	Budget						
Operating Revenue										
Off-Street Facilities	7,478,096	6,841,182	6,575,110	7,718,358	240,262	877,176	1,143,248	3.21	12.82	17.39 %
Parking Lots	11,134,714	11,175,952	11,354,342	11,526,268	391,554	350,316	171,926	3.52	3.13	1.51
On-Street Facilities	39,746,892	42,267,183	40,737,657	42,635,678	2,888,786	368,495	1,898,021	7.27	0.87	4.66
On-Street - Meter Removal	16,719	216,912	-	-	(16,719)	(216,912)	-	(100.00)	(100.00)	-
Management Fees and Administration Services	2,016,563	2,040,415	1,873,955	2,031,851	15,288	(8,564)	157,896	0.76	(0.42)	8.43
Other	1,312,428	1,278,978	1,200,000	1,300,000	(12,428)	21,022	100,000	(0.95)	1.64	8.33
Total Operating Revenue	61,705,412	63,820,622	61,741,064	65,212,155	3,506,743	1,391,533	3,471,091	5.68	2.18	5.62
Operating Expenses										
Salaries, Wages & Fringe Benefits	11,900,065	12,082,704	12,236,593	12,948,024	1,047,959	865,320	711,431	8.81	7.16	5.81
Repairs, Maintenance, Cleaning & Landscape	3,317,406	2,422,632	2,351,980	2,642,233	(675,173)	219,601	290,253	(20.35)	9.06	12.34
Security	1,527,551	1,811,797	1,815,524	1,869,000	341,449	57,203	53,476	22.35	3.16	2.95
Utilities	616,316	758,681	678,620	708,195	91,879	(50,486)	29,575	14.91	(6.65)	4.36
Insurance	1,246,752	1,520,774	1,334,346	1,131,381	(115,371)	(389,393)	(202,965)	(9.25)	(25.60)	(15.21)
Rental - Building/Land /Fleet	56,880	478,238	495,527	765,104	708,224	286,866	269,577	1,245.12	59.98	54.40
Assessment Expenses	919,870	969,441	967,695	1,007,654	87,784	38,213	39,959	9.54	3.94	4.13
Revenue Sharing	2,622,616	2,797,997	2,730,816	2,690,071	67,455	(107,926)	(40,745)	2.57	(3.86)	(1.49)
Parking Meter Parts & Installation	356,910	68,664	101,000	101,400	(255,510)	32,736	400	(71.59)	47.68	0.40
Professional - Audit	135,912	176,829	176,820	183,893	47,981	7,064	7,073	35.30	3.99	4.00
Professional - Legal Services	117,755	142,611	142,630	142,630	24,875	19	-	21.12	0.01	-
Professional - Other	1,039,747	750,566	756,000	682,000	(357,747)	(68,566)	(74,000)	(34.41)	(9.14)	(9.79)
Professional - Pay and Display Fees	81,377	120,643	125,500	120,000	38,623	(643)	(5,500)	47.46	(0.53)	(4.38)
Bank Charges	3,096,870	3,176,758	3,132,726	3,289,084	192,214	112,326	156,358	6.21	3.54	4.99
Supplies & Miscellaneous	600,691	753,202	518,210	754,200	153,509	998	235,990	25.56	0.13	45.54
Other Expenses	530,281	444,791	308,200	472,416	(57,865)	27,625	164,216	(10.91)	6.21	53.28
Advertising & Promotion	895,922	767,640	785,500	790,500	(105,422)	22,860	5,000	(11.77)	2.98	0.64
Total Operating Expenses	29,062,921	29,243,968	28,657,687	30,297,785	1,234,864	1,053,817	1,640,098	4.25	3.60	5.72
Operating Results Before Depr & Amort	32,642,491	34,576,654	33,083,377	34,914,370	2,271,879	337,716	1,830,993	6.96	0.98	5.53
Depreciation & Amortization	(4,078,254)	(3,581,684)	(3,900,000)	(3,600,000)	478,254	(18,316)	300,000	(11.73)	0.51	(7.69)
Operating Results	28,564,237	30,994,970	29,183,377	31,314,370	2,750,133	319,400	2,130,993	9.63	1.03	7.30
Non-Operating Revenues (Expenses):										
Interest Income	1,971,318	964,734	160,000	160,000	(1,811,318)	(804,734)	-	(91.88)	(83.42)	-
Lower of Cost of Market - Investments	741,127	(22,843)	-	-	(741,127)	22,843	-	(100.00)	(100.00)	-
Gain (Loss) on Disposal Property/Other	(158,039)	135,758	-	-	158,039	(135,758)	-	(100.00)	(100.00)	-
Interest Expenses	(1,537,318)	(1,338,810)	(1,338,810)	(1,235,560)	301,758	103,250	103,250	(19.63)	(7.71)	(7.71)
Other Losses	-	-	-	-	-	-	-	-	-	-
Excess Revenue Distribution to City of Miami	(16,000,000)	(17,000,000)	-	-	16,000,000	17,000,000	-	(100.00)	(100.00)	-
Budgeted Reserves	-	-	-	-	-	-	-	-	-	-
Total Non-Operating	(14,982,912)	(17,261,161)	(1,178,810)	(1,075,560)	13,907,352	16,185,601	103,250	(92.82)	(93.77)	(8.76)
Net Revenue In Excess of Expenses	\$ 13,581,325	\$ 13,733,809	\$ 28,004,567	\$ 30,238,810	\$ 16,657,485	\$ 16,505,001	\$ 2,234,243			

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
Proposed FY 2026 Operating Budget

	FY 2024	FY 2025	FY 2026	Requested Budget 2026		Requested Budget 2026	
		Approved	Proposed	vs.		vs.	
	Actual	Budget	Budget	FY 2024 Actual	Budget 2025	FY 2024 Actual	Budget 2025
	\$	\$	\$	Increase/(Decrease)		Increase/(Decrease)	
Operating Revenue							
Off-Street Facilities	7,494,815	6,575,110	7,718,358	223,543	1,143,248	2.98	17.39
Parking Lots	11,134,714	11,354,342	11,526,268	391,554	171,926	3.52	1.51
On-Street	39,746,892	40,737,657	42,635,678	2,888,786	1,898,021	7.27	4.66
Management Fees	2,016,563	1,873,955	2,031,851	15,288	157,896	0.76	8.43
Other	1,312,428	1,200,000	1,300,000	(12,428)	100,000	(0.95)	8.33
Total Operating Revenue	61,705,412	61,741,064	65,212,155	3,506,743	3,471,091	5.68	5.62
Operating Expenses							
<u>Salaries, Wages & Fringe Benefits</u>							
Salaries - Regular	8,352,204	9,518,319	10,099,900	1,747,696	581,581	20.92	6.11
Salaries - Overtime	290,901	-	-	(290,901)	-	(100.00)	-
Salaries - Sick & Vacation	603,908	560,142	563,018	(40,890)	2,876	(6.77)	0.51
Social Security	575,662	653,733	709,050	133,388	55,317	23.17	8.46
Health Insurance	263,558	764,232	774,594	511,036	10,362	193.90	1.36
Retirement	1,555,523	524,721	568,407	(987,116)	43,686	(63.46)	8.33
Benefits - (Auto, LTD, STD)	248,278	215,446	233,055	(15,223)	17,609	(6.13)	8.17
Tuition	5,090	-	-	(5,090)	-	(100.00)	-
Miscellaneous Pay	4,941	-	-	(4,941)	-	(100.00)	-
	11,900,065	12,236,593	12,948,024	1,047,959	711,431	8.81	5.81
<u>Repairs, Maintenance, Cleaning & Landscape</u>							
Maintenance - Property	965,361	508,000	701,800	(263,561)	193,800	(27.30)	38.15
Maintenance - Landscaping	331,970	189,558	164,558	(167,412)	(25,000)	(50.43)	(13.19)
Maintenance - Elevators	104,394	38,000	100,000	(4,394)	62,000	(4.21)	163.16
Maintenance - A/C	229,325	52,800	60,300	(169,025)	7,500	(73.71)	14.20
Maintenance - Computers	100,968	84,000	35,000	(65,968)	(49,000)	(65.34)	(58.33)
Maintenance - Garage Equipment	179,282	223,672	249,200	69,918	25,528	39.00	11.41
Maintenance - Alarms	10,287	10,250	14,600	4,313	4,350	41.93	42.44
Maintenance - TV Surveillance	292,175	304,600	325,100	32,925	20,500	11.27	6.73
Repairs - Equipment	97,796	55,700	30,400	(67,396)	(25,300)	(68.91)	(45.42)
Motor Pool	385,984	403,000	380,000	(5,984)	(23,000)	(1.55)	(5.71)
Cleaning & Housekeeping Supplies	130,897	56,300	16,000	(114,897)	(40,300)	(87.78)	(71.58)
Expendable Tools	-	-	-	-	-	-	-
Clothing	78,472	59,000	68,000	(10,472)	9,000	(13.34)	15.25
Signs	236,654	241,100	207,775	(28,879)	(33,325)	(12.20)	(13.82)
Small Equipment	170,579	121,000	277,000	106,421	156,000	62.39	128.93
Maintenance - Other	3,262	5,000	12,500	9,238	7,500	283.20	150.00
Cleaning	-	-	-	-	-	-	-
	3,317,406	2,351,980	2,642,233	(675,173)	290,253	(20.35)	12.34
<u>Security</u>							
Security	1,508,443	1,796,524	1,849,000	340,557	52,476	22.58	2.92
Armored Car Services	19,108	19,000	20,000	892	1,000	4.67	5.26
	1,527,551	1,815,524	1,869,000	341,449	53,476	22.35	2.95
<u>Utilities</u>							
Telephone	290,967	273,400	299,775	8,808	26,375	3.03	9.65
Light & Power	325,561	321,260	321,960	(3,601)	700	(1.11)	0.22
Water	(212)	83,960	86,460	86,672	2,500	(40,883.02)	2.98
	616,316	678,620	708,195	91,879	29,575	14.91	4.36
<u>Insurance</u>							
Property & Gen Liability Insurance	1,154,135	1,182,574	974,783	(179,352)	(207,791)	(15.54)	(17.57)
Workers Compensation Insurance	92,617	151,772	156,598	63,981	4,826	69.08	3.18
	1,246,752	1,334,346	1,131,381	(115,371)	(202,965)	(9.25)	(15.21)
<u>Rental - Building/Land</u>							
Rental - Building/Land	48,005	48,004	48,004	(1)	-	(0.00)	-
Rental - Fleet	8,875	447,523	717,100	708,225	269,577	7,980.00	60.24
	56,880	495,527	765,104	708,224	269,577	1,245.12	54.40
<u>Assessment Expenses</u>							
Assessment Expenses - Repairs & Maintenance	360,205	342,612	359,743	(462)	17,131	(0.13)	5.00
Assessment Expenses - Utilities	24,335	26,837	28,179	3,844	1,342	15.80	5.00
Assessment Expenses - Office Supplies	4,146	4,621	4,852	706	231	17.03	5.00
Assessment Expenses - Management Fee	62,587	66,872	70,216	7,629	3,344	12.19	5.00
Assessment Expenses - Insurance	319,955	371,109	389,664	69,709	18,555	21.79	5.00
Assessment Expenses - Security	148,642	155,644	155,000	6,358	(644)	4.28	(0.41)
	919,870	967,695	1,007,654	87,784	39,959	9.54	4.13
<u>Revenue Sharing</u>							
Revenue Sharing	2,622,616	2,730,816	2,690,071	67,455	(40,745)	2.57	(1.49)

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
Proposed FY 2026 Operating Budget

	FY 2024	FY 2025	FY 2026	Requested Budget 2026		Requested Budget 2026	
		Approved	Proposed	vs.		vs.	
	Actual	Budget	Budget	FY 2024 Actual	Budget 2025	FY 2024 Actual	Budget 2025
	\$	\$	\$	Increase/(Decrease)		Increase/(Decrease)	
<u>Parking Meter Parts & Installation</u>							
Equipment Rental	16,846	21,000	21,400	4,554	400	27.03	1.90
Parking Meter Parts & Installation	340,064	80,000	80,000	(260,064)	-	(76.48)	-
	356,910	101,000	101,400	(255,510)	400	(71.59)	0.40
<u>Legal and Professional</u>							
Audit Fees	135,912	176,820	183,893	47,981	7,073	35.30	4.00
Legal Services	117,755	142,630	142,630	24,875	-	21.12	-
Property Surveys, Platting	-	10,000	10,000	10,000	-	-	-
Other Consultants	1,039,747	746,000	672,000	(367,747)	(74,000)	(35.37)	(9.92)
Professional - Pay and Display Fees	81,377	125,500	120,000	38,623	(5,500)	47.46	(4.38)
	1,374,791	1,200,950	1,128,523	(246,268)	(72,427)	(17.91)	(6.03)
<u>Bank Charges</u>							
Bank Charges	3,096,870	3,132,726	3,289,084	192,214	156,358	6.21	4.99
<u>Supplies & Miscellaneous</u>							
Postage & Courier Services	4,670	5,100	5,500	830	400	17.77	7.84
Printing	34,030	53,810	89,000	54,970	35,190	161.53	65.40
Office Supplies	17,716	23,700	26,200	8,484	2,500	47.89	10.55
Office Equipment	21,315	35,000	30,000	8,685	(5,000)	40.75	(14.29)
Computer Supplies	100,338	109,600	92,500	(7,838)	(17,100)	(7.81)	(15.60)
Computer Software	422,622	291,000	511,000	88,378	220,000	20.91	75.60
	600,691	518,210	754,200	153,509	235,990	25.56	45.54
<u>Other Expenses</u>							
Property Taxes	111,775	50,000	113,136	1,361	63,136	1.22	126.27
Licenses & Permits	187,915	91,950	173,780	(14,135)	81,830	(7.52)	88.99
Miscellaneous	30,069	18,000	20,000	(10,069)	2,000	(33.49)	11.11
Entertainment	228	-	-	(228)	-	(100.00)	-
Travel	26,819	20,250	25,750	(1,069)	5,500	(3.99)	27.16
Training	11,773	10,500	15,500	3,727	5,000	31.66	47.62
Meetings and Conventions	141,381	104,000	111,250	(30,131)	7,250	(21.31)	6.97
Cashier - Overage/(Shortage)	1,068	-	-	(1,068)	-	(100.00)	-
Parking Refunds	-	-	-	-	-	-	-
Uncollectible Accounts	-	-	-	-	-	-	-
Publications	-	-	-	-	-	-	-
Membership Dues	13,030	13,500	13,000	(30)	(500)	(0.23)	(3.70)
Claims Settlement	-	-	-	-	-	-	-
Bad Debt Expense	6,037	-	-	(6,037)	-	(100.00)	-
Penalties & Interest	186	-	-	(186)	-	(100.00)	-
	530,281	308,200	472,416	(57,865)	164,216	(10.91)	53.28
<u>Advertising & Promotion</u>							
Promotional	7,099	67,500	72,500	65,401	5,000	921.27	7.41
Public Relations	852,432	674,000	674,000	(178,432)	-	(20.93)	-
Advertising	36,391	44,000	44,000	7,609	-	20.91	-
	895,922	785,500	790,500	(105,422)	5,000	(11.77)	0.64
<u>Total Operating Expenses</u>							
	29,062,921	28,657,687	30,297,785	1,234,864	1,640,098	4.25	5.72
<u>Operating Results Before Depr & Amor</u>							
	32,642,491	33,083,377	34,914,370	2,271,879	1,830,993	6.96	5.53
Depreciation & Amortization	(4,078,254)	(3,900,000)	(3,600,000)	478,254	300,000	(11.73)	(7.69)
Operating Results	28,564,237	29,183,377	31,314,370	2,750,133	2,130,993	9.63	7.30
Non-Operating Revenues (Expenses):							
Interest Income	1,971,318	160,000	160,000	(1,811,318)	-	(91.88)	-
Lower of Cost of Market - Investments	741,127	-	-	-	-	-	-
Gain (Loss) on Disposal Property	(158,039)	-	-	158,039	-	(100.00)	-
Interest Expenses	(1,537,318)	(1,338,810)	(1,235,560)	301,758	103,250	(19.63)	(7.71)
Other Losses	-	-	-	-	-	-	-
Excess Revenue Distribution to City	(16,000,000)	-	-	16,000,000	-	(100.00)	-
Budgeted Reserves	-	-	-	-	-	-	-
Total Non-Operating	(14,982,912)	(1,178,810)	(1,075,560)	14,648,479	103,250	(92.82)	(8.76)
Net Revenue In Excess of Expenses	13,581,325	28,004,567	30,238,810	17,398,612	2,234,243	122.65	7.98



City of Miami

Legislation

Resolution: R-25-_____

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: xxxx

Final Action Date: _____

A RESOLUTION OF THE MIAMI CITY COMMISSION, WITH ATTACHMENT(S), APPROVING AND ADOPTING THE ANNUAL BUDGET, ATTACHED AND INCORPORATED, OF THE DEPARTMENT OF OFF STREET PARKING FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026, IN THE OPERATING AMOUNT OF \$30,297,785.00, EXCLUDING DEPRECIATION, AND OTHER NON-OPERATING EXPENSES OF \$4,675,560.00.

WHEREAS, Section 23(h) of the Charter of the City of Miami ("City Charter") provides that all budgets, funds, and accounts pertaining to the off-street parking facilities of the City of Miami ("City") shall be segregated from all other budgets, funds, and accounts of the City and shall be so kept to reflect the financial condition and the operation of each off-street parking facility of the City separately; and

WHEREAS, a budget is required to properly administer the Department of Off-Street Parking ("DOSP"); and

WHEREAS, Section 23(h) of the City Charter further provides that no later than one (1) month before the end of each fiscal year, the Director of DOSP, with the approval of the Off-Street Parking Board, shall prepare and submit to the City Commission a budget estimate of expenditures and revenues for the ensuing fiscal year in the same form and like manner as all other departments of the City for approval by the City Commission; and

WHEREAS, the Off-Street Parking Board reviewed and approved the DOSP annual budget for Fiscal Year 2025-2026 on June 4, 2025, in the operating budget amount of \$30,297,785.00, excluding depreciation, and other non-operating expenses of \$4,675,560.00; and

WHEREAS, the DOSP requests the approval of the attached and incorporated proposed budget for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, in the operating budget amount of \$30,297,785.00, excluding depreciation, and other non-operating expenses of \$4,675,560.00;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted by reference and incorporated as if fully set forth in this Section.

Section 2. DOSP's annual budget, attached and incorporated, for the Fiscal Year commencing October 1, 2025 and ending September 30, 2026, in the operating amount of \$30,297,785.00, excluding depreciation, and other non-operating expenses of \$4,675,560.00, is approved and adopted.

Section 3. This Resolution shall become effective immediately upon its adoption and signature of the Mayor.¹

APPROVED AS TO FORM AND CORRECTNESS:

¹ If the Mayor does not sign this Resolution, it shall become effective at the end of ten (10) calendar days from the date it was passed and adopted. If the Mayor vetoes this Resolution, it shall become effective immediately upon override of the veto by the City Commission.

MIAMI PARKING AUTHORITY

Schedule of Revenues and Expenses

Proposed FY 2026 Operating Budget – Line Item Descriptions

Description of Line Items:

Operating Revenue

Off-Street Facilities - Revenue collected at parking garages, including daily customer revenue, monthly cardholder revenue and revenue derived from special events

Parking Lots – Revenue collected at parking lots, including daily customer revenue, monthly decal-holder revenue and revenue derived from special events / rental of lots

On-Street – Revenue collected from single space and Pay and Display meters located on-street as well as revenue derived from rental of metered spaces (production events, valet, etc)

Management Fees – Fees charged to third parties (i.e. Miami-Dade County, Florida FDOT and City of Miami) for the administration of various parking / non-parking facilities

Other – Majority of line item represents fees remitted by towing companies that assist in towing illegally parked vehicles from parking facilities / on-street spaces

Operating Expenses

Salaries, Wages & Fringe Benefits

Salaries – Regular - Base salaries for all full time / part-time Authority personnel

Salaries – Overtime – Overtime funds paid to hourly personnel

Salaries – Sick & Vacation – Sick and vacation time for full-time Authority personnel

Social Security – Social security taxes paid to the federal government for Authority personnel

Health Insurance – Insurance premiums paid by MPA for full-time Authority personnel

Retirement – Employer portion of annual pension obligation paid to the MPA's pension plan for full-time Authority personnel

Other Benefits – Insurance premiums paid by MPA on behalf of full-time administrative and operations personnel for auto, short-term disability and long term disability

Tuition – MPA provides educational assistance for regular full-time employees who have completed 365 calendar days of service in an eligible employment classification. The amount of assistance paid by the Agency is 100% of tuition costs up to a maximum of \$3,000 in a calendar year providing the employee earns grade of “C” or better

Miscellaneous Pay – Payment for the use of temporary labor for special events and special employee assignments

Repairs, Maintenance, Cleaning & Landscape

Maintenance – Property – Contractual expenses incurred in connection with the maintenance of parking facility structural components, excluding items detailed below

Maintenance – Landscaping – Contractual expenses incurred in connection with the maintenance of parking facility landscaping

Maintenance – Elevators – Contractual expenses incurred in connection with the maintenance of parking facility elevators

Maintenance – A/C – Contractual expenses incurred in connection with the maintenance of parking facility, operations and administrative office air conditioning units

Maintenance – Computers – Contractual expenses incurred in connection with the maintenance of parking facility / administrative office computer equipment

Maintenance – Garage Equipment – Contractual expenses incurred in connection with the maintenance of parking facility revenue control equipment

Maintenance – Alarms – Contractual expenses incurred in connection with the maintenance of parking facility revenue alarm / security systems

Maintenance – TV Surveillance – Contractual expenses incurred in connection with the maintenance of TV surveillance cameras located in garage facilities

Repairs – Equipment – Non-contractual repairs associated with parking facilities

Motor Pool – Expenditures associated with Agency vehicles including gas, repairs and lease payments for leased Agency vehicles

Cleaning / Cleaning & Housekeeping Supplies – Contractual expenses and cleaning supplies purchases for the maintenance of parking facilities / administrative offices

Expendable Tools / Small Equipment - Maintenance tools and maintenance / office equipment purchases that do not exceed \$1,000 and therefore are not considered a capital asset

Clothing – Uniforms for operations personnel

Signs – Maintenance and purchase of signage for both off-street and on-street parking facilities

Maintenance – Other – Annual contractual maintenance fee incurred for Authority telephone system

Security

Security – Contractual expenses incurred for security personnel who perform surveillance of parking facilities

Armored Car Services – Brinks services for the pickup of cash at specified locations

Utilities

Telephone – Expenses paid to telephone carriers for the usage of telephone lines and cellular phone lines (i.e. AT&T, Sprint)

Light & Power – Electricity expense for all parking facilities / administrative offices (FPL)

Water – Water expense for all parking facilities / administrative offices (Miami-Dade Water and Sewer)

Insurance

Property and General Liability Insurance – Insurance premiums related to property, general liability, and directors and officers liability coverage

Workers Compensation Insurance – Workers compensation premiums for Authority personnel

Rental – Building / Land / Fleet

Rental Building/Land/Fleet – Fixed, contractual lease payments paid for the rental of parking lots managed and not owned by the Authority and automobiles

Assessment Expenses

Assessment Expenses – The expenses for the Courthouse Center Garage condos that are accumulated and paid to the condo association. The items in this category include but are not limited to: repairs and maintenance, utilities, office supplies, management fees, property insurance and security

Revenue Sharing

Revenue Sharing – Payments made to lessors of parking lots that are managed by the Authority. These payments are based on a % of either gross or net revenue derived by the parking lot

Parking Meter Parts & Installation

Equipment Rental – Rental of golf carts for security personnel to roam facilities, rental of office copiers

Parking Meter Parts & Installation – Purchases of parking meter supplies / parts to replace defective parking meter equipment

Legal and Professional

Property Surveys, Platting – Expenditures incurred related to property surveys and platting of prospective parking facility acquisitions

Legal Services – Legal fees paid to City of Miami for City Attorney services

Trustee Fees - Fees paid to Trustee of Authority bonds

Audit Fees – Fees paid in connection with the annual audit of the Authority's financial records

Pay and Display Fees – Service contract fees paid to parking meter vendors, parking consultants, payroll processing fees, website redesign fees, rating agency fees in connection with the Authority's bonds

Bank Charges

Bank Charges – Bank fees and credit card processing charges associated with the Authority's parking facilities

Supplies and Miscellaneous

Postage & Courier Services – Postage expense for Authority's mailings

Printing – Printing of tickets and decals for parking facilities and customer service pamphlets

Office Supplies – Desk supplies (i.e. paper) for all Authority facilities / administrative offices

Office Equipment – Office equipment purchases that do not meet threshold for capitalization

Computer Supplies – Computer supply purchases for all Authority facilities / administrative offices

Computer Software – Computer software purchases for all Authority facilities / administrative offices

Other Expenses

Licenses & Permits - Miscellaneous licenses and fees

Miscellaneous – Payment for medical exams and back ground check for employees (new hire and worker comp cases) and mystery shopper program

Travel - Business travel expenses incurred for parking related conferences

Training -Training expenses for all employees

Meetings and Conventions - Business meeting expenses for all employees

Publications – Miscellaneous business publication subscriptions

Membership dues – Membership dues for various parking related organizations and professional associations

Advertising & Promotion

Promotional – Promotional materials distributed to customers at special events / customer appreciation week

Public Relations – Contractual expenditures related to public relations consultant services and sponsorships of various charities and non-profit organizations

Advertising – Media advertising expenses (i.e. radio, television, and printed media)

Non-Operating Revenues / (Expenses)

Depreciation & Amortization – Depreciation related to parking facilities, including building and structures, leasehold improvements, furniture and fixtures, and parking equipment

Interest Income – Interest and gain/losses on Authority investments

Interest Expenses – Interest expenses and amortization of bond issuance costs incurred in connection with the Authority's bond issue.

Excess Revenue Distribution to the City of Miami – Operating revenues in excess of: (a) operating expenses; (b) debt service payments; and (c) renewal and replacement capital requirements and reserves for working capital needs.

Budgeted Reserves – Funds that are based on sound fiscal principles designed to allow the Authority to maintain continuity of operations in adverse conditions while being mindful of our fiduciary reasonability to residents and visitors, both current and future generations.



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 'A. Argudin', is written over the printed name of the Chief Executive Officer.

SUBJECT: FY 2026 James L. Knight Center Operating Budget

DATE: June 4, 2025

Staff is requesting that the Board give its approval for the FY 2026 Knight Center Garage Budget.

KNIGHT CENTER GARAGE
Proposed FY 2026 Operating Budget

				\$ Change		% Change	
	FY 2024	FY 2025	FY 2026	Requested	Requested	Requested	Requested
	Actual	Adopted	Requested	vs	vs	vs	vs
	Actual	Adopted	Requested	Actual	Adopted	Actual	Adopted
Operating Revenues:							
Garage Daily Revenues	\$ 1,035,866	\$ 920,000	\$ 966,740	\$ (69,126)	\$ 46,740	(6.67)	5.08
Garage Daily Non-Taxable	-	-	-	-	-	-	-
Garage Monthly	1,947,203	1,800,000	2,000,000	52,797	200,000	2.71	11.11
Special Events	335,493	250,000	250,000	(85,493)	-	(25.48)	-
Sales Tax Commission	270	-	-	(270)	-	(100.00)	-
Miscellaneous Income	-	-	-	-	-	-	-
Total Operating Revenues	3,318,832	2,970,000	3,216,740	(102,092)	246,740	(3.08)	8.31
Operating Expenses:							
Regular Earnings	211,363	251,507	275,984	64,621	24,477	30.57	9.73
Accrued Vacation and Sick Pay	23,734	16,231	17,822	(5,912)	1,591	(24.91)	9.80
Overtime Earnings	33,018	-	-	(33,018)	-	(100.00)	-
Uniform	-	600	1,000	1,000	400	-	66.67
Social Security (Employer Contribution)	16,720	19,578	21,474	4,754	1,896	28.43	9.68
Retirement	29,212	12,628	14,373	(14,839)	1,745	(50.80)	13.82
Group Insurance	17,260	22,145	23,373	6,113	1,228	35.42	5.55
Insurance Expense Workers Comp	17,956	4,398	4,725	(13,231)	327	(73.69)	7.44
Employee Benefits - Life Ins., Disability, etc.	7,551	6,241	6,854	(697)	613	(9.23)	9.82
Professional Services: Other	1,392,016	10,000	10,000	(1,382,016)	-	(99.28)	-
Audit Fees	7,500	8,000	8,000	500	-	6.67	-
Other Expenses (cashier over/short)	710	-	-	(710)	-	(100.00)	-
Taxes- Other and Licenses	6,221	-	-	(6,221)	-	(100.00)	-
Other Contractual Services	619,768	633,500	680,838	61,070	47,338	9.85	7.47
Telephone	10,560	11,000	11,000	440	-	4.17	-
Light & Power	61,050	63,500	64,000	2,950	500	4.83	0.79
Water	20,964	24,000	24,000	3,036	-	14.48	-
Insurance Expense - General Liability	103,509	53,852	53,896	(49,613)	44	(47.93)	0.08
Repair and Maintenance	143,969	167,500	169,500	25,531	2,000	17.73	1.19
Printing	10,614	7,750	8,000	(2,614)	250	(24.63)	3.23
Office Supplies	4,206	3,300	4,500	294	1,200	6.99	36.36
Housekeeping Supplies	13,629	10,000	12,000	(1,629)	2,000	(11.95)	20.00
Expendable Tools	55	2,000	2,000	1,945	-	3,536.36	-
Budget Reserve	-	-	-	-	-	-	-
Total Operating Expenses	2,751,585	1,327,730	1,413,339	(1,338,246)	85,609	(48.64)	6.45
Net Revenue Over Expenses	\$ 567,247	\$ 1,642,270	\$ 1,803,401	\$ 1,236,154	\$ 161,131	217.92	9.81



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 'A. Argudin', is written over the printed name.

SUBJECT: Approval of Retired Health Savings Account (RHS) Contribution

DATE: June 4, 2025

MPA staff is recommending and respectfully requesting Board's approval to make a contribution to the Employee's Retirement Health Savings Plan of approximately \$120,500. This amount is based on benefit amounts according to employee's years of service.

This plan was implemented in 2008, to allow employees to accumulate assets to pay medical expenses after separation from services as a retirement benefit. Employees make mandatory annual contributions of all sick hours exceeding 232 and it was intended for MPA to contribute an annual discretionary amount depending on fiscal measures.

Attached, you will find a list of employees that will receive this benefit detailing years of service and benefit amount.

AA:md

Attachment

9/30/2025

Annual Contribution	
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 120,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Poitier, Sherrie	12/19/1988	36.81	1,500.00
Brown, David	11/10/1993	31.91	1,500.00
Thames, Luquette	12/16/1995	29.81	1,500.00
Cuadra, Monica	01/13/1997	28.73	1,500.00
Escandon, Humberto	03/14/1997	28.57	1,500.00
Lopez, Jaime	05/19/2000	25.38	1,500.00
Gullett, Tunekia	11/09/2000	24.91	1,500.00
Clermont, Widlene	05/10/2001	24.41	1,500.00
Hernandez, Angela	07/01/2001	24.27	1,500.00
Medrano, Ricardo	01/02/2002	23.76	1,500.00
Davis, Yolanda	03/10/2003	22.58	1,500.00
Padilla, Jose M	04/03/2003	22.51	1,500.00
Marrero, Dalia	01/03/2005	20.75	1,500.00
Sanchez, Patricia	06/17/2005	20.30	1,500.00
Putoy, Ninoska	08/01/2005	20.18	1,500.00
Argudin, Alejandra	09/11/2006	19.07	1,500.00
Carmenates, Margarita	09/18/2006	19.05	1,500.00
Murillo, Vera	10/10/2006	18.99	1,500.00
Murillo, Melida	02/01/2007	18.67	1,500.00
Herrera, Carmen E.	02/01/2007	18.67	1,500.00
Garcia, Jennifer	11/05/2007	17.92	1,500.00
Velandia, Orlando	12/26/2007	17.78	1,500.00
Jomarron, Julio	09/08/2008	17.07	1,500.00
Marquez, Fernando	12/01/2008	16.84	1,500.00
Medina, Jeffrey	12/08/2008	16.82	1,500.00
Rosario, Victor	05/17/2010	15.38	1,250.00
Rodriguez, Oscar A.	10/12/2010	14.98	1,250.00
Avila Castellano, Fidel	03/26/2012	13.52	1,250.00
Sanon, Robenson	10/24/2012	12.94	1,250.00
Soto, Wilfredo	03/11/2013	12.56	1,250.00
Armenteros, Javier R.	03/25/2013	12.53	1,250.00
Hernandez, Sintih P.	04/01/2013	12.51	1,250.00
Espinosa, Enrique	04/22/2013	12.45	1,250.00
Vasallo, Lazaro J	05/13/2013	12.39	1,250.00
Duffie, Jeremy D.	07/23/2013	12.20	1,250.00
Sicilia, Misleydis	02/24/2014	11.61	1,250.00
Aguilar, Flabio F.	08/19/2014	11.12	1,250.00
Recio, German E.	08/25/2014	11.11	1,250.00
DiSpaldo, Scarleth V.	01/28/2015	10.68	1,000.00
Palacios, Stephanie J.	07/27/2015	10.19	1,000.00
Acosta, Marleny	08/10/2015	10.15	1,000.00
Reyes, Yurlin B	08/19/2015	10.12	1,000.00
Corredor, Carol	05/09/2016	9.40	1,000.00
Diaz, Angel	05/23/2016	9.36	1,000.00
Sanchez, Elio	05/24/2016	9.36	1,000.00
Caballero, Fanny R.	06/06/2016	9.32	1,000.00

9/30/2025

Annual Contribution	
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 120,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Maruri, Lazaro	07/11/2016	9.23	1,000.00
Chambers, Alvin	08/09/2016	9.15	1,000.00
Leon, Jose Carlos	11/21/2016	8.86	1,000.00
Panchame, Felipe A.	03/06/2017	8.58	1,000.00
Dueñas, Roberto J	04/10/2017	8.48	1,000.00
Castillo, Carlos J.	07/24/2017	8.19	1,000.00
Punongbayan, Melisa	08/07/2017	8.15	1,000.00
Fisher, Gregory N.	02/12/2018	7.64	1,000.00
Faraco, Yasser E	03/26/2018	7.52	1,000.00
Baldelomar, Julio	05/29/2018	7.35	1,000.00
Santana, Ambrosio	06/18/2018	7.29	1,000.00
McClean, George J	08/06/2018	7.16	1,000.00
Colon, Jennifer A	08/22/2018	7.11	1,000.00
Joseph, McKinley	09/10/2018	7.06	1,000.00
Montes, Israel S	09/12/2018	7.05	1,000.00
Santana, Leonel	11/26/2018	6.85	1,000.00
Carrera, Kenneth D.	12/17/2018	6.79	1,000.00
Bonilla, Aillen	02/25/2019	6.60	1,000.00
Joseph, Daniella	03/11/2019	6.56	1,000.00
Mejia, Maria	03/11/2019	6.56	1,000.00
Rodriguez, Geannette	03/11/2019	6.56	1,000.00
Parekh, Anna P.	03/25/2019	6.52	1,000.00
Hernandez, Angel J	06/03/2019	6.33	1,000.00
Portillo, Rafael E	06/17/2019	6.29	1,000.00
Montoya, Monica E	09/30/2019	6.01	1,000.00
Sequeira, Alvaro J	10/29/2019	5.93	750.00
Perez, Nuria G.	11/18/2019	5.87	750.00
Rutherford, Yolanda S	06/14/2021	4.30	750.00
Sands, Jakari A	06/14/2021	4.30	750.00
Garay, Maria A	06/14/2021	4.30	750.00
Sotelo Aleman, Luis E	06/14/2021	4.30	750.00
Canizales, Orlando	06/15/2021	4.30	750.00
Coats, Robert J	07/19/2021	4.20	750.00
Sherwood, David S.	08/23/2021	4.11	750.00
Hernandez, Daylin	09/20/2021	4.03	750.00
Gonzalez, Chantal	11/01/2021	3.92	750.00
Bradshaw, McCalvin	11/15/2021	3.88	750.00
Brinson, Zahnovia	12/27/2021	3.76	750.00
Maytin, Gabriel	04/25/2022	3.44	750.00
FanFan, Emelyne	05/23/2022	3.36	750.00
Curry, Kirk D.	07/18/2022	3.21	750.00
Veliz, Yvonne F	08/01/2022	3.17	750.00
Rosado, Luz E.	08/15/2022	3.13	750.00
Martinez, Dalennys	09/06/2022	3.07	750.00
Lopez, John F	09/12/2022	3.05	750.00
Naranjo, Javier Armando	09/12/2022	3.05	750.00

9/30/2025

Annual Contribution	
1 - 5 Years	750.00
6 - 10 Years	1,000.00
11 - 15 Years	1,250.00
16 or more	1,500.00
Employer Contribution	\$ 120,500.00

Payroll Name	FT Date	Years of Service	ER Contribution
Nodarse, Arnol	09/12/2022	3.05	750.00
Isaac, Kimberly	09/26/2022	3.01	750.00
Duque, Jose A	10/31/2022	2.92	750.00
Campos, Gonsalo	10/31/2022	2.92	750.00
Deroy Caballero, Oscar E.	11/28/2022	2.84	750.00
Johnson, Reneika L	03/06/2023	2.57	750.00
Borges, Vilma	03/06/2023	2.57	750.00
Cobo Reina, Carlos	05/08/2023	2.40	750.00
Miranda, Frank	05/30/2023	2.34	750.00
Ravelo, Jorge Luis	06/20/2023	2.28	750.00
Alvarez, Xiomara	06/20/2023	2.28	750.00
Soriano, Hendrych Jibsam	10/10/2023	1.98	750.00
Rivas, Carlos	10/23/2023	1.94	750.00
Orellana, Juan R.	01/29/2024	1.67	750.00
Borrero, Grace	02/20/2024	1.61	750.00
Diaz, Jose D.	03/11/2024	1.56	750.00
Aguilar, Jonathan David	03/25/2024	1.52	750.00
Vasquez, Gabriel J	04/22/2024	1.44	750.00
Blequett, Kevin	06/24/2024	1.27	750.00
Roblero, Henry J	07/01/2024	1.25	750.00
Lopez Mendoza, Sarais H	07/15/2024	1.21	750.00
Velez, Pablo R	08/26/2024	1.10	750.00
Santana, Narvy	08/26/2024	1.10	750.00
Valderrama, Victor	09/23/2024	1.02	750.00
Acuna, Robert Landys	10/07/2024	0.98	-
Gonzalez, Olga Lucia	10/07/2024	0.98	-
Carreno, Carolina	10/28/2024	0.92	-
Diaz, Dante M.	10/28/2024	0.92	-
Dziedzic, Mirtha	03/03/2025	0.58	-
Galera, Amaury	03/10/2025	0.56	-
Romero, Pedro Arturo	03/25/2025	0.52	-
Garcia Zapata, Jose Lorenzo	04/14/2025	0.46	-
Neira, Ruben	04/28/2025	0.42	-



TO: Honorable Chairperson and Members of the Board of the Department of Off-Street Parking of the City of Miami, Florida a/k/a the Miami Parking Authority ("MPA")

FROM: Alejandra Argudin, Chief Executive Officer, MPA *A Argudin*

SUBJECT: Approval of the Landlord Estoppel and of the Assignment and Assumption of the Lease Agreement between the MPA ("Landlord") and Delivery Network LLC f/k/a Wellmax Health Delivery Network, LLC ("Assignor") and Pasteur & WellMax Medical Centers LLC ("Assignee")

DATE: June 4, 2025

The MPA staff requests approval from the MPA Board of Directors ("Board") for the execution of the attached proposed Landlord Estoppel ("Estoppel") and Assignment and Assumption of the Lease Agreement ("Assignment") between the MPA ("Landlord") and Delivery Network LLC f/k/a Wellmax Health Delivery Network, LLC, a Florida limited liability company ("Assignor") and Pasteur & WellMax Medical Centers LLC, a Florida limited liability company ("Assignee") at the Marlins Baseball Stadium a/k/a loanDepot Park. The attached Estoppel and Assignment and their relevant information have been provided by the City of Miami ("City") Department of Real Estate and Asset Management ("DREAM").

Landlord and Assignor are parties to the Lease Agreement, dated December 1, 2015 ("Lease"), as amended, whereby Landlord leases to Assignor that certain property consisting of approximately 14,016 square feet and commonly known as 1422 N.W. 7th Street, Miami, Florida 33135 ("Premises"), as more particularly described therein the Lease. The Assignor is requesting to assign said existing Lease to the Assignee under the same terms and conditions. On March 25, 2025, pursuant to Article XII Subletting & Assignments of the Lease, the assignment was approved by the City Manager.

The MPA staff further requests concurrent authority to allow the MPA Chief Executive Officer ("CEO"), or her designee, to do all things necessary to effectuate the execution of this Estoppel and Assignment, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, and modifications, subject to all allocations, appropriations, and prior budgetary approvals, without the need for subsequent Board approval, and subject to legal review prior to execution by the parties.

LANDLORD ESTOPPEL

This LANDLORD ESTOPPEL ("Estoppel") is made and delivered as of February __, 2025 (the "Effective Date"), by DEPARTMENT OF OFF-STREET PARKING A/K/A THE MIAMI PARKING AUTHORITY, an agency and instrumentality of the City of Miami, Florida ("Landlord" or "MPA") in favor of PASTEUR & WELLMAX MEDICAL CENTERS LLC, a Florida limited liability company ("New Tenant"), and DELIVERY NETWORK LLC F/K/A WELLMAX HEALTH DELIVERY NETWORK, LLC, a Florida limited liability company ("Current Tenant").

WHEREAS, Landlord leases certain property located at 1422 N.W. 7th Street, Miami, Florida 33135 (the "Premises") to Current Tenant pursuant to that certain Sublease Agreement dated as of December 1, 2015, by and between Landlord and Current Tenant, as initially amended by that certain First Amendment to Sublease dated as of May 5, 2017, as further amended by that certain Letter Agreement dated as of August 24, 2017, and as last modified by that certain Assignment and Assumption of Lease and Landlord Consent dated as of the date hereof among Landlord, New Tenant and Current Tenant (as amended, the "Lease")¹. Unless otherwise defined herein, all terms capitalized herein shall have the meanings ascribed to them in the Lease;

WHEREAS, upon the sale of the business occupying the Premises, Current Tenant intends to assign and convey to New Tenant all rights and privileges of Current Tenant arising under the Lease (the "Lease Assignment"); and

NOW, THEREFORE, to induce New Tenant to enter into the Lease Assignment, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord does hereby agree as follows:

1. Landlord represents and warrants to New Tenant that:
 - a. The Lease attached hereto as Exhibit A is in full force and effect, has not been further modified, amended or changed in any manner whatsoever except as otherwise indicated in this Estoppel, and constitutes the entire agreement between Landlord and Current Tenant regarding the use and occupancy of the Premises.
 - b. The term of the Lease commenced on November 28, 2016, and the Lease will expire by its terms on November 28, 2026.
 - c. The monthly base rent under the Lease is THIRTY ONE THOUSAND FOUR HUNDRED FORTY ONE DOLLARS AND TWENTY THREE CENTS (\$31,441.23). The total monthly rent, including base rent, additional rent and sales taxes, is FORTY FOUR THOUSAND SIX HUNDRED FIFTY ONE DOLLARS AND FIFTY SIX CENTS (\$44,651.56).
 - d. Current Tenant has not prepaid to Landlord, and Landlord has not accepted from Tenant, any base rent, additional rent, or other charges under the Lease more than thirty (30) days in advance.
 - e. Current Tenant is in possession of the Premises.

¹ Note to Landlord: To the extent that the assignment is modifying the lease, New Tenant would like the estoppel to encompass the additional covenants and restrictions.

f. All work and improvements to be performed by Landlord (if any) under the Lease have been performed, all tenant improvement allowances and contributions (if any) have been advanced.

g. Landlord holds a security deposit in the amount of SEVENTY THOUSAND FIVE HUNDRED EIGHTY THREE DOLLARS AND THIRTY THREE CENTS (\$70,583.33).

h. All Landlord notices shall be delivered to the following address:

Department of Off-Street Parking a/k/a the Miami Parking Authority
40 N.W. 3rd Street, Suite 1103
Miami, FL 33128-1848
Attn: Chief Executive Officer

With copy to:

Department of Real Estate and Asset Management
City of Miami
444 S.W. 2nd Avenue, 3rd Floor
Miami, FL 33130-1910
Attn: Director

and

Office of the City Attorney
City of Miami
444 S.W. 2nd Avenue, 9th Floor
Miami, FL 33130-1910
Attn: General Counsel

i. Neither Landlord nor, to the best of Landlord's knowledge, Current Tenant is in default under any of the terms, covenants or conditions of the Lease to be observed or performed by each party, and, to the best of Landlord's knowledge, no event has occurred which with the passage of time or the giving of notice, or both, would constitute a default by Landlord or Current Tenant under the Lease.

j. Landlord has no claims, offsets, charges, liens, or other defenses as to the performance of Landlord's duties under the Lease.

k. Neither Landlord nor, to the best of Landlord's knowledge, Current Tenant has commenced any action or has given or received any notice for the purpose of terminating the Lease.

1. All rents, additional rents and other sums due and payable under the Lease as of the Effective Date have been paid in full. Tenant's next rental payment is due March 1, 2025 in the monthly amount set forth under Section 1(c) of this Estoppel.

2. This Estoppel shall be binding upon Landlord and its successors and assigns and shall inure to the benefit of the Current Tenant, New Tenant and any of their respective successors and assigns and current or prospective lenders. Landlord is duly authorized to execute this Estoppel, and no consent by any court, agency, bureau or other third party, governmental or nongovernmental (other than any such consents that have been previously obtained) is required for Landlord to execute and deliver this Estoppel.

3. This Estoppel may be executed in one or more counterparts, including electronic counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to constitute one Estoppel binding on all parties to the document. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Estoppel are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of this Estoppel, or any other document contemplated hereby, bearing an original or electronic signature by facsimile transmission, by electronic mail in "portable document format" (.pdf) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of a paper document bearing an original or electronic signature.

[Signature Page to Follow]

IN WITNESS WHEREOF, Landlord has executed and delivered this Estoppel as of the Effective Date.

LANDLORD:

**DEPARTMENT OF OFF-STREET PARKING
A/K/A THE MIAMI PARKING AUTHORITY, an
agency and instrumentality of the City of Miami, Florida**

By: _____

Name: _____

Title: _____

EXHIBIT A

LEASE

**ASSIGNMENT AND ASSUMPTION OF LEASE
AND
LANDLORD CONSENT**

THIS ASSIGNMENT AND ASSUMPTION OF LEASE (this “**Assignment**”), dated February ___, 2025 (the “**Effective Date**”), is entered into by and among the Department of Off-Street Parking a/k/a the Miami Parking Authority, an agency and instrumentality of the City of Miami, Florida (“**MPA**” or “**Landlord**”), Delivery Network LLC¹ f/k/a Wellmax Health Delivery Network, LLC, a Florida limited liability company (“**Assignor**”), and Pasteur & WellMax Medical Centers LLC, a Florida limited liability company (“**Assignee**”).

RECITALS

A. Landlord, as landlord, and Assignor, as tenant, are parties to that certain lease described on **Exhibit A** attached hereto and incorporated herein by reference (the “**Lease**”), whereby Landlord leases to Assignor that certain property consisting of approximately 14,016 square feet and commonly known as 1422 N.W. 7th Street, Miami, FL 33135 (the “**Premises**”), as more particularly described in the Lease.

B. Assignor desires to assign to Assignee, and Assignee desires to assume from Assignor, all of Assignor’s right, title, interest, duties, liabilities and obligations under the Lease.

C. Capitalized terms used but not otherwise defined in this Assignment shall have the meanings ascribed to such terms in the Lease.

In consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. **Assignment and Assumption.** The foregoing Recitals are hereby incorporated into this Assignment as if fully set forth herein. Assignor hereby certifies that as of the Effective Date, Landlord is not in default of any provision of the Lease. As of the Effective Date, (i) Assignor assigns and transfers to Assignee all of Assignor’s right, title and interest in and to the Lease, and (ii) Assignee accepts the foregoing assignment and assumes and agrees to perform and be bound by, as a direct obligation to Landlord, all of the terms, covenants and conditions of the Lease to be done, kept and/or performed by the tenant thereunder, including, without limitation, the payment of all amounts due or to become due under the Lease with respect to the Premises.

2. **Consent to Assignment.** Landlord hereby certifies that as of the Effective Date, Assignor is not in default of any provision of the Lease. Landlord hereby consents to the assignment described herein (the “**Consent**”). This Consent shall not constitute a waiver of the obligation, if any, of the tenant under the Lease to obtain the Landlord’s consent to any subsequent assignment, sublease or other transfer under the Lease.

3. **Release of Assignor.** Notwithstanding any provision in the Lease to the contrary, effective as of the Effective Date, Landlord releases Assignor from any and all obligations and liabilities under the Lease that arise or accrue on or after the Effective Date.

¹ **Note to Landlord:** Delivery Network LLC is the correct entity name for the Assignor/Current Tenant.

4. **Possession.** Assignor shall deliver possession of the Premises to Assignee as of the Effective Date. Assignee acknowledges and agrees that it shall take the Premises in its "as-is" condition without representation or warranty from Assignor of any kind as to its condition or suitability, explicit or implied, and Assignee represents and warrants that it has satisfied itself as to the condition of the Premises.

5. **Indemnification.**

(a) ASSIGNOR AGREES TO INDEMNIFY, DEFEND, PROTECT, AND HOLD ASSIGNEE AND ITS OFFICERS, EMPLOYEES, ADVISORS, CONSULTANTS, AND AGENTS, HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, JUDGMENTS, LIABILITIES, EXPENSES AND OTHER COSTS, INCLUDING REASONABLE LITIGATION COSTS AND REASONABLE ATTORNEY FEES, ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH, EITHER DIRECTLY OR INDIRECTLY, ANY DEFAULT OF ASSIGNOR AS TENANT UNDER THE LEASE OCCURRING PRIOR TO THE EFFECTIVE DATE.

(b) ASSIGNEE AGREES TO INDEMNIFY, DEFEND, PROTECT, AND HOLD ASSIGNOR AND ITS OFFICERS, EMPLOYEES, ADVISORS, CONSULTANTS, AND AGENTS, HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, JUDGMENTS, LIABILITIES, EXPENSES AND OTHER COSTS, INCLUDING REASONABLE LITIGATION COSTS AND REASONABLE ATTORNEY FEES, ARISING OUT OF, RESULTING FROM OR IN CONNECTION WITH, EITHER DIRECTLY OR INDIRECTLY, ANY DEFAULT OF ASSIGNEE AS TENANT UNDER THE LEASE OCCURRING FROM AND AFTER THE EFFECTIVE DATE.

6. **Notices.** Any notices given by any party to another party hereto shall be by certified or registered mail, return receipt requested, postage prepaid, to such other party at the address given below or such other address as such other party may from time to time designate in writing to the other parties in accordance with these provisions. The addresses set forth below shall supersede any addresses for notice set forth in the Lease. If no address is given below, then the address for that party shall be the address set forth in the Lease, or in the absence thereof, shall be the address of the Premises.

7.

Landlord: Department of Off-Street Parking
a/k/a the Miami Parking Authority
40 N.W. 3rd Street, Suite 1103
Miami, FL 33128-1848
Attn: Chief Executive Officer

With copy to:

Department of Real Estate and Asset Management
City of Miami
444 S.W. 2nd Avenue, 3rd Floor
Miami, FL 33130-1910
Attn: Director

and

Office of the City Attorney
City of Miami
444 S.W. 2nd Avenue, 9th Floor
Miami, FL 33130-1910
Attn: General Counsel

Assignor: Delivery Network LLC
f/k/a Wellmax Health Delivery Network, LLC
c/o Elevance Health, Inc.²
220 Virginia Avenue
Indianapolis, IN 46204
Attn: Terry Gardner

With copy to:

Elevance Health, Inc.
220 Virginia Avenue
Indianapolis, IN 46204
Attn: Legal Department

Assignee: Pasteur & WellMax Medical Centers LLC
6355 N.W. 36th Street
East Building, Suite 1100
Virginia Gardens, FL 33166

8. **Broker Fees.** Assignor and Assignee each represent and warrant that it was not represented by any broker in connection with this Assignment. **EACH OF THE SAME AGREE THAT IT SHALL INDEMNIFY, DEFEND AND HOLD THE OTHER PARTIES HARMLESS FROM AND AGAINST ANY FEES OR COMMISSIONS TO ANY REAL ESTATE BROKER OR AGENT NOT NAMED IN THIS AGREEMENT IN CONNECTION WITH THE ASSIGNMENT OF THE LEASE CLAIMED THROUGH SUCH PARTY.**

9. **Non-Discrimination.** During the Term of the Lease, Assignee agrees not to discriminate against any employee or applicant for employment because of race, color, religion, ancestry, national origin, sex, pregnancy, age, disability, marital status, familial status, sexual orientation, gender identity or gender expression, status as victim of domestic violence, dating violence or stalking, or veteran status, and on housing related contracts based on source of income, and will take affirmative action to ensure that employees and applicants are afforded equal employment opportunities without discrimination. Such actions shall be taken with reference to, but not limited to, recruitment, employment, termination, rates of pay or other forms of compensation, and selection for training or retraining, including apprenticeship and on the job training.

By entering into this Assignment, the Assignee attests that, to the best of its knowledge, it is not in violation of the Americans with Disabilities Act of 1990 (and related Acts) (the “**Act**”) or Miami-Dade County Resolution No. R-385-95 (the “**Resolution**”). If the Assignee is found by the responsible enforcement agency to be in violation of the Act or the Resolution, such violation shall render this Assignment void. This Assignment shall be void if the Assignee submits a false affidavit pursuant to this Resolution or, the

² Note to Landlord: Elevance Health is the parent company of Assignor.

Assignee violates the Act or the Resolution during the term of the Lease, even if the Assignee was not in violation at the time it submitted its affidavit.

10. **Compliance with Laws.** Assignee covenants and agrees to fulfill and comply with all statutes, ordinances, rules, orders, regulations, and requirements of any and all governmental bodies, including, but not limited to, Federal, State, Miami-Dade County, and City governments, and any and all of their departments and bureaus applicable to the Premises, and shall also comply with and fulfill all rules, orders, and regulations for the prevention of fire, all at Assignee's own expense and responsibility. Assignee shall pay to Landlord all costs, expenses, claims, fines, penalties, and damages that Landlord incurred because of the failure of Assignee to comply with this section and shall indemnify and hold harmless Landlord from all liability arising from any noncompliance to the extent required by the Lease.

11. **Verification of Employment Eligibility (E-Verify).** By entering this Assignment, Assignee, as tenant, becomes obligated to comply with the provisions of Section 448.095, Florida Statute, titled "Verification of Employment Eligibility." This includes, but is not limited to, utilization of the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of all newly hired employees by the Assignee effective, January 1, 2021, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized aliens. Failure to comply may lead to termination of the Lease, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the appropriate court having jurisdiction no later than twenty (20) calendar days after the date of termination. If the Lease is terminated for a violation of the statute by the Assignee, the Assignee may be liable for any additional costs incurred by the Landlord resulting from the termination of the Lease. Public and private employers must enroll in the E-Verify System (<http://www.uscis.gov/e-verify>) and retain the I-9 Forms for inspection.

12. **Antitrust Laws; Anti-Human Trafficking Laws.** By entering into this Assignment, the Assignee agrees to (a) comply with all antitrust laws of the United States and the State of Florida, and (b) to comply with all anti-human trafficking laws of the United States and the State of Florida.

13. **Severability.** If any term or provision of this Assignment is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Assignment or invalidate or render unenforceable such term or provision in any other jurisdiction.

14. **Lease in Full Force and Effect; Entire Agreement.** Except as amended herein, all terms and conditions of the Lease shall remain and continue in full force and effect and unmodified. This Assignment shall be deemed a part of the Lease, but shall take precedence over and supersede any provisions to the contrary contained in the Lease. This Assignment constitutes the entire agreement and understanding between the parties with respect to the subject matter hereof.

15. **Successors and Assigns.** This Assignment is binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

16. **Governing Law and Venue.** This Agreement shall be governed by and construed under the laws of the state of Florida, without regard to its conflicts of law principles. In the event of any dispute, venue shall be the courts located within Miami-Dade County, Florida.

17. **Attorneys' Fees.** In the event of any legal action, each party shall be responsible for their own attorneys' fees, costs, and expenses.

18. **Authority.** Each party to this Agreement represents and warrants that the person signing this Assignment on behalf of such party is a duly authorized representative of such party.

19. **Electronic Signatures and Transmission; Counterparts.** This Assignment may be executed in one or more counterparts, including electronic counterparts, each of which shall be deemed to be an original and all of which, when taken together, shall be deemed to constitute one Assignment binding on all parties to the document. Each party agrees that the electronic signatures, whether digital or encrypted, of the parties included in this Assignment are intended to authenticate this writing and to have the same force and effect as manual signatures. Delivery of this Assignment, or any other document contemplated hereby, bearing an original or electronic signature by facsimile transmission, by electronic mail in “portable document format” (.pdf) form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same force and effect as physical delivery of a paper document bearing an original or electronic signature.

[Remainder of Page Intentionally Blank; Signature Page(s) Follow]

IN WITNESS WHEREOF, the undersigned have executed this Assignment to be effective as of the Effective Date.

LANDLORD OR MPA:

**DEPARTMENT OF OFF-STREET PARKING A/K/A
AS THE MIAMI PARKING AUTHORITY**, an agency
and instrumentality of the City of Miami, Florida

By: _____

Name: _____

Title: _____

ASSIGNOR:

**DELIVERY NETWORK LLC F/K/A WELLMAX
HEALTH DELIVERY NETWORK, LLC**, a Florida
limited liability company

By: _____

Name: _____

Title: _____

ASSIGNEE:

**PASTEUR & WELLMAX MEDICAL CENTERS
LLC**, a Florida limited liability company

By: _____

Name: _____

Title: _____

Exhibit A

Lease

1. Sublease Agreement dated December 1, 2015
2. First Amendment to Sublease Agreement dated May 5, 2017
3. Letter Agreement dated August 24, 2017

Operations Report

April, 2025

ON-STREET

	(Actuals)	(Budget)
On-Street Revenue	\$3,730,695	\$3,328,962
Total Number of PAD's:	85	
Total Number of On-Street Spaces Citywide:	13,125	

PAY BY PHONE

<u>Revenue</u>	<u>Transactions</u>
\$3,384,888	775,275
% of Revenue from PBP: 98%	

ENFORCEMENT

Total number of citations issued: 26,698
Revenue generated for the City of Miami: \$534,462
Revenue generated for Miami-Dade County: \$278,956

OFF-STREET

	(Actuals)	(Budget)
Parking Garages	\$981,016	\$736,553
Parking Lots	\$1,003,282	\$930,190

Facilities	Monthly Customers	Transient Customers
Garage 1	991	16,572
Garage 3	1,467	16,762
Garage 4	1,340	9,222
Garage 5	253	16,022
Lots	1,688	

PERMANENT METER REMOVAL

	FY 24-25 (# of Spaces)
Private	13
City of Miami	
FDOT/County	
Upcoming Removals (Estimate)	
<u>TOTAL</u>	13

Number of Garages managed/owned by MPA: 4
Number of Lots managed/owned by MPA: 54
Numbers do not reflect garages or lots at Marlins Park, JHS or PARKS

CITY OF DORAL

Key Performance Indicators

Operations

Revenues

FY 23-24	Operating Revenue	FY 24-25	Operating Revenue	YoY Percent Change
Oct-23	\$83,128	Oct-24	\$79,423	-4%
Nov-23	\$74,478	Nov-24	\$85,215	14%
Dec-23	\$87,661	Dec-24	\$93,009	6%
Jan-24	\$82,629	Jan-25	\$92,899	12%
Feb-24	\$84,574	Feb-25	\$88,630	5%
Mar-24	\$96,494	Mar-25	\$96,858	0%
Apr-24	\$90,986	Apr-25	\$101,449	11%
May-24	\$92,247	May-25		
Jun-24	\$80,429	Jun-25		
Jul-24	\$87,856	Jul-25		
Aug-24	\$89,002	Aug-25		
Sep-24	\$78,570	Sep-25		
Total	\$1,028,054	Total	\$637,483	

Citations

FY 23-24	Citations Issued	FY 24-25	Citations Issued	YoY Percent Change
Oct-23	1,743	Oct-24	1,743	0%
Nov-23	1,418	Nov-24	1,919	35%
Dec-23	1,369	Dec-24	1,885	38%
Jan-24	1,887	Jan-25	2,072	10%
Feb-24	1,587	Feb-25	2,029	28%
Mar-24	1,678	Mar-25	1,990	19%
Apr-24	1,468	Apr-25	1,845	26%
May-24	1,879	May-25		
Jun-24	1,808	Jun-25		
Jul-24	2,263	Jul-25		
Aug-24	2,180	Aug-25		
Sep-24	2,365	Sep-25		
Total	21,645	Total	13,483	

Miami-Dade County Parks

Key Performance Indicators

Operations

Revenues

FY 23-24	Operating Revenue	FY 24-25	Operating Revenue	YoY Percent Change
Jan-24	\$430,107	Jan-25	\$480,618	12%
Feb-24	\$529,451	Feb-25	\$791,981	50%
Mar-24	\$928,533	Mar-25	\$903,242	-3%
Apr-24	\$820,588	Apr-25	\$932,397	14%
May-24	\$910,605	May-25		
Jun-24	\$601,689	Jun-25		
Jul-24	\$802,184	Jul-25		
Aug-24	\$546,672	Aug-25		
Sep-24	\$622,215	Sep-25		
Oct-24	\$348,431	Oct-25		
Nov-24	\$525,683	Nov-25		
Dec-24	\$392,017	Dec-25		
Total	\$7,458,175	Total	\$3,108,238	

Citations

FY 23-24	Citations Issued	FY 24-25	Citations Issued	YoY Percent Change
Jan-24	2,960	Jan-25	2,703	-9%
Feb-24	2,872	Feb-25	3,451	20%
Mar-24	2,938	Mar-25	2,542	-13%
Apr-24	2,682	Apr-25	3,005	12%
May-24	3,004	May-25		
Jun-24	2,452	Jun-25		
Jul-24	3,219	Jul-25		
Aug-24	2,155	Aug-25		
Sep-24	2,854	Sep-25		
Oct-24	2,896	Oct-25		
Nov-24	2,506	Nov-25		
Dec-24	2,575	Dec-25		
Total	33,113	Total	11,701	

Pay By Phone vs ParkMobile Revenue

Month	Pay by Phone	Park Mobile	Total Revenue	PM As % of Total Revenue
Mar-25	\$ 3,641,547.00	\$ 205,896.00	\$ 3,847,443.00	5%
Apr-25	\$ 3,126,163.00	\$ 409,282.00	\$ 3,535,445.00	12%
May-25				
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				

Pay By Phone vs ParkMobile Transactions

Month	Pay By Phone	Park Mobile	Total Transactions	PM As % of Transactions
Mar-25	841,888	38,965	880,853	4%
Apr-25	775,276	70,319	845,595	8%
May-25				
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				