

OFF-STREET PARKING BOARD
AGENDAS

for

FINANCE COMMITTEE
MEETING

and

MONTHLY BOARD
MEETING

WEDNESDAY, JULY 9, 2025

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

WEDNESDAY, JULY 9, 2025

8:00 A. M.

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

July 9, 2025

8:00 a.m.

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

1. May 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
SUBJECT: Financial Summaries For the Period May 31, 2025
DATE: July 9, 2025

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

The attached summaries represent the financial performance for the Miami Parking Authority and the Knight Center Garage for the month ended May 31, 2025.

AA:md

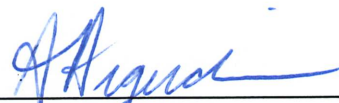
Attachment

MIAMI PARKING AUTHORITY

Revenue and Expenses Summary
For the Eight Months ended May 31, 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	43,775,070	42,058,704	41,223,497	2,551,573	6.2	1,716,366	4.1
Direct Operating Expenses	19,426,888	18,771,446	18,163,587	(1,263,301)	(7.0)	(655,442)	(3.5)
Operating Results	24,348,182	23,287,258	23,059,910	1,288,272	5.6	1,060,924	4.6
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(2,162,893)	(2,600,000)	(2,627,249)	464,356	17.7	437,107	16.8
Interest Income	1,293,219	106,664	1,173,372	119,847	(10.2)	1,186,555	(1,112.4)
Lower of Cost of Market - Investments	(4,170)	-	305,620	(309,790)	101.4	(4,170)	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	39.0	135,759	-
Interest Expense Net of Interest Income	(892,540)	(892,536)	(958,207)	65,667	6.9	(4)	(0.0)
Net Revenue In Excess of Expenses	22,717,557	19,901,386	21,176,031	1,541,526	7.3	2,816,171	14.2

The above summary represents the financial performance of the agency for the (8) months ended May 31, 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 May 31, 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	5,599,090	5,069,817	5,462,540	136,550	2.5	529,273	10.4
Direct Operating Expenses	2,552,300	2,324,525	2,284,168	(268,132)	(11.7)	(227,775)	(9.8)
Operating Results	3,046,790	2,745,292	3,178,372	(131,582)	(4.1)	301,498	11.0
Non-Operating Revenues (Expenses):							
Depreciation & Amortization	(265,706)	(325,000)	(316,263)	50,557	(16.0)	59,294	18.2
Interest Income	166,066	13,333	175,195	(9,129)	(5.2)	152,733	(1,145.5)
Lower of Cost of Market - Investments	(56,352)	-	88,786	(145,138)	(163.5)	(56,352)	-
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	2,779,230	2,322,058	3,006,314	(227,084)	(7.6)	457,172	19.7

MIAMI PARKING AUTHORITY

Schedule of Revenue and Expenses
For the Eight Months ended May 31, 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							
Off-Street Facilities	5,063,497	5,023,929	4,766,172	297,325	6.2	39,568	0.8
Parking Lots	7,889,792	7,846,002	7,785,307	104,485	1.3	43,790	0.6
On-Street	29,038,146	27,709,167	27,000,122	2,038,024	7.5	1,328,979	4.8
Management Fees	944,598	679,606	793,607	150,991	19.0	264,992	39.0
Other	839,037	800,000	878,289	(39,252)	(4.5)	39,037	4.9
Total Operating Revenue	43,775,070	42,058,704	41,223,497	2,551,573	6.2	1,716,366	4.1
Operating Expenses							
Salaries, Wages & Fringe Benefits	7,533,797	7,628,432	6,794,165	(739,632)	(10.9)	94,635	1.2
Repairs, Maintenance, Cleaning & Landscape	1,732,588	1,600,414	1,726,012	(6,576)	(0.4)	(132,174)	(8.3)
Security	1,187,936	1,316,703	1,104,168	(83,768)	(7.6)	128,767	9.8
Utilities	521,278	441,191	455,784	(65,494)	(14.4)	(80,087)	(18.2)
Insurance	1,138,332	889,608	983,350	(154,982)	(15.8)	(248,724)	(28.0)
Rental - Building/Land/Auto	316,149	330,332	247,847	(68,302)	(27.6)	14,183	4.3
Assessment Expenses	637,148	645,128	559,786	(77,362)	(13.8)	7,980	1.2
Revenue Sharing	1,967,770	1,890,998	1,880,090	(87,680)	(4.7)	(76,772)	(4.1)
Parking Meter Parts & Installation	23,799	68,294	275,638	251,839	91.4	44,495	65.2
Professional - Audit	90,608	117,880	90,608	-	-	27,272	23.1
Professional - Legal Services	78,416	78,424	78,416	-	-	8	0.0
Professional - Other	549,984	505,030	515,124	(34,860)	(6.8)	(44,954)	(8.9)
Professional - Pay and Display Fees	78,385	83,664	48,696	(29,689)	(61.0)	5,279	6.3
Bank Charges	2,272,554	2,111,194	2,095,325	(177,229)	(8.5)	(161,360)	(7.6)
Supplies & Miscellaneous	517,639	343,401	411,650	(105,989)	(25.7)	(174,238)	(50.7)
Other Expenses	280,702	192,604	277,133	(3,569)	(1.3)	(88,098)	(45.7)
Advertising & Promotion	499,806	528,149	619,794	119,988	19.4	28,343	5.4
Total Operating Expenses	19,426,891	18,771,446	18,163,586	(1,263,305)	(7.0)	(655,445)	(3.5)
Operating Results Before Depr & Amort	24,348,179	23,287,258	23,059,911	1,288,268	5.6	1,060,921	4.6
Depreciation & Amortization	(2,162,893)	(2,600,000)	(2,627,249)	464,356	17.7	437,107	16.8
Operating Results	22,185,286	20,687,258	20,432,662	1,752,624	8.6	1,498,028	7.2
Non-Operating Revenues (Expenses):							
Interest Income	1,293,219	106,664	1,173,372	119,847	10.2	1,186,555	1,112.4
Lower of Cost of Market - Investments	(4,170)	-	305,620	(309,790)	(101.4)	(4,170)	-
Gain (Loss) on Disposal Property	135,759	-	222,585	(86,826)	(39.0)	135,759	-
Interest Expense Net of Interest Income	(892,540)	(892,536)	(958,207)	65,667	(6.9)	(4)	0.0
Total Non-Operating	532,268	(785,872)	743,370	(211,102)	(28.4)	1,318,140	(167.7)
Net Revenue In Excess of Expenses	22,717,554	19,901,386	21,176,032	1,541,522	7.3	2,816,168	14.2

MIAMI PARKING AUTHORITY


Schedule of Revenue and Expenses
For the Month Ended May 31, 2025

	Variances							Note(s)
	FY 2025	FY 2025	FY 2024	Actual		FY 2025 Actual		
	Actual	Adopted Budget	Actual	FY 2025 vs. FY 2024		vs. FY 2025 Budget		
	\$	\$	\$	\$	%	\$	%	
Operating Revenue								
Off-Street Facilities	636,517	493,945	641,838	(5,321)	(0.8)	142,572	28.9	
Parking Lots	947,536	898,786	942,872	4,664	0.5	48,750	5.4	
On-Street	3,807,246	3,494,776	3,666,033	141,213	3.9	312,470	8.9	
Management Fees	135,352	82,310	114,230	21,122	18.5	53,042	64.4	
Other	72,439	100,000	97,566	(25,127)	(25.8)	(27,561)	(27.6)	
Total Operating Revenue	5,599,090	5,069,817	5,462,539	136,551	2.5	529,273	10.4	
Operating Expenses								
Salaries, Wages & Fringe Benefits	975,789	953,554	823,182	(152,607)	(18.5)	(22,235)	(2.3)	
Repairs, Maintenance, Cleaning & Landscape	330,620	216,416	277,019	(53,601)	(19.3)	(114,204)	(52.8)	1
Security	147,962	147,317	58,521	(89,441)	(152.8)	(645)	(0.4)	
Utilities	53,289	54,923	57,156	3,867	6.8	1,634	3.0	
Insurance	138,245	111,201	122,674	(15,571)	(12.7)	(27,044)	(24.3)	2
Rental - Building/Land/Auto	39,518	41,291	48,786	9,268	19.0	1,773	4.3	
Assessment Expenses	70,917	80,641	91,144	20,227	22.2	9,724	12.1	
Revenue Sharing	220,924	212,384	228,865	7,941	3.5	(8,540)	(4.0)	
Parking Meter Parts & Installation	1,393	8,489	49,205	47,812	97.2	7,096	83.6	
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	71,637	59,353	85,382	13,745	16.1	(12,284)	(20.7)	3
Professional - Pay and Display Fees	9,643	10,458	9,212	(431)	(4.7)	815	7.8	
Bank Charges	317,949	276,351	268,136	(49,813)	(18.6)	(41,598)	(15.1)	4
Supplies & Miscellaneous	59,637	39,055	43,614	(16,023)	(36.7)	(20,582)	(52.7)	5
Other Expenses	32,841	25,093	26,457	(6,384)	(24.1)	(7,748)	(30.9)	
Advertising & Promotion	60,809	63,461	73,688	12,879	17.5	2,652	4.2	
Total Operating Expenses	2,552,301	2,324,525	2,284,169	(268,132)	(11.7)	(227,776)	(9.8)	
Operating Results Before Depr & Amort	3,046,789	2,745,292	3,178,370	(131,581)	(4.1)	301,497	11.0	
Depreciation & Amortization	(265,706)	(325,000)	(316,263)	50,557	16.0	59,294	(18.2)	
Operating Results	2,781,083	2,420,292	2,862,107	(81,024)	(2.8)	360,791	14.9	
Non-Operating Revenues (Expenses):								
Interest Income	166,066	13,333	175,195	(9,129)	5.2	152,733	1,145.5	
Lower of Cost of Market - Investments	(56,352)	-	88,786	(145,138)	163.5	(56,352)	-	
Interest Expense Net of Interest Income	(111,568)	(111,567)	(119,776)	8,208	(6.9)	(1)	0.0	
Total Non-Operating	(1,854)	(98,234)	144,205	(146,059)	(101.3)	96,380	(98.1)	
Net Revenue In Excess of Expenses	2,779,229	2,322,058	3,006,312	(227,083)	(7.6)	457,171	19.7	

Summary of Major Variances
For the Month Ended May 31, 2025

- 1 **Repairs, Maintenance, Cleaning & Landscape** - The unfavorable variance of \$114k is attributable to the multiple repairs/upgrades (electrical, server room) performed in G1, G3, Lot 6 and Lot 22. Also includes 5 new electric vehicle charging stations in G1.
- 2 **Insurance** - The unfavorable variance of \$27k is attributable to the final insurance premiums being higher than budgeted estimates.
- 3 **Professional Other** - The unfavorable variance of \$12k is mostly a result of the continuation of the software implementation project.
- 4 **Bank Charges** - The negative variance of \$41.6k is attributable to system-wide credit card usage being more than anticipated.
- 5 **Supplies and Miscellaneous** - The negative variance of \$20.6k is due to several ITD hardware/software purchases for systemwide use.

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



ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



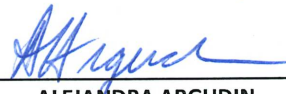
MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

JAMES L. KNIGHT CENTER GARAGE

Revenue and Expenses Summary
For the Eight Months ended May 31, 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	2,255,432	2,050,343	2,211,224	44,209	2.0	205,089	10.0
Direct Operating Expenses	2,542,150	884,603	1,584,339	(957,811)	(60.5)	(1,657,547)	(187.4)
Net Revenue In Excess of Expenses	(286,717)	1,165,740	626,885	(913,602)	(145.7)	1,862,636	159.8

The above summary represents the financial performance of the agency for the (8) months ended May 31, 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 May 31, 2025

	FY 2025 Actual	FY 2025 Adopted Budget	FY 2024 Actual	Variances			
				Actual		FY 2025 Actual	
				FY 2025 vs. FY 2024		vs. FY 2025 Budget	
	\$	\$	\$	%	\$	%	
Operating Revenue	362,677	243,948	280,589	82,089	29.3	118,729	48.7
Direct Operating Expenses	137,670	107,138	260,167	122,497	47.1	(30,532)	(28.5)
Net Revenue in Excess of Expenses	225,007	136,810	20,422	204,586	1001.8	149,261	109.1

JAMES L. KNIGHT CENTER GARAGE

Schedule of Revenue and Expenses
For the Eight Months ended May 31, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances				Note(s)
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	1,355,675	1,226,825	1,276,564	79,111	6.2	128,850	10.5	
Daily Revenue	718,339	639,824	688,713	29,627	4.3	78,515	12.3	
Special Event Revenue	181,178	183,694	248,923	(67,745)	(27.2)	(2,516)	(1.4)	
Other	240	-	(2,976)	3,216	(108.1)	240	-	
Total Operating Revenue	2,255,432	2,050,343	2,211,224	44,209	2.0	205,089	10.0	
Operating Expenses								
Salaries, Wages & Fringe Benefits	213,205	218,060	231,945	18,740	8.1	4,855	2.2	
Repairs, Maintenance, Cleaning & Landscape	125,814	122,452	75,844	(49,971)	(65.9)	(3,362)	(2.7)	
Security	311,148	316,463	288,441	(22,707)	(7.9)	5,315	1.7	
Utilities	67,468	64,358	63,783	(3,685)	(5.8)	(3,110)	(4.8)	
Insurance	47,569	38,830	80,945	33,375	41.2	(8,739)	(22.5)	
Legal & Professional	1,653,570	14,172	718,632	(934,938)	(130.1)	(1,639,398)	(11,567.9)	
Supplies & Printing	3,645	7,750	7,827	4,182	53.4	4,105	53.0	
Mgmt Fees & Admin O/H	116,921	102,518	110,527	(6,395)	(5.8)	(14,403)	(14.0)	
Other Expenses	2,809	-	635	(2,174)	(342.3)	(2,809)	-	
Taxes & Permits	-	-	5,761	5,761	100.0	-	-	
Total Operating Expenses	2,542,150	884,603	1,584,339	(957,811)	(60.5)	(1,657,547)	(187.4)	
Net Revenue In Excess of Expenses	(286,717)	1,165,740	626,885	(913,602)	(145.7)	(1,452,457)	(124.6)	

JAMES L. KNIGHT CENTER GARAGE


Schedule of Revenue and Expenses
For the Month Ended May 31, 2025

	FY 2025 Actual \$	FY 2025 Adopted Budget \$	FY 2024 Actual \$	Variances				Note(s)
				Actual FY 2025 vs. FY 2024		FY 2025 Actual vs. FY 2025 Budget		
				\$	%	\$	%	
Operating Revenue								
Monthly Revenue	169,708	152,841	162,361	7,347	4.5	16,867	11.0	
Daily Revenue	136,182	60,633	76,879	59,303	77.1	75,549	124.6	
Special Event Revenue	56,757	30,474	41,187	15,571	37.8	26,283	86.2	
Other	30	-	162	(132)	(81.5)	30	-	
Total Operating Revenue	362,677	243,948	280,589	82,089	29.3	118,729	48.7	
Operating Expenses								
Salaries, Wages & Fringe Benefits	27,115	26,331	33,584	6,469	19.3	(784)	(3.0)	
Repairs, Maintenance, Cleaning & Landscape	32,688	17,935	4,913	(27,774)	(565.3)	(14,753)	(82.3)	1
Security	38,399	36,285	32,970	(5,429)	(16.5)	(2,114)	(5.8)	
Utilities	10,604	7,752	7,334	(3,270)	(44.6)	(2,852)	(36.8)	
Insurance	5,897	4,855	10,083	4,186	41.5	(1,042)	(21.5)	
Legal & Professional	3,959	1,782	157,137	153,178	97.5	(2,177)	(122.2)	
Mgmt Fees & Admin O/H	18,653	12,198	13,973	(4,679)	(33.5)	(6,455)	(52.9)	
Other Expenses	355	-	171	(184)	(107.4)	(355)	-	
Total Operating Expenses	137,670	107,138	260,167	122,497	47.1	(30,532)	(28.5)	
Net Revenue In Excess of Expenses	225,007	136,810	20,422	204,586	1001.8	88,197	64.5	

JAMES L. KNIGHT CENTER GARAGE
Summary of Major Variances
For the Month Ended April 30, 2025

- 1 **Repairs, Maintenance, Cleaning & Landscape** - The unfavorable variance of \$14.8k is mostly attributable to electrical repairs needed because of unsafe electrical boxes.

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



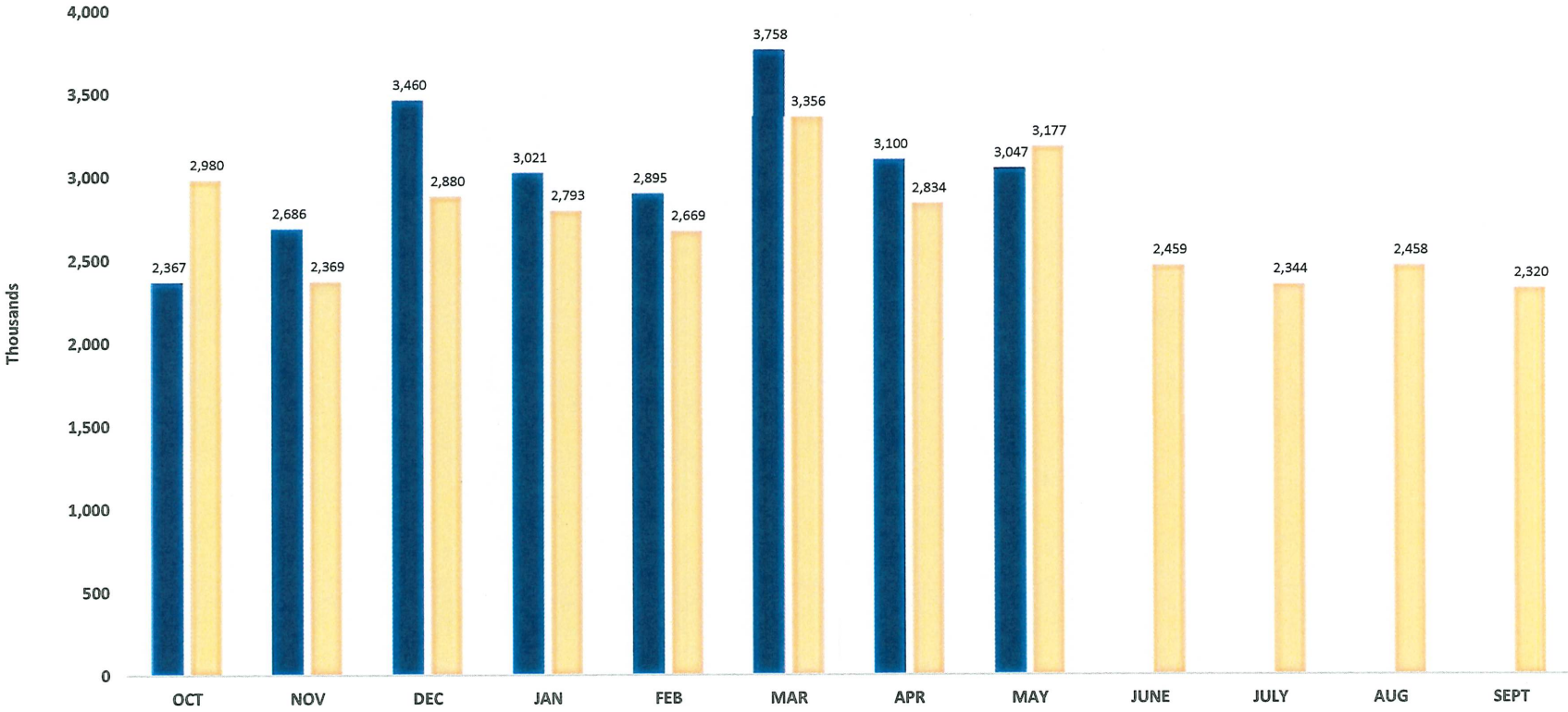
ALEJANDRA ARGUDIN
CHIEF EXECUTIVE OFFICER



MIRTHA DZIEDZIC
CHIEF FINANCIAL OFFICER

MIAMI PARKING AUTHORITY OPERATING INCOME

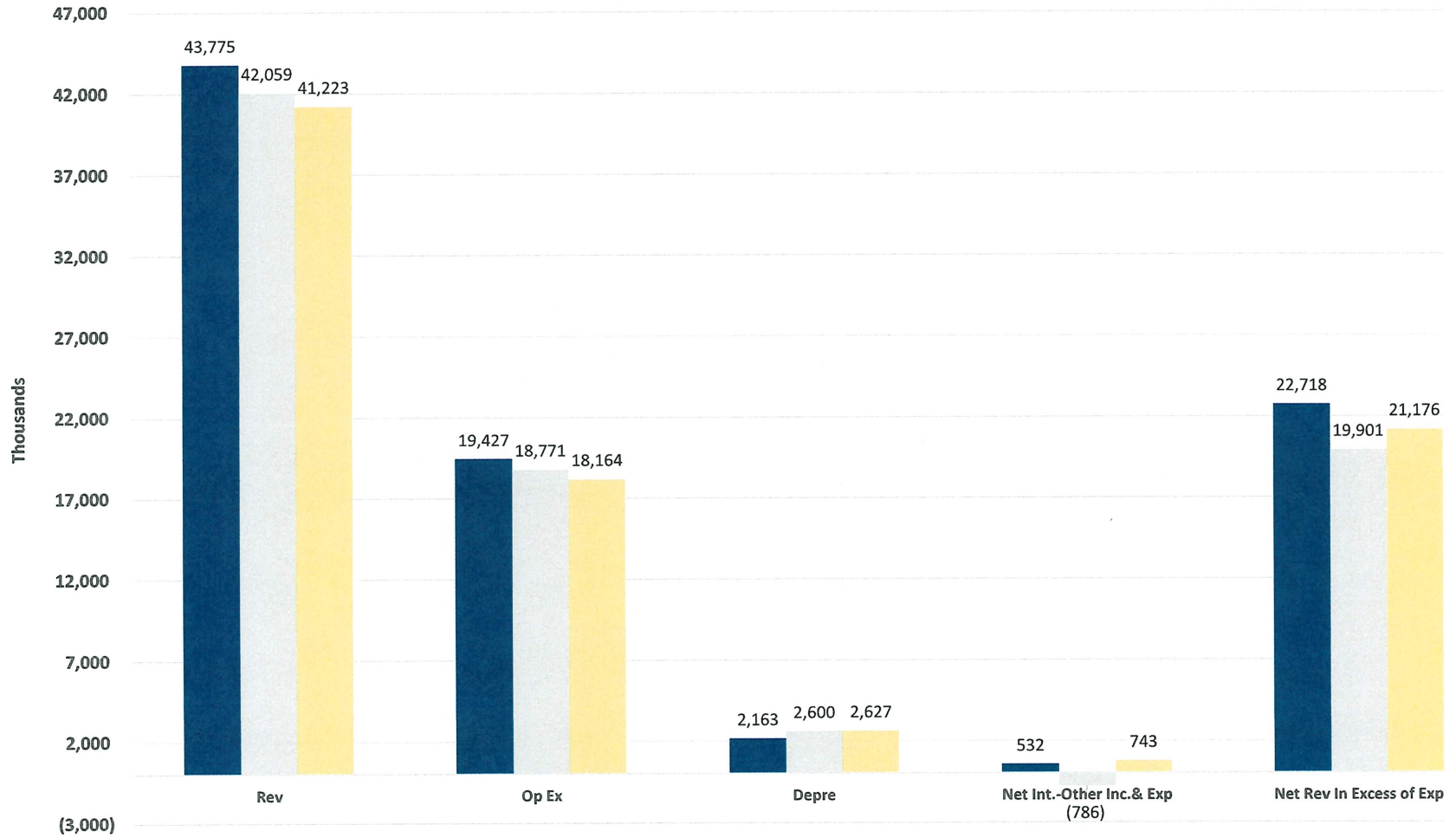
■ Fiscal 2025 ■ Fiscal 2024



MIAMI PARKING AUTHORITY

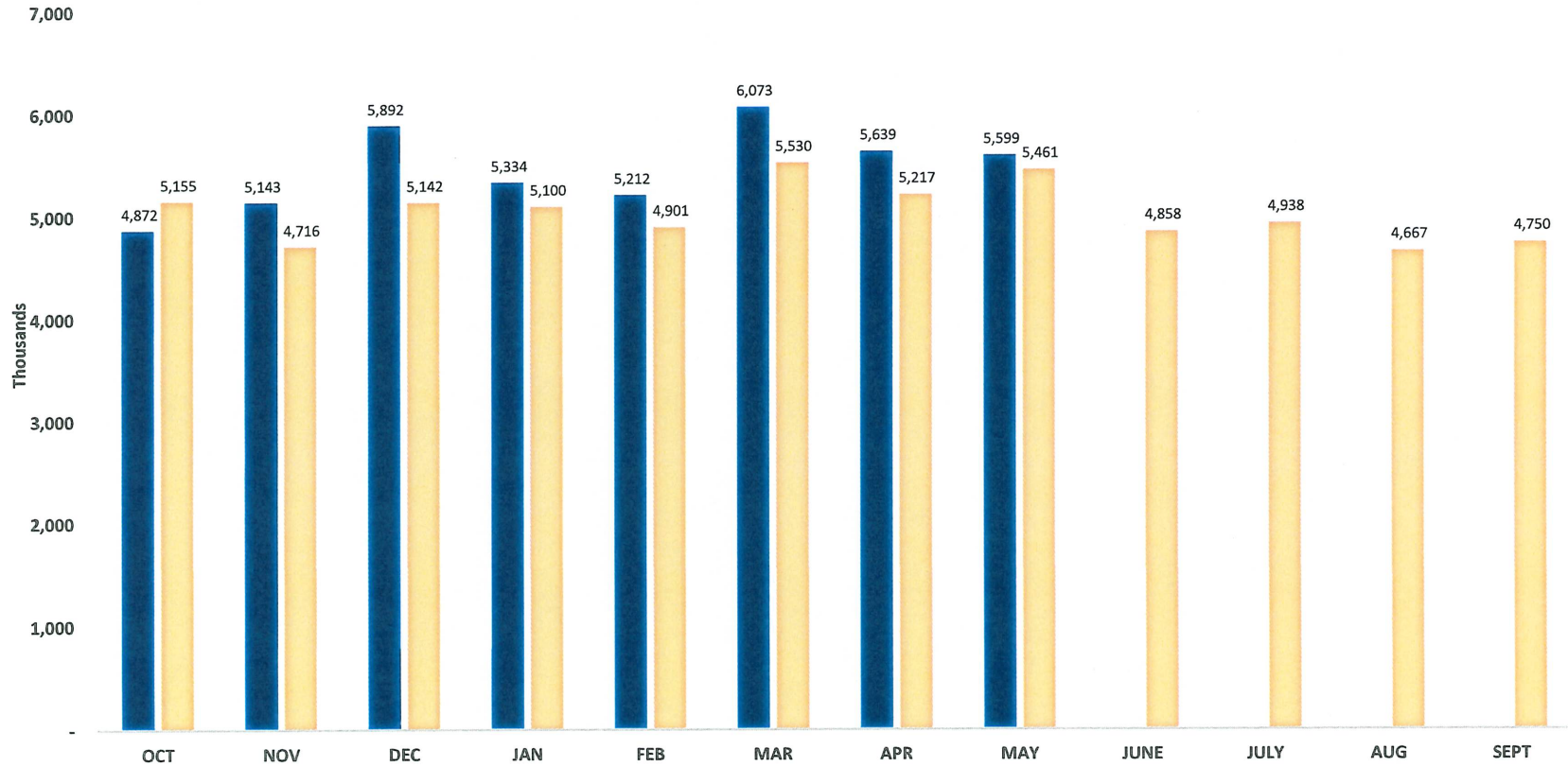
For The Eight Months Ended May 31, 2025

■ CURRENT YEAR ■ BUDGET ■ PRIOR YEAR



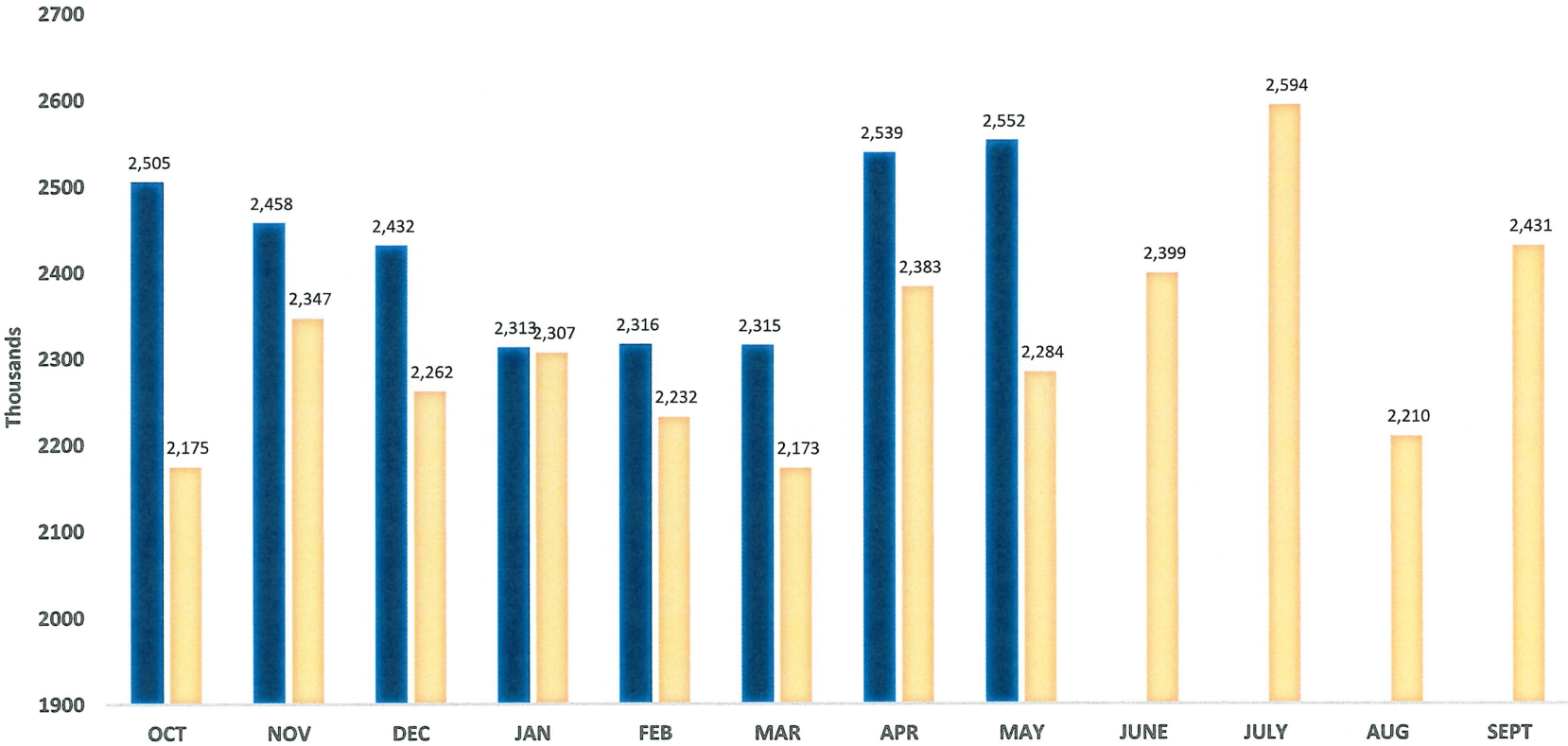
MIAMI PARKING AUTHORITY OPERATING REVENUE

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 *MD*

SUBJECT: Bank Reconciliations Certification

DATE: July 9, 2025

This is to certify that bank reconciliations for the month of May 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, JULY 9, 2025

8:15 A. M.

OFF-STREET PARKING BOARD

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

AGENDA – July 9, 2025

I. Public Comments

II. Employee/Board Recognition/Presentations

A. Employee ‘Years of Service’ Award

1. Luquette Thames (20-Year Award)
2. Ninoska Putoy (20-Year Award)

III. MRD Consulting Report

IV. Loud and Live Progress Report Presentation

V. APPROVAL ITEMS

1. 25-0701 May 2025 Financial Statements
 - A. Miami Parking Authority
 - B. Knight Center Garage
2. 25-0702 Regular Board Meeting Minutes
 - A. June 4, 2025 Finance Committee
 - B. June 4, 2025 Off-Street Parking
3. 25-0703 Elevator Modernization Services Agreement (“Agreement”) with American International Elevator Associates, Inc. for Allapattah Garage No. 9

VI. CHIEF EXECUTIVE OFFICER’S REPORT

- Spothero Technology
- ParkMobile
- Pilot of LPR Technology at Miami-Dade County Parks

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.

VII. STATUS REPORT

- May 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

June 1 - 30, 2025

TASK	ACTIVITY
Board Meeting	<ul style="list-style-type: none"> ❖ Attended the Board of Directors meeting on June 4, 2025.
Public Relations Tactics	<ul style="list-style-type: none"> ❖ On June 2nd, participated in a call with the MPA/ Loud and Live team. ❖ On June 4th, I participated in a Zoom community meeting hosted by Commissioners Raquel Regalado and Damian Pardo concerning the Coconut Grove Playhouse construction, including a discussion on parking. ❖ Reviewed questions the community proposed before the Coconut Grove Playhouse Zoom meeting. ❖ Developed speaking points for the above-referenced Coconut Grove Playhouse meeting. ❖ Developed a fact sheet for the Coconut Grove Playhouse garage project. Quoted the graphic design

	<ul style="list-style-type: none">❖ Monitored and shared clips of the Coconut Grove Playhouse media coverage.❖ Prepare a media kit with information about the Playhouse garage, retail, parking plan, and other updatable details for stakeholders and the media.❖ Drafted the initial 70th anniversary campaign communication plan.❖ Drafted an article bylined by Mr. Victor Rosado about managing the Jackson Memorial Hospital facilities for the Parking and Mobility magazine's October 2025 issue.❖ On June 17th, I met via Zoom with the Loud and Live team.❖ Distributed the Miami Today article about the Miami-Dade County smart curb program.❖ Responded to two TV producers interested in developing a parking series.❖ Revisited the brand identity proposals.❖ On June 30th, participated in a bi-weekly Zoom meeting with the MPA/Loud and Live teams.
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 – Community organizations’ holiday drives❖ December – Miami-Dade County League of Cities Best Practices Conference❖ January 25, 2026 – Life Time Miami Marathon❖ February 11 – 15 - Miami International Boat Show❖ TBD – Coconut Grove Arts Festival❖ March 27 – 29 – Ultra Music Festival❖ April 9 – 19 – Miami Film Festival❖ April TBD – Lexus Corporate Run
<p>Quarter 3 2025</p> <p>July to September</p>	<p>Continue the communication concerning the proposed Playhouse garage in Coconut Grove.</p> <p>Kick off the MPA 70th anniversary communications program.</p> <p>Follow up on the brand identity options developed at the beginning of the year.</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. Alex Argudin's thought leadership initiatives.</p> <p>Update 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 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>
<p>Loud and Live and The Modern Take Progress Reports and Invoices</p>	<p>Processed Loud and Live's invoice and progress report for June 2025.</p> <p>Processed the Modern Take invoice for June 2025.</p>
	<p>NAME: <u>Margarita R. Delgado</u> (Print)</p> <p>SIGNATURE: <u>Margarita R. Delgado</u></p> <p>DATE: June 30, 2025 Revised</p>

JUNE. REPORT

7 . 0 9 . 2 5



Loud ^{and} Live

PRESENTED BY LOUD AND LIVE

Instagram



Top Content

06/10/25 7:57 PM

Team MPA is having an incredible time at #IPMI2025—from panels to networking to awards. Catch some of our favorite moments from Louisville in this recap!

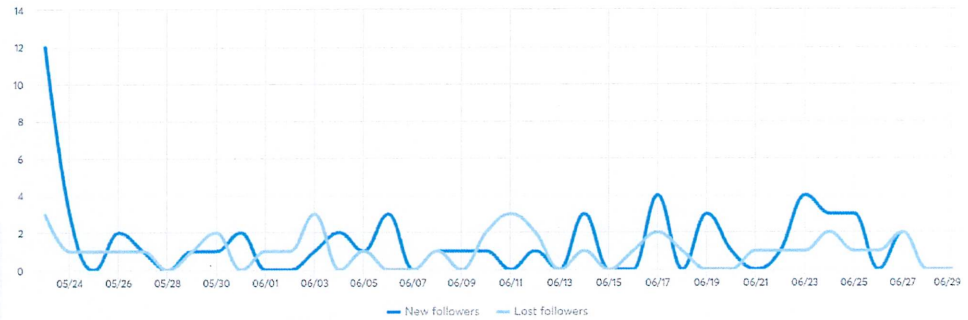
Video

No label

Reach	312
Comments	3
Likes	27
Saves	0
Engagement	34
Engagement rate per reach	10.9%
Engagement rate per view	6.7%

4,885 Total Followers (+0.4%)

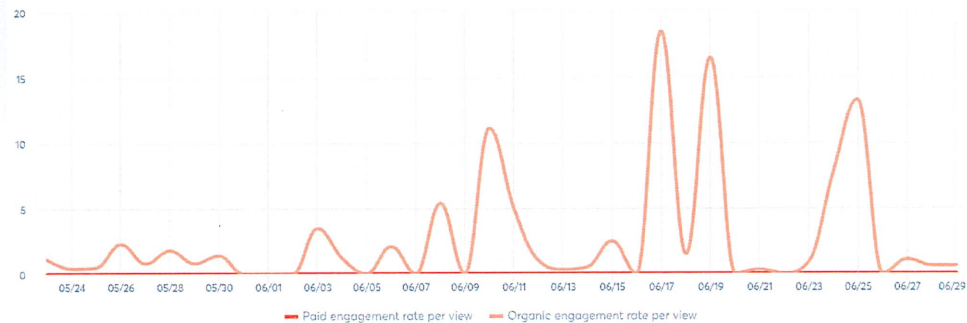
Audience growth variation overview



52.5K Total Impressions (+210.4%)

1.6% Engagement Rate (-52.5%)

Engagement rate per view overview



Performance from May 23, 2025 - June 29, 2025
 *Comparison period April 15, 2025 - May 22, 2025



Facebook

Top Content

06/10/25 7:56 PM

Team MPA is having an incredible time at #IPMI2025—from panels to networking to awards. Catch some of our favorite moments from Louisville in this recap!

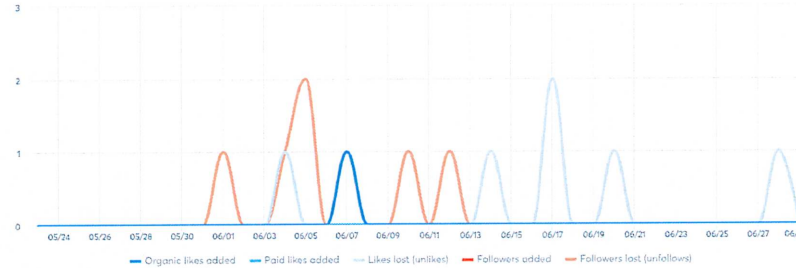


No label

Reach	108
Engagement	6
Clicks	0
Other clicks	0
Engagement rate per reach	5.6%
Engagement rate per impression	5.4%



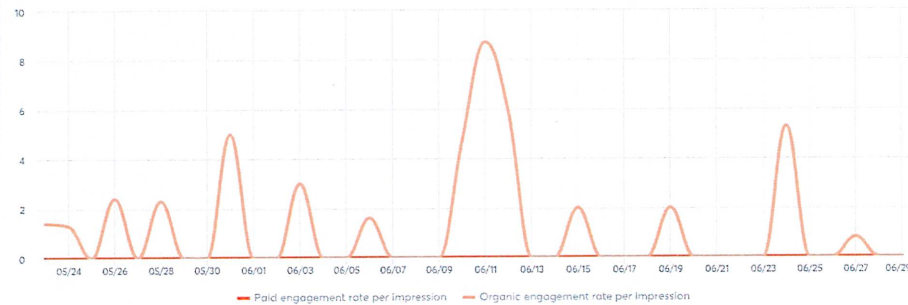
18,805 Total Followers (-0.1%)



	Organic	Paid	Total new	Lost	Total added	Total	Variation
Likes	1	0	1	6	-5	18,805	-0.1%
Followers	—	—	1	11	-10	18,801	-0.1%

1.7K Total Impressions (-22.1%)

1.3% Engagement Rate (-21.5%)



Performance from May 23, 2025 - June 29, 2025
 *Comparison period April 15, 2025 - May 22, 2025



Top Content

05/30/25 12:00 PM

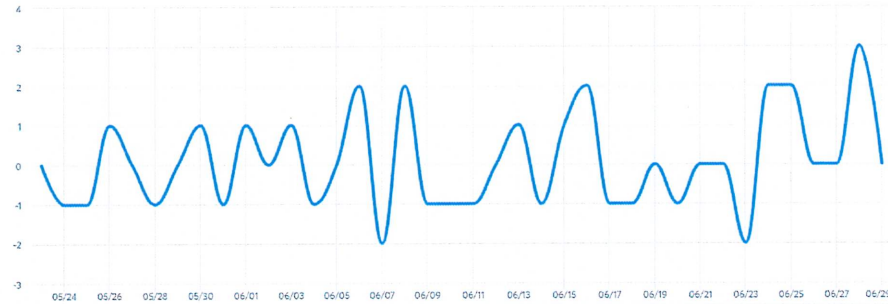
🎵📍 Heading to the Rauw Alejandro concert at the Kaseya Center? We've got the perfect parking spots for you! Park at College Station Garage or MDC Lot 1 for a smooth start to your...



No label

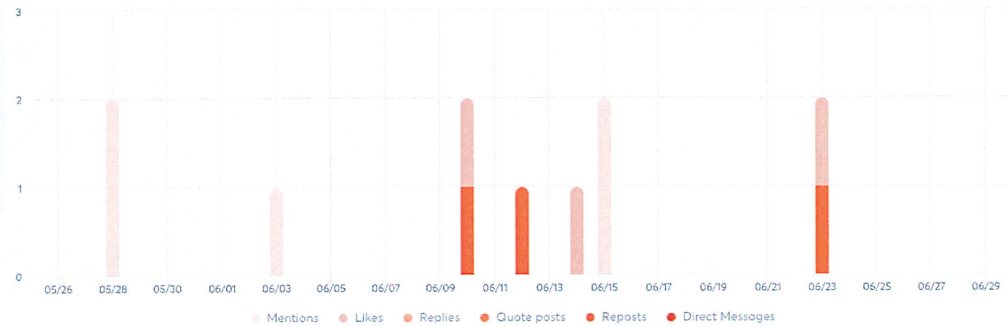
Impressions	123
Likes	0
Reposts	0
Quote posts	0
Replies	0
Engagement	1
Engagement rate per impression	0.8%

3,605 Total Followers (-0.5%)



11 Engagements (+83.3%)

Engagement overview



Performance from May 23, 2025 - June 29, 2025
*Comparison period April 15, 2025 - May 22, 2025



LinkedIn




Top Content

05/29/25 12:00 PM

Celebrating 15 years of dedication, leadership, and excellence from Victor Rosario! 🌟 Your guidance and impact have made a lasting mark on our team. Thank you for everything, Victor!...

the past 15 years have truly set the standard for excellence. You've been a steady source of guidance, support, and inspiration not just as a senior manager, but as a person we all respect and admire. We're lucky to have you as part of our team, and we look forward to many more



No label

Impressions	1,457
Clicks	62
Likes	114
Shares	2
Comments	46
Engagement	224
Engagement rate per reach	25.6%
Engagement rate per impression	15.3%

1,409 Total Followers (+1.7%)



5,621 Total Impressions (-24%)

857 Engagements (-5.9%)



Performance from May 23, 2025 - June 29, 2025
 *Comparison period April 15, 2025 - May 22, 2025



Highlights & What's to Come



IPMI Coverage

We highlighted MPA's presence at the IPMI Conference in Kentucky across all platforms, with a strategic focus on LinkedIn.

On LinkedIn, we shared five individual posts, while Instagram, Facebook, and X featured a recap video.

Together, the content generated over 10,000 impressions across social media.



Summer Gas Card Giveaways

This month, we kicked off our summer gas card giveaways, generating over 65 engagements and plenty of excitement from our audience.



FPTA Mid-Year Educational Seminar

On July 23–24, a few MPA members will be attending the FPTA Mid-Year Educational Seminar. We'll be highlighting their participation on LinkedIn.





SOCIAL GROWTH



4,885 Total Followers (+0.4%)

52.5K Total Impressions

(+210.4%)

1.6% Engagement Rate (-52.5%)



3,605 Total Followers (-0.5%)

11 Total Engagement (+83.3%)



18,805 Total Followers (-0.1%)

1.7K Total Impressions (-22.1%)

1.3% Engagement Rate (-21.5%)



1,409 Total Followers (+1.7%)

5.6K Total Impressions (-24%)

857 Engagements (-5.9%)

*Performance from May 23, 2025 - June 29, 2025
Comparison period April 15, 2025 - May 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 May 31, 2025

DATE: July 9, 2025

The Financial Summaries for the month ended May 31, 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

June 4, 2025

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

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
Margie Carmenates, Controller, MPA
Julia Y. Alfonso, Court Reporter, JYA Reporting
Jihan Soliman, Sr. Assistant City Attorney, City of Miami
Pablo Velez, Sr. Executive Advisor to the CEO, MPA
Monica Cuadra, 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
Victor Valderrama, Cybersecurity Analyst, MPA
Victor Rosario, Sr. Manager of Operations, MPA
Alexander Luzula, Reporter, Miami Today

1	1
2	
3	IN RE:
4	OFF-STREET PARKING BOARD
5	FINANCE COMMITTEE MEETING
6	8:00 a.m.
7	OFF-STREET PARKING BOARD
8	MONTHLY BOARD MEETING
9	8:15 a.m.
10	
11	
12	DATE TAKEN: June 4, 2025
13	TIME: 8:05 a.m. - 9:01 a.m.
14	PLACE: Miami Parking Authority
15	40 Northwest 3rd Street
16	Penthouse Suite 1103
17	Miami, Florida 33128
18	Proceedings taken before:
19	Julia Y. Alfonso, RPR, FPR-C
20	Florida Professional Reporter
21	
22	
23	
24	
25	

1	APPEARANCES	2
2	Present:	
3	Jami Reyes, Chairperson	
4	Thomas Jelke, Board Member	
5	James Cassel, Board Member	
6	Marvin Wilmoth, Board Member	
7	Also Present:	
8	Alejandra Argudin, Chief Executive Officer, MPA	
9	Mirtha Dziedzic, CFO, MPA	
10	Scott Simpson, CFO, MPA	
11	Angela Hernandez, Director of Human Resources, MPA	
12	Angel Diaz, Director of Operations, MPA	
13	Henry Espinosa, IT Director, MPA	
14	Margie Carmenates, Controller, MPA	
15	Julia Y. Alfonso, Court Reporter, JYA Reporting	
16	Jihan Soliman, Sr. Assistant City Attorney, City of Miami	
17	Pablo Velez, Sr. Executive Advisor to the CEO, MPA	
18	Monica Cuadra, Executive Administrative Assistant, MPA	
19	Wilfred Soto, Sr. Manager of Operations, MPA	
20	Margarita Delgado, President, MRD Consulting	
21	Valeria Gutierrez, Client Services Manager, Loud & Live	
22	Jose Leon, Manager, MPA	
23	Humberto Escandon, Sr. Manager of Operations, MPA	
24	George McLean, Sr. Business Analyst, MPA	
25	Javier Armenteros, Manager of Operations, MPA	

1	I N D E X	3
2	FINANCE COMMITTEE MEETING:	<u>PAGE</u>
3	1. April 2025 Financial Statements	
4	A. Miami Parking Authority	5
5	B. Knight Center Garage	8
6	2. Bank Reconciliations	5
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

1	AGENDA:	4
2	I. Public Comments	9
3	II. MRD Consulting Reports	9
4	III. Loud And Live Progress Report Presentation	11
5	IV. APPROVAL ITEMS	
6	1. 25-0601 April 2025 Financial Statements	17
7	A. Miami Parking Authority	
8	B. Knight Center Garage	
9	2. 25-0602 Regular Board Meeting Minutes	17
10	A. May 7, 2025 Finance Committee	
11	B. May 7, 2025 Off-Street Parking	
12	3. 25-0603 FY 2026 MPA Operating Budget	18
13	4. 25-0604 FY 2026 James L. Knight Center	26
14	Operating Budget	
15	5. 25-0605 Retired Health Savings (RHS) Contribution	28
16	6. 25-0606 Approval of the Landlord Estoppel and	30
17	of the Assignment and Assumption of the	
18	Lease Agreement between the MPA	
19	("Landlord") and Delivery Network LLC	
20	f/k/a Wellmax Health Delivery Network,	
21	LLC ("Assignor") and Pasteur & Wellmax	
22	Medical Centers LLC ("Assignee")	
23	V. CHIEF EXECUTIVE OFFICER'S REPORT	
24	o ParkMobile Performance	48
25	o Coconut Grove Playhouse	39
26	o Pilot of LPR Technology at Miami-Dade County Parks	49
27	VI. STATUS REPORTS	
28	o April 2025 Operation Report	
29	KPI City of Doral	
30	KPI Miami-Dade Parks	
31	ParkMobile	

<p style="text-align: right;">5</p> <p>1 P-R-O-C-E-E-D-I-N-G-S</p> <p>2 MR. CASSEL: Good morning. We're going to</p> <p>3 start the finance part of our meeting. Good</p> <p>4 morning.</p> <p>5 MS. DZIEDZIC: Good morning, everyone.</p> <p>6 MS. ARGUDIN: Good morning.</p> <p>7 MS. DZIEDZIC: Before we get started with our</p> <p>8 numbers for the month of April, there's some</p> <p>9 preliminary items I'd like to go over first.</p> <p>10 First, the fiscal year 2026 budget is included</p> <p>11 in your regular agenda for your approval. It is</p> <p>12 still scheduled to go before City Commission in</p> <p>13 their first budget hearing, which is still</p> <p>14 currently scheduled for September 11th, but they</p> <p>15 have until like the end of July to make sure those</p> <p>16 changes.</p> <p>17 As soon as we hear if they've changed the</p> <p>18 dates, we'll let the board know. The optional</p> <p>19 dates would be either September 6th or</p> <p>20 September 13th, which are both Saturdays.</p> <p>21 Bank reconciliations for the month of April</p> <p>22 are current and have been reviewed, and there are</p> <p>23 no material differences from the previous month.</p> <p>24 Okay. So jumping into the numbers, page five,</p> <p>25 please. So page five is the summary year-to-date</p>	<p style="text-align: right;">6</p> <p>1 information as of April 30, 2025, for MPA. Total</p> <p>2 revenues are at 38.2 million, which is 1, 2 --</p> <p>3 1.2 million above budget and 2.4 million higher</p> <p>4 than the same period last fiscal year.</p> <p>5 Expenditures totaled \$16.9 million for operating --</p> <p>6 net operating results of about 21 million for the</p> <p>7 fiscal year.</p> <p>8 Turn to page eight, please. Page eight is the</p> <p>9 detail for the monthly activity for the month of</p> <p>10 April 2025. Total revenues for the month of April</p> <p>11 totaled \$5.6 million, and expenditures totaled</p> <p>12 \$2.5 million, for net operating results of</p> <p>13 approximately \$3 million. Revenues are doing about</p> <p>14 740,000 better than last -- than the budget and</p> <p>15 about 421- better than last fiscal year.</p> <p>16 Jumping into the expenditures, there's some</p> <p>17 notable items that we'd like to review. The first</p> <p>18 item is Insurance. This is the same information</p> <p>19 that we've been talking about the entire fiscal</p> <p>20 year. Our final premiums were higher than our</p> <p>21 original budget allocation, so we'll see this</p> <p>22 continue to be over budget for the remainder of the</p> <p>23 fiscal year.</p> <p>24 The second item is Revenue Sharing. This</p> <p>25 category is contractual in nature. So we are</p>
<p style="text-align: right;">7</p> <p>1 obligated to send either a percentage of revenue or</p> <p>2 the net result after expenses to the agencies that</p> <p>3 we are managing, and this is over budget</p> <p>4 approximately \$40,000.</p> <p>5 The next item is Professional Other, which has</p> <p>6 an unfavorable variance of \$53,000. And this is as</p> <p>7 a result of receiving various invoices from</p> <p>8 different vendors that were late. They came in --</p> <p>9 we had like a couple of months' worth of invoices</p> <p>10 that came in totaling about \$40,000. That's where</p> <p>11 that variance comes from.</p> <p>12 The next item is Bank Charges, which has a</p> <p>13 negative variance of 100,000. This is due to</p> <p>14 higher than expected usage of our banks -- our</p> <p>15 credit card systems. And because in the month of</p> <p>16 April we kind of expected activity to slow down,</p> <p>17 and it actually did a lot better than what we</p> <p>18 originally expected. So performance was higher</p> <p>19 than expected. The budget was a little lower than</p> <p>20 the previous month, and that's where the major</p> <p>21 variance is coming from.</p> <p>22 The last item is Supplies & Miscellaneous,</p> <p>23 which is over budget 38,600. And this is due to</p> <p>24 ongoing IT hardware upgrades and improvements to</p> <p>25 our system.</p>	<p style="text-align: right;">8</p> <p>1 Any questions on MPA?</p> <p>2 MR. CASSEL: No, thank you.</p> <p>3 MS. DZIEDZIC: Okay. Moving on to page 10.</p> <p>4 This is the summary information for the Knight</p> <p>5 Center through the month of April 2025. Operating</p> <p>6 revenue for year to date is \$1.9 million, which is</p> <p>7 about \$86,000 than budget, and expenses totaled</p> <p>8 \$2.4 million of which 1.6- is directly related to</p> <p>9 the garage improvement project, for net operating</p> <p>10 deficit of \$511,000.</p> <p>11 Turning to page 13, please. This is the</p> <p>12 detail for the month of April for the Knight</p> <p>13 Center. Operating revenue for the month totaled</p> <p>14 \$284,000. Operating expenses totaled \$444,000. Of</p> <p>15 this 444-, 338,000 is related to the garage</p> <p>16 improvements. So if we were to remove that from</p> <p>17 our bottom line, the Knight Center would have had a</p> <p>18 surplus of about 178,000 for the month of April.</p> <p>19 These costs are fully reimbursable, and we continue</p> <p>20 to send these packages to the City for their review</p> <p>21 and reimbursement. And they are paying us a little</p> <p>22 bit slow, but they are sending us the</p> <p>23 reimbursements.</p> <p>24 Any questions on the Knight Center?</p> <p>25 MR. CASSEL: No.</p>

9

1 MS. DZIEDZIC: Okay. That concludes the April
 2 financials.
 3 MR. CASSEL: Very good.
 4 MS. DZIEDZIC: Thank you.
 5 MR. CASSEL: Thank you so much.
 6 Anything else?
 7 That concludes our finance meeting.
 8 CHAIRPERSON REYES: Okay. Thank you.
 9 So can I open up public comments even though
 10 it's not 8:15?
 11 MS. SOLIMAN: No.
 12 MR. JELKE: You can, but you'd be arrested.
 13 CHAIRPERSON REYES: Can I have Margarita --
 14 MS. SOLIMAN: Oh, yes, for sure. You can
 15 begin.
 16 CHAIRPERSON REYES: I feel like she changes
 17 the rules every month.
 18 MS. DELGADO: Good morning. Margarita
 19 Delgado, MRD Consulting. Madam Chair, Madam CEO.
 20 A new color cast. I went from light pink to hot
 21 pink to blue. Let's see what the next one is going
 22 to be like.
 23 MS. SOLIMAN: This is the last time you were
 24 before public comment.
 25 MS. DELGADO: I keep punching people for fun.

11

1 MS. DELGADO: Any questions, anyone?
 2 Thank you.
 3 MS. GUTIERREZ: Good morning. And then I have
 4 a bright yellow paper.
 5 Valeria Gutierrez from Loud And Live for the
 6 record. I'm here to present our social media May
 7 report. To start off with Instagram, this month we
 8 did see an incline in impressions and engagement.
 9 This is because we have -- this is the first month
 10 where we don't have any of those giveaway posts
 11 that tend to bring a lot of -- we get a lot of
 12 involvement from the community members and we see
 13 those numbers a little higher; however, I do want
 14 to point out that the follower growth is still
 15 increasing. So that is always great.
 16 Next for Facebook. Facebook was really
 17 stagnant this past month with the Mother's Day post
 18 as the top content.
 19 Then on X -- on X we had a little bit of a
 20 reporting -- I'll call it pick up this past month
 21 because X changed their permission policies on the
 22 reporting analytics. So you'll see that it
 23 somewhat stopped towards the end of the month. So
 24 I will -- the following month we'll have more
 25 accurate numbers, but these past numbers were not

10

1 We had several media requests. One came from
 2 Route Fifty, which we were not aware of is a local
 3 government digital media. And they interviewed the
 4 CEO. They wanted to know more about what Miami is
 5 doing with the curb management technology, and that
 6 technology is most of what they write about.
 7 Couple of other media requests. Done a lot of
 8 writing for IPMI, articles, board column, and then
 9 getting the CEO ready for her big show coming up
 10 this week. And it will be more to write and post
 11 after the conference.
 12 The co-finance director asked me to provide
 13 some -- a vision for what we spent in
 14 communications. So I gave -- I was flattered that
 15 he asked, so I gave him a projection based on prior
 16 history.
 17 Review the Automotus brochure because that's
 18 coming up. That will be our next big project. And
 19 I joined the MPA's staff meeting to talk about
 20 emergency preparedness, talk about all the
 21 infrastructure that we need to have in place in
 22 case one day there's a crisis. We hope and we
 23 don't anticipate one, but we have to be ready. And
 24 some other stuff in between.
 25 CHAIRPERSON REYES: Okay.

12

1 that -- what's it called? -- proof of what really
 2 was posted.
 3 Next page. And in LinkedIn we saw amazing
 4 numbers. We did implement the board's comment from
 5 the last board meeting about doing highlight pieces
 6 on the employee awards, and these got amazing,
 7 amazing friction and energy. As I've said prior --
 8 in the prior board meetings, the community loves
 9 seeing when we talk about our staff members and the
 10 great work they've done. And this also goes hand
 11 in hand with -- now that we're promoting that we're
 12 hiring and to show how great it is to really work
 13 at the MPA.
 14 So actually one of the top contents was around
 15 our involvement at FPTA, and then one of the
 16 employee awards that we posted. We'll definitely
 17 keep that series going on for the future because
 18 I've seen really good friction there.
 19 Next page, please. And then just to highlight
 20 and let you guys know what's to come, obviously we
 21 know IPMI is next week. We're working directly
 22 with George and Margarita to make sure we do get
 23 some coverage there. We'll mostly focus on the
 24 LinkedIn platform there.
 25 As you guys know, hurricane season has started

13

1 with rain for three days, but we promoted our --

2 we're promoting our hurricane parking program to

3 make sure the community knows that the registration

4 for that is open in case flooding, or we get hit by

5 a storm, they know exactly where they can -- that

6 there's a program to keep their cars safe.

7 And then, as I mentioned a few minutes ago of

8 the hiring reel, we also got really good comments

9 there. And I hope there was some -- I haven't

10 heard, but if there was some -- what's it

11 called? -- some applicants that came from that

12 hopefully.

13 And then lastly, just let you guys know,

14 starting now in June, we'll move away from

15 obviously the Miami Heat ticket giveaway to start

16 doing the summer gas card giveaways, which those

17 people definitely do appreciate and enjoy. And

18 that is pretty much it.

19 On the next slide it's just top line slide on

20 how the numbers -- the KPIs for this past month

21 work.

22 Any questions?

23 CHAIRPERSON REYES: I have a question.

24 MS. DELGADO: Yeah.

25 CHAIRPERSON REYES: While IPMI is going, who's

15

1 CHAIRPERSON REYES: So it would be good to get

2 those. I mean, I don't know how she's going to

3 manage --

4 MS. DELGADO: Madam Chair, she'll be with Alex

5 all throughout the conference.

6 CHAIRPERSON REYES: Okay. But while Alex is

7 doing that, there are other people within the

8 organization that are going to be doing -- you

9 know, sitting on panels or whatever. It would be

10 good to be able to highlight that there are -- the

11 staff is there and that MPA is being represented by

12 staff at IPMI.

13 MS. GUTIERREZ: Yeah. And that comment about

14 the hashtag, I'll speak with Megan also to make

15 sure that she uses that hashtag for everything

16 else.

17 CHAIRPERSON REYES: Yes.

18 MS. GUTIERREZ: It's a good comment.

19 MS. DELGADO: Very good.

20 We've been in touch with her yesterday and the

21 day before.

22 MS. GUTIERREZ: Yes. We set up the game plan.

23 MS. DELGADO: Yes.

24 CHAIRPERSON REYES: Yes. And then once it

25 ends, also -- I mean, also the exhibitor booths and

14

1 going to be sending you videos so that you can do

2 reels and lives?

3 MS. GUTIERREZ: We're working with Megan.

4 Is that correct?

5 MS. DELGADO: Yes.

6 MS. ARGUDIN: Megan Kemp.

7 MS. DELGADO: Yes, Megan Kemp. She's

8 excellent. And she will be feeding a lot of the

9 content and the materials, the videos and the

10 photos.

11 CHAIRPERSON REYES: But doing stories as well,

12 right?

13 MS. DELGADO: Live.

14 CHAIRPERSON REYES: Okay. Yeah. Because I

15 noticed last year that when you -- that there's a

16 lot of activity around the hashtag that they used,

17 because there's so many people that attend and

18 they're all feeding off of one another. But I

19 noticed that we didn't really have a lot of things

20 going on. And like when Alex was on stage, there

21 wasn't that kind of activity. So it would be good

22 to have -- to ensure that -- you know, I know

23 you're doing a panel, right, I think? Are you

24 doing a panel?

25 MR. DIAZ: No. I think George is.

16

1 all of that, it's all interesting to see. There's

2 a lot of stuff that's happening. But, you know, I

3 know she'll be with you. But when you're walking

4 around, it's always cool to just have those stories

5 just be live, and then at the end do a compilation

6 of it, so a recap of what happened, and then be

7 able to post that on LinkedIn as well.

8 MS. GUTIERREZ: Yeah. Okay. Sounds good.

9 CHAIRPERSON REYES: I don't want to miss the

10 opportunity of IPMI happening, and Alex's first

11 year, and, you know, taking advantage of that for,

12 you know, MPA visibility.

13 MS. DELGADO: Agree.

14 MS. GUTIERREZ: Agreed.

15 CHAIRPERSON REYES: Thank you.

16 MS. GUTIERREZ: Any other questions?

17 No.

18 Thank you, guys.

19 CHAIRPERSON REYES: All right. May I start

20 now?

21 MS. SOLIMAN: You may.

22 CHAIRPERSON REYES: All right. Good morning,

23 everyone. How about opening it up for public

24 comments? Anyone here from the public that would

25 like to speak?

17

1 Hearing none, seeing none, let's go.
 2 What's up first?
 3 MR. DIAZ: Financial statements.
 4 MR. JELKE: Financials.
 5 CHAIRPERSON REYES: All right. Approval
 6 items. April 2025 financial statements.
 7 MR. JELKE: So moved.
 8 MR. WILMOTH: Second.
 9 CHAIRPERSON REYES: All those in favor say
 10 "aye."
 11 MR. CASSEL: Aye.
 12 MR. WILMOTH: Aye.
 13 MR. JELKE: Aye.
 14 CHAIRPERSON REYES: Aye.
 15 Hearing no opposition, motion passes.
 16 Regular board meeting minutes for May.
 17 MR. JELKE: So moved.
 18 MR. WILMOTH: Second.
 19 CHAIRPERSON REYES: All those in favor say
 20 "aye."
 21 MR. WILMOTH: Aye.
 22 MR. JELKE: Aye.
 23 MR. CASSEL: Aye.
 24 CHAIRPERSON REYES: Aye.
 25 Motion passes.

19

1 So this budget is structurally balanced, which
 2 means recurring revenues cover or exceed recurring
 3 expenditures, and no use of fund balance was
 4 necessary, which is very refreshing.
 5 There is no rate increase included in this
 6 budget, so we are the same rate that we've been
 7 since 2018. We have a very strong debt coverage
 8 ratio. Our bond indenture requires us to be at one
 9 and a half times coverage. We are at ten. So
 10 this, you know, just speaks to how strong
 11 financially the MPA is doing, and the rating
 12 agencies obviously love that as well.
 13 The anticipated contribution of excess revenue
 14 to the City is \$17 million, which is the same as
 15 fiscal year 2025. This can fluctuate depending on
 16 how we perform at year-end, but for right now the
 17 anticipation contribution will be \$17 million.
 18 So when we're looking at the revenues and the
 19 expenditures, we're not just looking at the current
 20 fiscal year. We're looking outward because we want
 21 to prepare. We don't want to be sideswiped. And
 22 what we have noticed is that we anticipate revenue
 23 to kind of slow down and -- not plateau, but like
 24 level off over the next three to five years.
 25 This is because the number of spaces is

18

1 Okay. Operating budget.
 2 MS. DZIEDZIC: Before I get started, this is
 3 my first budget with the MPA, and I just need to
 4 thank everyone that has helped me get through this
 5 process. It was so easy, so nice, so different
 6 from my previous 30 years. The knowledge that
 7 these guys have is incredible. Like I didn't have
 8 to do much. Scott helped, obviously. He did most
 9 of the heavy lifting.
 10 But I really am very impressed with the
 11 knowledge of everyone here. Wilfred knows, you
 12 know, if somebody sneezes in a spot in Wynwood, and
 13 Victor can tell me if, you know, a garage is
 14 flooded today, and if there's graffiti, I heard
 15 that a lot. So --
 16 MR. CASSEL: That's artwork.
 17 MS. DZIEDZIC: That's artwork. Yes, yes, yes.
 18 So I just have to thank the guys for just
 19 being so gentle and so nice, and really knowing
 20 their stuff and helping me through this first
 21 process.
 22 So before we get to the numbers, the couple of
 23 highlights is that the budget is structurally
 24 balanced. Oh, I'm sorry. I don't have that on the
 25 notes. So it's going to be page 63.

20

1 limited, especially in the on-street, and the rate
 2 structure hasn't changed. So if those two things
 3 continue to be the same, we should expect revenues
 4 to be the same and not grow at the same rate it has
 5 been growing.
 6 With that in mind, we're still anticipating
 7 for fiscal year 2026 an increase of revenue of
 8 about 5.6 percent, and this is based on current
 9 year performance. So that is compliance, that is
 10 enforcement, that is more people outside, that is
 11 good weather versus bad weather. So all of that
 12 gives us a trend for 2026 which is about 5 percent
 13 higher than what we are right now on the budget.
 14 On the other side of the house, on the
 15 expenditure side, operating costs continue to grow.
 16 We know that inflationary pressures and just the
 17 cost of doing business is going up. So the MPA is
 18 continuing to take measures to try to curb those
 19 increases in cost.
 20 Some of those items are like automation
 21 technology, installing license plate readers,
 22 giving enforcement handheld citation devices to
 23 make their jobs easier and faster and more
 24 effective. All of these efforts are aimed to
 25 enhance efficiencies, and streamline our processes,

21

1 and deliver service which is our job.
 2 With that all in mind, the summary of fiscal
 3 year 2026 total revenues are projected to be
 4 \$65.2 million, which is an increase of 3.5 million
 5 or 5.6 percent over fiscal year 2025. Projected
 6 expenses are at \$30.3 million, which is an increase
 7 of \$1.6 million or 5.7 percent over fiscal year
 8 '25.
 9 I'd be happy to go into more detail if anyone
 10 has any questions.
 11 CHAIRPERSON REYES: Any questions?
 12 MR. CASSEL: No.
 13 MR. JELKE: The only question I had, and I'm
 14 sorry I didn't bring it up in the one-on-one, is
 15 that insurance. Is that insurance that's dropping?
 16 MS. DZIEDZIC: So the market is experiencing a
 17 reduction, slowdown, especially in the state of
 18 Florida, in insurance. So we're anticipating to
 19 reap some of those benefits. So overall market
 20 conditions are a little bit better.
 21 MR. JELKE: Okay. Great.
 22 MR. CASSEL: So one of the things I know we
 23 discussed in the briefing was the flattening out
 24 over the next few years. And I think one of the
 25 things we need to start looking at and seeing if we

23

1 on the street as much as we can, and some of the
 2 technology is giving you the ability to shift
 3 people.
 4 But I think, you know, continued effort to
 5 make sure all of our enforcement, you know,
 6 positions are filled, obviously trained, and then
 7 see what we do about just getting data and
 8 information.
 9 Then I guess over time we're starting to see
 10 some technology that I know you've tested that
 11 talks about -- that gives us utilization data in
 12 very limited areas. Obviously, with all of our
 13 spots, we can't have everything. But it's sort
 14 of -- if we have a representative area, and then we
 15 figure out what to do, and that would be -- that's
 16 the way we're going to increase our revenue without
 17 raising things. That's just -- it's nothing more
 18 than compliance.
 19 Not to do anything different than we're doing
 20 on compliance, but see what we do. In other words,
 21 spend some time over the next six months or a year,
 22 because it's not a project that I would expect next
 23 month give me a report, because I don't think the
 24 data exists. And we don't want to send people
 25 counting cars. That's inefficient.

22

1 could develop a matrix or metric for deals with,
 2 you know, utilization and compliance.
 3 I'm not sure we really ever, you know, put in
 4 the dashboard, nor do we -- especially -- and it's
 5 really where the vast bulk of our revenue comes
 6 from, which is on-street facilities. It's not like
 7 a garage where it's easy to see who goes in and
 8 out, but on-street it's very difficult to
 9 understand -- you know, not utilization.
 10 You can see that driving by, the spots are
 11 full. The question is, Who's paying? And to get a
 12 better understanding over time as to not just
 13 utilization, but really compliance, because if
 14 we're not going to raise rates, which I'm not
 15 suggesting we do, I don't think it's fair for the
 16 people to have people who are not paying.
 17 So from a compliance standpoint, if all of a
 18 sudden compliance -- not necessarily by enforcement
 19 but compliance goes up 5 percent hypothetically,
 20 your revenues go up 5 percent, and that's, you
 21 know, with that.
 22 And I think that's something we need to start
 23 looking at, understanding -- I know we've had some
 24 issues on occasion with hiring enforcement. I know
 25 we've talked about keeping the enforcement people

24

1 MR. DIAZ: Understood. So we're working on
 2 that. As you mentioned, we're working on the
 3 off-street side to, you know, use technology to
 4 lighten the load of enforcement and even increase
 5 compliance, because we'll have realtime information
 6 and realtime data.
 7 So that's something we're working on the
 8 off-street sides as well as with the parks as well.
 9 We're trying to use technology there so that we can
 10 use those enforcement bodies to enforce, you know,
 11 the City of Miami core, Brickell, Downtown,
 12 Wynwood, which our biggest revenue generators on
 13 street.
 14 So the plan's already in place. We're
 15 compiling a couple of different vendors. Those
 16 pilots are almost done, so we'll start rolling out
 17 that technology in the lots which will help us use
 18 staff more for the on-street.
 19 As well we also have one pilot in Wynwood that
 20 probably within the next month I'll be able to show
 21 you performance on that that shows compliance
 22 versus paid. So that also will help us increase
 23 revenue in Wynwood, which is our biggest revenue
 24 generator as well.
 25 And then for the rest of the area we're trying

25

1 to figure out how we can implement the LPR scans
 2 again. It's a little bit of a challenge because of
 3 the ADA issues we have, but that's something that
 4 we're trying to figure out, how we can do it to at
 5 least get a decent number on compliance based on
 6 utilization. So that's in the works.
 7 MR. CASSEL: And, I mean, and you're going to
 8 the -- obviously the convention. And I'm sure this
 9 isn't unique to us. It's really an issue of how do
 10 you get better compliance on on-street versus a
 11 mindset, I'm better off if I'm only getting a
 12 ticket. You know, once every five times I park, it
 13 may be cheaper to get a ticket than it is to pay
 14 for parking. So it becomes a mindset. And how do
 15 you change that, you know, mindset so people do.
 16 And I would tell you as someone who used to
 17 put money in the meters, it's much different than
 18 when you have an app. It's much easier to comply
 19 when you have an app. But I think over time
 20 technology will be there that if they don't -- or
 21 it would automatically sign up, and PayByPhone
 22 would charge you because you weren't responding
 23 with technology. But, I mean, we're not there yet.
 24 It's big demo project, something --
 25 MR. DIAZ: Got it.

27

1 or 8.3 percent. And expenses were projected to be
 2 at 1.4 million, which is 85,000 better, or 6.4
 3 percent greater than the current fiscal year.
 4 Any questions or concerns on the Knight
 5 Center?
 6 MR. CASSEL: I assume we'll have the same
 7 issue this coming year that we've had this year
 8 where --
 9 MS. DZIEDZIC: With the upgrade improvements.
 10 MR. CASSEL: -- with the improvements and
 11 stuff.
 12 MS. DZIEDZIC: Yes.
 13 MR. CASSEL: And that's not something we would
 14 run through the budget. That's done separately.
 15 MS. DZIEDZIC: That's done separately until
 16 the project's complete. Yeah.
 17 MR. CASSEL: Which will probably never happen.
 18 It will start again when it's complete this time.
 19 MS. DZIEDZIC: As soon as it's done, it's old.
 20 MR. CASSEL: Got to start again.
 21 CHAIRPERSON REYES: Anything else in the
 22 Knight Center?
 23 MR. JELKE: I'll move it.
 24 MR. WILMOTH: Second.
 25 CHAIRPERSON REYES: All those in favor say

26

1 CHAIRPERSON REYES: Anything else?
 2 MS. DZIEDZIC: No.
 3 If you have any other questions, I'd be happy
 4 to --
 5 CHAIRPERSON REYES: Are we ready to approve?
 6 MR. JELKE: I'll move the budget.
 7 MR. WILMOTH: Second.
 8 CHAIRPERSON REYES: All those in favor say
 9 "aye".
 10 MR. JELKE: Aye.
 11 MR. CASSEL: Aye.
 12 MR. WILMOTH: Aye.
 13 CHAIRPERSON REYES: Aye.
 14 Okay. Motion passes.
 15 We go now to Knight Center.
 16 MS. DZIEDZIC: So the Knight Center is
 17 page 75.
 18 So for the Knight Center the board is only
 19 required to approve the expenditure side of the
 20 budget, and then we will submit it to the City and
 21 they will include it in their regular budget
 22 package and approve it like that.
 23 But overall revenues for the Knight Center
 24 totaled -- we're projecting to be totaling
 25 \$3.2 million, which is 246,000 greater than 2025,

28

1 "aye."
 2 MR. WILMOTH: Aye.
 3 MR. JELKE: Aye.
 4 MR. CASSEL: Aye.
 5 CHAIRPERSON REYES: Aye.
 6 Motion passes.
 7 All right. RHS.
 8 MS. DZIEDZIC: Okay. So the last finance item
 9 for the day is the Retired Health Savings Plan.
 10 This is a plan that was introduced in 2008 to help
 11 employees cover their healthcare -- their
 12 postretirement healthcare costs. This is IRS
 13 regulated, and it's very restrictive in its use.
 14 So long as employees use it upon separation or
 15 termination for their healthcare costs, then it's
 16 tax free.
 17 We have two methods for funding this plan.
 18 The first is a mandatory employee contribution. So
 19 employees who reach 232 hours in their sick bank,
 20 the excess hours are contributed to the retirement
 21 health plan at their current rate of pay.
 22 The second method we have for funding this
 23 plan is the MPA discretionary contribution, and
 24 this is a year-end allocation which is based on
 25 performance of the MPA.

29	<p>1 There are contribution tiers. So employees 2 between one and five years will receive \$750, and 3 it goes all the way up to \$1,500 for those 4 employees who have been employed for 16 years plus. 5 The conditions that have to be met are that 6 employees have to be currently active, and they 7 have to be in good standing with the MPA. 8 For fiscal year 2025 we're requesting approval 9 of a contribution not to exceed \$120,500. For a 10 point of reference, last year it was about 112,000. 11 CHAIRPERSON REYES: Any questions? 12 MR. CASSEL: No questions. 13 CHAIRPERSON REYES: All right. Is there a 14 motion? 15 MR. JELKE: I'll move it. 16 MR. WILMOTH: Second. 17 CHAIRPERSON REYES: All those in favor say 18 "aye." 19 MR. JELKE: Aye. 20 MR. CASSEL: Aye. 21 CHAIRPERSON REYES: Aye. 22 Motion passes. 23 MS. DZIEDZIC: Thank you. 24 MR. CASSEL: Thank you so much. 25 CHAIRPERSON REYES: Who's up?</p>	30	<p>1 Are you up? 2 Pablo? 3 MR. VELEZ: Yes. The next item on the agenda 4 is one of those Marlins baseball-park-related 5 leases. This one in particular concerns a landlord 6 estoppel and an assignment and assumption. The 7 typical situation where we as, quote/unquote, the 8 landlord and the tenant in this case is formerly 9 known as Wellmax. They're the ones assigning the 10 lease same terms, same conditions to a new entity 11 called Pasteur & Wellmax, and they'll be assuming 12 that very same lease with all the same obligations 13 and all the same conditions. 14 CHAIRPERSON REYES: Any questions on this 15 item? 16 MR. CASSEL: Is this something that comes from 17 the City of Miami Attorney's Office or from the 18 City or -- 19 MS. SOLIMAN: No, DREAM. It comes from the 20 Department of Real Estate & Asset Management. So 21 Law has very little to do with this. 22 MR. CASSEL: So they looked at it, and 23 everybody's -- 24 MS. SOLIMAN: I've asked for a staff report 25 from DREAM. They said there was none, so...</p>
31	<p>1 MR. CASSEL: Okay. 2 CHAIRPERSON REYES: Any other questions on 3 this? 4 MR. JELKE: Have you guys looked at this? 5 That's why you're bringing it up, right? 6 Okay. I just want to make sure. 7 MR. VELEZ: I did reach out to the director of 8 DREAM, Mr. Andrew Frey. And per our conversation, 9 they did look into the credit worthiness of the new 10 entity that will be assuming the lease and all its 11 terms and conditions. And it's a credit worthiness 12 check that they conducted in conjunction with Risk, 13 which is not unusual particularly in the CD, 14 community-development-related projects. Risk will 15 be involved in checking credit worthiness. And 16 much like they normally do in those scenarios, they 17 did so in this scenario. 18 So supposedly, presumably, based on that 19 conversation and the information provided, they 20 have the necessary -- the requisite credit 21 worthiness for the assumption of the lease. 22 MR. WILMOTH: And I don't know if the City of 23 Miami has a standard for what credit worthiness 24 means or are they saying that's their box that they 25 check?</p>	32	<p>1 MS. SOLIMAN: I will say when these mergers 2 and assignments come up for community economic 3 development, there's usually a staff report, but 4 when I requested one, there wasn't one. 5 MR. CASSEL: So the recommendation is we 6 accept and we move forward, correct? 7 MR. VELEZ: Per the conversation I had with 8 the director, yes, we can we move forward. 9 MS. SOLIMAN: The City manager approved it. 10 MR. CASSEL: Yeah. I mean, what it provides 11 for is an assumption and release of the old party, 12 which is why the credit worthiness becomes a part 13 of the report. But I believe, although I'm not 14 sure factually, that they somehow merge or 15 something, so -- 16 MR. VELEZ: In fact that was something that 17 the director did make mention of, that it basically 18 involved a merger between Wellmax and Pasteur, and 19 you have this new entity, Pasteur & Wellmax. 20 CHAIRPERSON REYES: Did you not have any 21 apprehension over the fact that there's no staff 22 report before you brought it -- I mean, I 23 understand this is just -- 24 MS. SOLIMAN: No, no. But I do want to say, 25 and I don't want to speak for Pablo, but, I mean,</p>

<p>1 Law is not recommending approval or -- we are just 2 stating that what the -- the requirements per the 3 lease have been met, which is City manager 4 approves, and then it comes to this board to 5 approve. 6 MR. WILMOTH: Does the MPA have any liability 7 of us approving this? 8 MS. SOLIMAN: Yes. Well, what do you mean 9 by -- I guess that's a better question. What do 10 you mean by "liability"? Like, I mean, we are -- 11 MPA is the -- 12 MR. WILMOTH: Lessor. 13 MS. SOLIMAN: -- no, the landlord. 14 CHAIRPERSON REYES: The liability is if they 15 can't meet -- they can't pay, they can't whatever, 16 we get stuck, right? That's the liability that we 17 have, right, or no? Is DREAM coming in and taking 18 over if something happens? No. So there is risk. 19 MS. SOLIMAN: Well, most certainly. 20 CHAIRPERSON REYES: So, again, my question. 21 You said Law doesn't have an opinion or you're 22 not -- you're not giving an opinion on this, right? 23 MS. SOLIMAN: Well, we don't -- that's a 24 policy decision. 25 CHAIRPERSON REYES: Because the City manager</p>	33	<p>1 approved it? 2 MS. SOLIMAN: Correct. 3 CHAIRPERSON REYES: Okay. But there's no 4 staff report. Did the City manager approve this 5 without a staff report? Did we ask that question? 6 MS. SOLIMAN: I have the correspondence in 7 which he approved it. 8 CHAIRPERSON REYES: Without a staff report? 9 MS. SOLIMAN: Correct. 10 CHAIRPERSON REYES: But you're saying normally 11 there's a staff report. 12 MS. SOLIMAN: Well, I said they -- per DREAM's 13 assurances, they went through the risk department's 14 normal process of reviewing when there are 15 assignments requested. Usually I have seen -- so 16 I'm going to be -- I don't know if CD requires the 17 staff report, thus, you know, they produce one for 18 that. But here this is a -- it's not a CD item, 19 you know, there's no federal funds, nothing. So it 20 went through that process. But I actually did 21 request documentation to find where Risk did this 22 analysis, but I didn't -- 23 CHAIRPERSON REYES: And you did not receive 24 one? 25 MS. SOLIMAN: No.</p>	34
<p>1 CHAIRPERSON REYES: Okay. 2 MR. CASSEL: So looking at the assignment, it 3 expires November of 2000- -- this isn't a long-term 4 lease at this point. It expires in 2000- -- in 5 November of '26. So it's got about a year and 6 three months remaining on it. Probably not a big 7 deal. 8 MR. WILMOTH: And there's a \$70,000 -- \$75,000 9 security deposit. So -- 10 MS. SOLIMAN: That's right. 11 MR. WILMOTH: -- to the extent that they 12 disappear, we're still holding 75,000. 13 MR. CASSEL: I mean, they're presently in the 14 facility? There's someone there -- 15 MS. ARGUDIN: Yes. 16 MR. CASSEL: -- operating it? It's a medical 17 facility. So you think they're not running out 18 when it's serving a community that probably needs 19 it there. It's probably an active facility, I 20 would guess, although I have not seen it. 21 MR. WILMOTH: Okay. 22 MR. CASSEL: I'm okay with it. 23 MR. WILMOTH: Yeah. 24 MR. VELEZ: Also, I was about to comment to 25 the effect of what Gigi had just remarked, that</p>	35	<p>1 oftentimes, most if not all the time, actually with 2 the CD-related projects, since you do have federal 3 funds, there are certain requirements above and 4 beyond what might normally be the case in other 5 such situations such as this one, for example. 6 So that could very well be a requisite 7 component to that process, a staff report, and 8 quite possibly comes other documentations to go 9 along with that. So that is one major difference 10 between the two situations, but -- 11 CHAIRPERSON REYES: Well, maybe we should make 12 it a -- I don't know. I don't want to call it a 13 rule. But when things like this come up, maybe we 14 should -- before you present it to the board to 15 make a decision, maybe you should request a report, 16 and then that way everybody feels very comfortable 17 in what we're doing. 18 We just had a budget presentation which says 19 that we are in a very good position. I would hate 20 for us to have some -- these things come up. And I 21 get that the City manager approved it, that's 22 great, but we're on the hook. 23 MR. WILMOTH: Sounds like we -- oh, I'm sorry. 24 CHAIRPERSON REYES: I'm sorry? 25 MR. WILMOTH: No, no, no. I'm sorry.</p>	36

37

1 CHAIRPERSON REYES: So I think that, you know,
 2 maybe we -- for these types of things, we get --
 3 MR. WILMOTH: Sounds like we requested it.
 4 MS. SOLIMAN: Well, I did upon, you know,
 5 briefings. But what we could do and what I will do
 6 is communicate to DREAM that moving forward any and
 7 all approvals for assignments and estoppels come
 8 with the report that memorializes what staff
 9 reviewed.
 10 MR. WILMOTH: I think that's -- set our
 11 standards that way.
 12 CHAIRPERSON REYES: Thank you.
 13 MR. CASSEL: They've done proper financial
 14 checks?
 15 MS. SOLIMAN: Well, that would be -- that's
 16 what they said Risk did. So that would be what I
 17 would require --
 18 CHAIRPERSON REYES: Right. It would be nice
 19 for you and for you to see what financial standings
 20 people have. I'm not saying that these people
 21 don't. I don't know.
 22 MS. SOLIMAN: Sure. Exactly.
 23 CHAIRPERSON REYES: But we are approving
 24 something that we don't, you know, know. I
 25 understand that you're comfortable with it, but

39

1 CHAIRPERSON REYES: Aye.
 2 Motion passes.
 3 Okay.
 4 MS. ARGUDIN: All right. Let me give you a
 5 quick update. I'll start with the Coconut Grove
 6 Playhouse. Tonight there will be a community
 7 meeting being held on Zoom. Commission Regalado
 8 and Commissioner Pardo and the Miami Parking
 9 Authority will be present. We'll talk about the
 10 displacement of the parking and what happens once
 11 that lot is completely closed.
 12 Honestly, we closed at the end of April. We
 13 wanted to push it through the end of May to allow
 14 even the schools to have some parking, but, you
 15 know, it wasn't terrible. I think the students get
 16 there early enough, and they were able to pay
 17 for -- you know, it's \$12 all day rate. So we
 18 didn't get a lot of pushback from that.
 19 But we did meet with the head of operations
 20 for Ransom, and we talked about what happens next
 21 year, which I think is the question that a lot of
 22 people have. What do we do if we don't have
 23 parking? And the only thing that we can provide --
 24 you know, fortunately, we have G5, or Regatta
 25 Harbour Garage, and we also have Regatta Lot, which

38

1 let's all be comfortable.
 2 MS. SOLIMAN: Of course.
 3 CHAIRPERSON REYES: Thank you.
 4 MR. WILMOTH: And there's probably some
 5 sensitivity around financial disclosures. So --
 6 MS. SOLIMAN: But we can redact those,
 7 correct.
 8 MR. WILMOTH: -- as long as there's a minimum
 9 requirement that is met and someone checks that
 10 box, then I think we're fine with it. I think the
 11 problem here is we don't know what the minimum
 12 standard is, and so it's kind of like they're good.
 13 MS. SOLIMAN: Now, I do know that Risk usually
 14 requires a -- it would, I believe, A minus or
 15 better. But, again, to see that memorialized is
 16 for sure good backup.
 17 CHAIRPERSON REYES: Thank you.
 18 Okay. With all that said, do I have a motion
 19 for this?
 20 MR. CASSEL: So moved.
 21 MR. WILMOTH: Second.
 22 CHAIRPERSON REYES: All those in favor say
 23 "aye."
 24 MR. CASSEL: Aye.
 25 MR. JELKE: Aye.

40

1 is Lot 62, across the street from the garage next
 2 to City Hall.
 3 And we have the circulators that have been in
 4 place for, I would say, over two or three years,
 5 and will show what the usage is. A lot of people
 6 do use it to get around and around the Grove. So
 7 that is what we can offer because that's what we
 8 have and manage.
 9 But, you know, we have the Mayfair and there's
 10 CocoWalk. And I'm sure we'll be in conversations
 11 with them so that together we can put out there,
 12 even through the Coconut Grove BID, what the
 13 parking is that -- the availability for parking out
 14 there. But we will do anything that we can to help
 15 those who have monthly parking in that lot.
 16 It's a little bit away, but we're going to
 17 have to make the adjustment. And, you know, we'll
 18 end up with a state-of-the art, modern parking
 19 garage in the Grove that's much needed, something
 20 that we've all wanted for a very long time. And so
 21 now we have that opportunity.
 22 And it's going to be uncomfortable for a
 23 little bit, but once we get it open, we'll be able
 24 to provide the parking, not only for the playhouse,
 25 but for the retail and the restaurants to have a

41

1 continuing of the -- you know how thriving Coconut
 2 Grove is right now. So that's where we're at.
 3 CHAIRPERSON REYES: Before you move on that.
 4 I was traveling when all of this was happening, but
 5 I saw that on our social media pages we were
 6 posting about the closing and what was happening.
 7 I didn't -- it didn't come through my feeds whether
 8 City of Miami or Miami-Dade were also doing the
 9 same thing. Were they? Were they in front of this
 10 as we were? Because it looked like we were right
 11 in front of it, which sort of gave me pause
 12 because --
 13 MS. ARGUDIN: So --
 14 CHAIRPERSON REYES: Why?
 15 MS. ARGUDIN: -- when it happened -- and
 16 Commissioner Pardo on the City side was very quick
 17 to put out their information. The County also did
 18 it, but they contacted us personally about the lot,
 19 and that they were going to close the lot, and then
 20 that they were going to do that. And immediately
 21 we put out information telling the public the lot
 22 is closed.
 23 And we don't comment unless it comes straight
 24 from the County, and that's something that we have
 25 talked about even in our meetings. We haven't had

43

1 always -- so a lot of reposting, telling people,
 2 Hey, the lot is closed.
 3 We took the opportunity to be ahead of the
 4 story because I think we owe it to the community to
 5 know the present situation.
 6 CHAIRPERSON REYES: Of course.
 7 MS. DELGADO: The lot is closed. We didn't
 8 have a lot of information. We reported what we
 9 knew factually. And it worked out because people
 10 were telling other people. They were reposting
 11 about that. And the minute that we got a heads up
 12 that it was reopened, we posted.
 13 CHAIRPERSON REYES: And then what about
 14 customer service? Was customer service getting any
 15 calls on what was happening?
 16 MR. MCLEAN: Good morning. George McLean for
 17 the record.
 18 No. We got zero complaints.
 19 CHAIRPERSON REYES: Okay.
 20 MS. DELGADO: And I think that speaks to the
 21 speed by which we communicated the information. We
 22 didn't have a lot of facts, so we didn't
 23 communicate a lot of facts. And we said the minute
 24 we have an update, we'll post again, and we'll have
 25 the community informed. And I think that's going

42

1 many, but the ones that we've had about future
 2 communication and streaming through one person,
 3 making sure we have one voice, and that, you know,
 4 the communication is coming out the same.
 5 For us it was about parking. It was about
 6 what was happening with the lot, and where we can
 7 provide parking, you know, in addition, which,
 8 again, goes back to Regatta Harbour. And then as
 9 soon as it was opened, they notified operations,
 10 which was early in the morning on Tuesday the 27th,
 11 and then we were able to put that out there as
 12 well.
 13 CHAIRPERSON REYES: And were you getting calls
 14 or were there messages on social media about what
 15 was happening? Was there any negative feedback?
 16 MS. DELGADO: They were reposting. Mostly
 17 reposting the information about the closure.
 18 CHAIRPERSON REYES: But you didn't get any
 19 negative feedback?
 20 MS. DELGADO: I don't think so.
 21 MS. GUTIERREZ: No.
 22 MS. DELGADO: No, you didn't?
 23 No.
 24 They informed me. We always -- when you have
 25 something like that that is sensitive, we're

44

1 to be the mantra that we're going to use throughout
 2 this process.
 3 CHAIRPERSON REYES: What was your feedback?
 4 MR. JELKE: For the administration, they said
 5 that we've been great as far as communication. I
 6 mean, they were a little -- when the streets got
 7 shut down, it was graduation.
 8 CHAIRPERSON REYES: Right.
 9 MR. JELKE: So they were a little bit freaked
 10 out in the beginning, but they communicated to all
 11 the parties that were coming, and they were able to
 12 make it happen. So it was as smooth as it could
 13 be.
 14 They thought for lots of different reasons
 15 that the streets were going to be closed a lot
 16 longer. Once the streets opened up, I know you
 17 guys communicated with them and, I mean, it became
 18 smoother. So the next week's final exam and they
 19 were fine. Now there's no -- no one's in school --
 20 CHAIRPERSON REYES: Right.
 21 MR. JELKE: -- so it's a big difference.
 22 Honestly, they were much more freaked out
 23 about the fake shooting. I don't know if anyone
 24 saw that, but they got swatted like all of the
 25 schools in the area got swatted during finals. So

45

1 that was much more of a --

2 MR. CASSEL: Last Tuesday.

3 MR. JELKE: Sorry?

4 MR. CASSEL: That was last Tuesday.

5 CHAIRPERSON REYES: What about you? I mean,

6 you're a Grove --

7 MR. CASSEL: Well, it's funny because we were

8 told that the streets were going to be closed for

9 at least another week, and they opened up Tuesday.

10 And the holiday was Monday and it opened up Tuesday

11 morning. Some people complained to the right

12 people, I suspect, and all of a sudden the gates

13 came down and the street was opened. But that's

14 just --

15 CHAIRPERSON REYES: That's always good to say

16 a week, and then you know that it isn't, and

17 then --

18 MR. JELKE: I mean, it was a classic

19 under-promised, over-delivered situation.

20 MR. CASSEL: I mean, they closed it more than

21 just from Commodore. They closed, you know, part

22 of the access from Grand Avenue. You couldn't make

23 a left turn onto Main Highway which made it for a

24 relatively quiet traffic weekend in the Grove.

25 But, you know, no -- everybody knew it quickly and

47

1 MS. ARGUDIN: Yes.

2 CHAIRPERSON REYES: -- right?

3 MR. DIAZ: Yes, we do.

4 CHAIRPERSON REYES: Isn't Freebee in the

5 Grove, the open air, or are they the --

6 MR. DIAZ: Open air.

7 CHAIRPERSON REYES: They are.

8 MR. DIAZ: Yeah. The circulator as well.

9 CHAIRPERSON REYES: It's tough right now with

10 this rain and stuff. People don't want to -- I

11 mean, I see it all the time, people don't want to

12 walk. Like I am in shock. Like people don't own

13 raincoats.

14 MS. DELGADO: This is Miami.

15 MR. JELKE: They're ugly.

16 MS. ARGUDIN: It's not very stylish. Yeah, I

17 know.

18 (Simultaneous discussion.)

19 MS. DELGADO: Burberry has nice raincoats.

20 MR. JELKE: They don't match with Birkin bags.

21 MS. ARGUDIN: Yeah.

22 CHAIRPERSON REYES: I'm telling you. In the

23 office we have a lot of foreign nationals that --

24 it rains in Paris.

25 MS. DELGADO: Yeah, it does, all the time.

46

1 it wasn't -- you know, I didn't hear any

2 complaints.

3 MR. JELKE: The only other thing I would say

4 is, at least from the feedback I got, like people

5 are understanding that it's not MPA that's sort of

6 in control of the situation; that we're doing what

7 we can to remedy the situation.

8 CHAIRPERSON REYES: Yeah.

9 And so in your meeting today you're only

10 focusing on the parking part, right?

11 MS. ARGUDIN: Right. And I will say exactly

12 what I said now, I can only provide what I have.

13 But I can also speak to our partners in the Grove,

14 right? There's not that many, but there are

15 structured parking that people just, you know, are

16 going to have to get adjusted to parking inside a

17 parking facility, that they may have to park in and

18 walk out, you know, because there is parking.

19 Is there parking? Yes. Is it convenient?

20 Maybe not as convenient as people want it to be.

21 But, again, during the time of construction, we're

22 going to -- you're going to have to experience

23 that.

24 CHAIRPERSON REYES: But we have Freebee

25 circulating around there as well --

48

1 CHAIRPERSON REYES: So they come in soaked.

2 And I'm like, it's rainy season. This is hurricane

3 season now. This is a shocker. But you don't own

4 rain boots and raincoats?

5 MS. DELGADO: My dog had a Burberry coat.

6 MS. ARGUDIN: Of course.

7 CHAIRPERSON REYES: Of course it did.

8 (Simultaneous discussion.)

9 MR. CASSEL: Jami, next year's holiday party

10 at your business you can give away ponchos with

11 your logos on them instead of Yeti cups.

12 CHAIRPERSON REYES: Oh, I absolutely will. I

13 already thought, okay, I'm going to brand umbrellas

14 and ponchos. Because we're a construction company,

15 we're outside. How do you not own raincoats? It's

16 baffling, but whatever.

17 MR. CASSEL: Give them snorkels too.

18 MS. DELGADO: But you have helmets.

19 CHAIRPERSON REYES: Okay. Well, keep us

20 posted on your meeting.

21 MS. ARGUDIN: I will.

22 MR. DIAZ: Okay. Quick update on ParkMobile.

23 So ParkMobile, first month we made \$205,000, in

24 April we made 409,000. So what that shows is it's

25 obviously increasing. And it went from a 5 percent

49

1 to 12 percent of the on-street revenue is actually
 2 ParkMobile.
 3 So they're growing, honestly, quicker than I
 4 expected, because they're not blasting social
 5 media. They're not involved in the community like
 6 we kind of wanted them to as much. So the growth
 7 is kind of surprising to me. But, again, they're
 8 in Miami Beach and other cities, so maybe that's
 9 the reason why. So that's the ParkMobile update.
 10 For the Miami-Dade County Parks pilot. So we
 11 have -- we're in the middle of installing an LPR
 12 solution in the Pelican boat ramp. It would have
 13 been done already, but these last few days of rain
 14 kind of paused installation. So the base was
 15 installed last week.
 16 The cameras should be installed within the
 17 next week or two, and then we'll start getting data
 18 on who's coming in, who's paying, who's not, what
 19 the occupancy compliance is, kind of what we talked
 20 about earlier. And then --
 21 MR. CASSEL: Which is the Pelican boat ramp?
 22 MR. DIAZ: It's on 79th Street.
 23 MR. WILMOTH: Right as you come on the bridge,
 24 it's on your right side.
 25 MR. DIAZ: On the causeway.

51

1 ParkMobile --
 2 MR. WILMOTH: Miami Beach.
 3 MR. DIAZ: And Miami Beach as well. I think
 4 those two cities, since the people that are in
 5 Miami Beach, you have to have the app. So I
 6 believe a lot of people might have had the app
 7 already. So I think that's kind of what's helping
 8 the growth as well.
 9 MR. WILMOTH: Interesting. Okay.
 10 MR. CASSEL: It's really not so much growth.
 11 I mean, their numbers are increasing, but the
 12 overall numbers --
 13 MR. DIAZ: Correct.
 14 MR. CASSEL: -- are just moving from one to
 15 the other.
 16 MR. WILMOTH: PayByPhone's percentage is just
 17 decreasing.
 18 MR. DIAZ: It's decreasing, yes. So we're
 19 trying that also to see if they're -- it actually
 20 does decrease.
 21 CHAIRPERSON REYES: I wonder what makes people
 22 choose one over the other? I mean, they're -- it's
 23 not like it's in your parking -- in your app where
 24 it's alphabetical. I mean, the alphabet is right
 25 there. It's the same thing. I wonder what's

50


1 MR. CASSEL: Are we going to get that
 2 technology in the Grove as well? I mean the Grove
 3 where the boat ramp is.
 4 MR. DIAZ: Yeah. So the idea is to start
 5 here, and then -- because that's a boat ramp. So
 6 we want to make sure -- because there's a boat --
 7 I'm sorry. There's the vehicle and the trailer, so
 8 the camera has got to make sure it captures the
 9 vehicle.
 10 So luckily the County is letting us pilot
 11 there. So once that's approved, then the idea is
 12 to move it to other areas. So that should be up
 13 and running in the next couple of weeks. We'll
 14 keep it as is regarding enforcement to gather the
 15 data, and after that we'll start increasing the
 16 enforcement based on the information we get.
 17 So that's it.
 18 MR. WILMOTH: On the ParkMobile question, what
 19 other cities were using ParkMobile before? Are we
 20 assuming that we're just seeing more traffic from
 21 places that have ParkMobile that are now coming to
 22 other locations that it wasn't previously available
 23 or --
 24 MS. DELGADO: South Miami.
 25 MR. DIAZ: South Miami is using three vendors,

52

1 driving people to do one or the other?
 2 MR. DIAZ: I think it's whichever one is
 3 easier to use.
 4 MS. DELGADO: I think it's experience, too,
 5 the experience as a customer, customer experience
 6 that drives behavior.
 7 MR. CASSEL: I'll tell you as someone who uses
 8 both apps, obviously not so much in the City of
 9 Miami, but like when I go to Miami Beach, I'll go
 10 to one, and sometimes it doesn't load quick, so I
 11 go to the other. It has nothing to do with -- like
 12 they're both there. They're both tied to my credit
 13 card. They're both very user friendly. They're, I
 14 think, the same price.
 15 And I just -- like sometimes I'll go to
 16 ParkMobile and it just doesn't load. And it has
 17 nothing to do with the app, but maybe just the
 18 connectivity at that time. So I just move to the
 19 other one as opposed to struggling.
 20 MR. WILMOTH: The other thing is when you
 21 search in your apps, because I don't have it on my
 22 home screen, you search in your apps "park,"
 23 because that's what you're trying to do, ParkMobile
 24 comes up first before PayByPhone, but I'm used to
 25 using PayByPhone.



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 

SUBJECT: Elevator Modernization Services Agreement (“Agreement”) with American International Elevator Associates Inc

DATE: July 9, 2025

The MPA staff seeks approval from the MPA Board of Directors (“Board”) to piggyback onto Miami-Dade County Public Schools Invitation to Bid (“ITB”) No. ITB-22-001-PM for an Elevator Services Contract (“ITB Contract”) to address MPA elevator modernization needs, such as those of the Allapattah Garage No. 9 Elevator.

On April 19, 2023, the School Board of Miami-Dade County, Florida awarded an Elevator Services Contract for the establishment of a pre-qualified pool comprised of the following four (4) vendors (hereinafter the “Pre-Qualified Vendor(s)”):

- A) American International Elevator Associates Inc
- B) Evolution Elevator & Escalator Corp.
- C) Oracle Elevator Holdco, Inc.
- D) TG Oil Services, Inc. d/b/a TG Waterproofing Solutions

On May 22, 2025, pursuant to the ITB Contract and Section 18-111 of the Code of the City of Miami, Florida, as may be amended from time to time (Contracts of other governmental entities), the MPA issued Request for Quotation (“RFQ”) No. 25-04 for Elevator Modernization of the Allapattah Garage No. 9 Elevator to the four (4) Pre-Qualified Vendors listed above. On June 3, 2025, a mandatory pre-bid meeting and site visit was conducted to give each Pre-Qualified Vendor an opportunity to inspect the subject elevator. American International Elevator Associates Inc (“American International”) was the sole vendor in attendance at the mandatory pre-bid meeting and site visit; and, on June 20, 2025, American International submitted the attached proposal submittal (“Response”) to the RFQ.

MPA staff respectfully requests the Board's approval to enter into an Elevator Modernization Services Agreement ("Agreement") with American International to update the Allapattah Garage No. 9 elevators in the amount of \$114,500.00, plus an additional 15% contingency fee for a total of \$131,675.00.

Furthermore, the MPA staff seeks concurrent authority to allow the MPA Chief Executive Officer ("CEO"), or her designee, to do all things necessary to effectuate the provision of the services therein the ITB Contract, the RFQ issued pursuant to the same, and the resultant Agreement executed with American International, for the modernization of the Allapattah Garage No. 9 Elevator, including the right to negotiate and execute any and all other documents, related agreements, amendments, renewals, extensions, modifications, and replacement contracts, 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.

FORM 1 - CONTACT PERSON INFORMATION

RFQ 25-04 ELEVATOR MODERNIZATION GARAGE 9

Include this sheet as the first page of your Quote.

Please complete the form in its entirety.

Legal Name of Respondent(s): AMERICAN INTERNATIONAL ELEVATOR & ASSOCIATES.

Doing Business As (DBA)
If applicable: -

Federal Employee Identification
Number (FEIN): 20-4826677

Mailing Address: 7758 NW 71 STREET

City, State, Zip Code: MIAMI, FLORIDA 33166

Contact Name: Joel Perez

Title: PRESIDENT & OWNER

Contact Email Address: J.Perez@AIElevator.com

Contact Office Telephone Number: 786-665-0129


Contact Cell Phone Number: 786-858-2573

FORM 2 - CERTIFICATION

RFQ 25-04 ELEVATOR MODERNIZATION GARAGE 9

1. I hereby certify that I am authorized to act on behalf of the Respondent, individual, partnership, corporation or association making this Quote and that all statements made in this document are true and correct to the best of my knowledge.
2. By submitting a Quote, the Respondent certifies that he/she has fully read and understands the Solicitation and has full knowledge of the scope, nature, and quality of work to be performed.
3. Respondent, individual, partnership, corporation or association responding to this Solicitation certifies that all statements made in this document are true and correct to the best of their knowledge. Also, the Respondent agrees to hold this offer open for a period of ninety (90) days from the deadline for receipt of Response.
4. The Respondent further certifies that this response/submission complies with all local regulations and that, to the best of its knowledge and belief, no City Commissioner, Mayor, or other officer or employee of the Miami Parking Authority has an interest directly or indirectly in the profits or emoluments of the Agreement, job, work or service to which the response/submission pertains.
5. We (I) certify that any and all information contained in this submission is true and we (I) further certify that it is made without prior understanding, agreement or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment or services and is in all respects fair and without collusion or fraud. We (I) agree to abide by all terms and conditions of this solicitation.
6. We (I) further understand, agree, and acknowledge that failure to comply with the City of Miami Living Wage Ordinance requirements shall constitute a material breach of the contract by which the MPA may immediately terminate same.
7. Respondent understands and agrees to be bound by the conditions contained in this Solicitation and shall conform to all the requirements.

Name of Company: AMERICAN INTERNATIONAL ELEVATOR

Authorized Signature: 

Title of Officer: PRESIDENT, OWNER

FORM 3 - PRICE SCHEDULE – page 1 of 2

RFQ 25-04 ELEVATOR MODERNIZATION GARAGE 9

The undersigned Respondent, for the costs and/or amounts listed below, proposes to furnish all necessary labor, services, materials, tools, equipment, supplies, bonds, insurance, etc., necessary to perform the work in strict compliance with the Scope of Services made a part hereof, should an Agreement be awarded by the MPA for the Garage 9 Elevator Modernization project in Miami, Florida, through its proper officers.

PART 1 ITEMIZED BREAKDOWN OF PROJECT AND PRICES PER LINE ITEM

• <u>TRAVEL CABLE & HOISTWAY WIRES</u>	\$ <u>8,000</u>	
• <u>ALPHA HYDRAULIC CONTROLLER 240V</u>	\$ <u>10,500</u>	
• <u>GAL COMPLETE DUP OPERATION ASSEMBLY</u>	\$ <u>4,500</u>	
• <u>CAB OPERATING PANNEL & HALL FIXTURES</u>	\$ <u>10,500</u>	
• <u>SUBMERSIBLE HYDRAULIC PUMP UNIT</u>	\$ <u>7,500</u>	
• <u>HYDRAULIC AW32 OIL NEW</u>	\$ <u>1,000</u>	
• <u>PERMITTING & INSURANCE FEES CITY OF MIAMI</u>	\$ <u>2,000</u>	
• <u>MACHINE SHOP REPAIR HYDRO LIFTING</u>	\$ <u>5,000</u>	
• <u>HARDWARE & ELECTRICAL SUPPLIES</u>	\$ <u>2,000</u>	
• <u>155.50 Team Hours, Mechanic/Helper</u>	\$ <u>37,320</u>	(155.50 x 240) Billing Rate crew
• <u>20% MARK-UP FOR CONTRACTED MATERIALS</u>	<u>16,200</u>	
<u>GRAND TOTAL</u>	\$ <u>98,500⁰⁰</u>	

FORM 3 - PRICE SCHEDULE – page 2 of 2

PART 2 PROPOSED PROJECT PAYMENT/DRAW SCHEDULE

PAYMENT/DRAW DESCRIPTION	PERCENT OF TOTAL	AMOUNT
DRAW#1 Acceptance/Material order	40 %	\$ 39,400
DRAW#2 Job commencement	30 %	\$ 29,550
DRAW#3 Job completion	20 %	\$ 19,700
DRAW#4 Final turn over	10 %	\$ 98,50

PART 3 PROJECT TIMELINE

ESTIMATE AND DETAIL PROJECT LENGTH IN CALENDAR DAYS FOLLOWING ISSUANCE OF BUILDING PERMIT AND NOTICE OF COMMENCEMENT:

- 8-10 weeks to materials to arrive after deposit received
- 8-10 weeks to fully modernize the elevator,
- 1 week for final inspection

PART 4 EXPLANATION OF WORK TO BE PERFORMED

PLEASE PROVIDE A DESCRIPTION OF THE WORK ON A SEPARATE SHEET(2), AS NECESSARY.

→ Full modernization of elevator controller, pump unit, door equipment & signal fixtures & all cables & wiring.

Company Name: American Int Elevator

Signature: 

Date: 06-16-2025

Title: President, owner

FAILURE TO COMPLETE, SIGN, AND RETURN THIS FORM MAY DISQUALIFY YOUR RESPONSE

The insurance coverage required shall include those classifications, as listed in standard liability insurance manuals, which most nearly reflect the operations of the Successful Proposer.

The MPA and the City is required to be named as additional insured. **BINDERS ARE UNACCEPTABLE.**

NOTE: MPA RFQ NUMBER AND/OR TITLE OF ITB MUST APPEAR ON EACH CERTIFICATE.

Compliance with the foregoing requirements shall not relieve the Successful Proposer of his liability and obligation under this section or under any other section of this Agreement.

The Successful Proposer shall be responsible for assuring that the insurance certificates required in conjunction with this Section remain in force for the duration of the Contractual period; including any and all option terms that may be granted to the Successful Proposer.

If insurance certificates are scheduled to expire during the Contractual period, the Successful Proposer(s) shall be responsible for submitting new or renewed insurance certificates to the MPA at a minimum of ten (10) calendar days in advance of such expiration.

In the event that expired certificates are not replaced with new or renewed certificates which cover the Contractual period, the MPA shall:

- A) Suspend the Agreement until such time as the new or renewed certificates are received by the MPA in the manner prescribed in the ITB.
- B) The MPA may, at its sole discretion, terminate the Agreement for cause and seek re-procurement damages from the Successful Proposer in conjunction with the violation of the terms and conditions of the Contract.

The undersigned Proposer acknowledges that they have read the above information and agrees to comply with all the above MPA requirements.

Company Name: American Int. Elevator Signature: [Signature]
Date: 06-16-2015 Title: President/Owner

FAILURE TO COMPLETE, SIGN, AND RETURN THIS FORM MAY DISQUALIFY YOUR RESPONSE

ADD ALTERNATES:

American International Elevator

- This Proposal includes labor & materials for Work By Other Trades needed by Code when elevator gets modernized.

Electrical

- Furnish and install 3 phase disconnect with RK5 fuses, rejection clips, earth ground and **battery lowering** relay
- Provide new conduit and wires from the load side of the main disconnect to elevator controller
- Replace cab lights disconnect, provide new conduit and wires from the load side of the disconnect to elevator controller
- Replace existing lights in elevator mechanical room with new LED fixtures to meet 30' candle at any working areas in the machine room floor as per ASME A17.1.
- Replace receptacles outlets with GFCI in machine room and elevator pit
- Install new LED lights in elevator pit with compression fittings to meet 10' candle code requirement
- Re-use existing main feeders
- Install new phone line conduit to elevator controllers
- Label all disconnects with source ID

A/C

- Install ONE (1) 1 Ton 12000 BTU'S mini-split units
- Install new drain and refrigeration lines with covers
- Install new condensing unit with aluminum brackets and SS hardware
- Fire caulking all penetrations in machine room
- Connect new A/C to emergency panel if applicable

G/CG/C

- Furnish and install compliant machine room door fire rated for 1 1/2 hours
With signs that read "ELEVATOR MACHINE ROOM"
- Provide necessary patching, repairing and installation of masonry for a smooth and legal elevator hoist way
- Instal new sump pump cover, the cover shall be level with the pit floor
- Paint machine room walls, ceiling and floor
- Clean and paint elevator pits

Total Quote for this work to be \$16,000

Operations Report

May, 2025

<u>ON-STREET</u>	(Actuals)	(Budget)
On-Street Revenue	\$3,807,246	\$3,494,776
Total Number of PAD's:	85	
Total Number of On-Street Spaces Citywide:	13,202	

PAY BY PHONE

<u>Revenue</u>	<u>Transactions</u>
\$3,394,217	795,458
% of Revenue from PBP: 98%	

ENFORCEMENT

Total number of citations issued: 25,036
 Revenue generated for the City of Miami: \$540,803
 Revenue generated for Miami-Dade County: \$282,290

OFF-STREET

	(Actuals)	(Budget)
Parking Garages	\$999,194	\$737,893
Parking Lots	\$947,536	\$898,786

Facilities	Monthly Customers	Transient Customers
Garage 1	1,001	14,373
Garage 3	1,450	15,270
Garage 4	1,362	9,619
Garage 5	263	14,350
Lots	1,675	

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	\$107,993	17%
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	\$745,476	

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	1,842	-2%
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	15,325	

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	\$1,113,553	22%
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	\$4,221,791	

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	3,060	2%
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	14,761	

Pay by Phone v. ParkMobile

Key Performance Indicators

Pay By Phone vs ParkMobile Revenue

Month	Pay by Phone	Park Mobile	Total Revenue	PM As % of Total Revenue
Mar-25	\$ 3,641,547	\$ 205,896	\$ 3,847,443	5%
Apr-25	\$ 3,126,163	\$ 409,282	\$ 3,535,445	12%
May-25	\$ 3,991,680	\$ 527,250	\$ 4,518,930	12%
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	795,549	91,754	887,303	10%
Jun-25				
Jul-25				
Aug-25				
Sep-25				
Oct-25				
Nov-25				
Dec-25				
Jan-26				
Feb-26				
Mar-26				